



**HOLIDAY RV PARK OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
April 11, 2015**

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**BOARD OF DIRECTORS**

Tom Barcellos – Vice President & Park  
Use Susan Magee - Secretary  
Terry Redwine – Treasurer  
Tony Damiano – Park Maintenance

Jon Mackenzie – Rules & Regulations  
Mary Halberg – Public Relations  
Fernando Da Silva – President - Absent  
John Watkins – Management - Absent  
Brien Carlson – Collections - Absent

**OWNERS PRESENT**

12

Meeting was called to order by 9am by Tom Barcellos

Flag Salute by Susan Magee

**Minutes from February 14, 2015 to be approved, Motion by Tony Damiano, Seconded by Jon Mackenzie, Roll Call, Fernando Da Silva, John Watkins, Brien Carlson Absent, Motion Approved.**

**PRESIDENTS ADDRESS**

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1. Please turn off all cell phones.
2. This meeting is restricted to owners only.
3. This is a volunteer board. No one is paid for their time. Board members are reimbursed for out of pocket expenses.
4. Discussion of issues can become heated and emotional, but everyone deserves to be treated with dignity and respect.
5. Regular and special meeting of the board are open to all members of the association, provided that association members who are not on the board may not participate in any deliberations or discussions unless expressly so authorized by a majority of a quorum of the board of directors.
6. Owners may participate in meeting during the 2 owner comment sections of the agenda.
7. Questions, comments, suggestions will be referred to the park director, Tony, as appropriate or taken into consideration by the board for research, review and discussion, and placed on next month's agenda.
8. Holiday Parks procedures and meetings are governed by our by-laws, CC&R's, and rules adopted by the board.

**CORRESPONDENCE**

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- ❖ Doug Butcher Locker 50: Need handicap parking in the back of park.

## COMMITTEE REPORTS

### Financial Report: Terry Redwine

ACCOUNTS	BALANCE
Rabobank – Operating	19,987.66
Rabobank– Laundry Room	28,983.52
Rabobank – MM	45.00
Rabobank – Dues	98,779.85
Morgan Stanley	138,554.98
Dean Witter	
Pacific Western – CD	29,859.83
Mission Bank Capital BF	2,995.04
Mission Bank CD	104,968.77

### PROFIT & LOSS: CURRENT / PREV. YEAR MONTHLY COMPARISON

ITEM	March 2014	March 2015	DIFFERENCE
<b>Total Income</b>	55,000.53	62,777.80	7,777.27
<b>Total Expense</b>	90,814.77	92,777.77	1,963.00
<b>Net Income</b>	475.47	257.10	-218.37

**Motion to pay bills in the amount of \$21,589.81 by Terry Redwine, Seconded by Jon Mackenzie, Roll Call, Fernando Da Silva, John Watkins, Brien Carlson Absent, Motion Approved.**

### Management – John Watkins – Absent

Tony Damiano said things are going great. We will be having training one Saturday a month with IT on the different programs we have in the office with the office staff.

### Collections – Brien Carlson - Absent

Jon Mackenzie said there is \$2,062.25 in outstanding dues from February 2015. One person is still outstanding from July 2014.

### Park Maintenance – Tony Damiano

There has been a lot of work done this past month. The roof for the heaters below the clubhouse has been redone. The men's restroom drain was backed up with hair. We replaced the pipes and now it is working great. The ice machine went out by the clubhouse. The annual dinner next year will be at the Women's Club in Arroyo Grande. We got rid of the extra four parking spaces in the back and it is back to being a RV site.

### Rules & Regulations – Jon Mackenzie

Site inspections will be happening from May 15-29. There will be a letter going out on Monday April 13, 2015 to give you a 30 day notice.

### Public Relations/Publicity –Mary Halberg

There is nothing to report at this time.

### Park Use –Tom Barcellos

The park was up by 5% from last year.

# Park Use report for March 2015

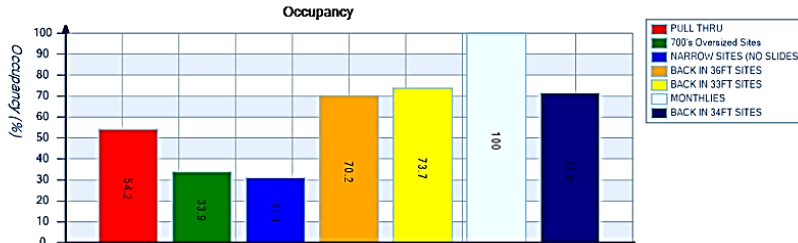
Holiday KV Park

## Occupancy and Average Rate Report

Date: From 1-Mar-2015 to 31-Mar-2015

Description	Period	Site Available	Used	Unused	RevPAR	Occ (%)	Total Gross Revenue	Total Net Revenue	Gross Avg Room Rate (RevPOR)	Net Avg Room Rate	Avg Length of Stay	Confirmed (%)	Occupants
PULL THRU	Days	15	483	251	212	11.89	54.21	5,504.11	5,388.63	21.93	21.47	14.76	61
700's Oversized Sites	Days	4	124	42	82	9.03	33.87	1,120.00	1,018.18	29.67	24.24	3.00	48
NARROW SITES (NO SLIDES)	Days	11	334	104	230	1.39	31.14	455.03	434.43	4.47	4.18	3.47	110
BACK IN 36FT SITES	Days	56	1734	1218	516	8.07	70.24	13,993.09	13,814.54	11.49	11.34	10.59	410
BACK IN 33FT SITES	Days	73	2259	1666	593	8.10	73.75	18,291.81	17,748.63	10.98	10.65	10.96	499
MONTHLIES	Days	40	1240	1240	0	11.19	100.00	13,871.19	13,871.19	11.19	11.19	31.00	158
BACK IN 34FT SITES	Days	11	341	244	97	7.28	71.55	2,480.79	2,449.00	10.17	10.04	10.61	83
<b>Grand Total:</b>		<b>210</b>	<b>6495</b>	<b>4765</b>	<b>1730</b>	<b>8.38</b>	<b>73.36</b>	<b>55,725.99</b>	<b>54,724.63</b>	<b>11.69</b>	<b>11.48</b>	<b>12.06</b>	<b>1369</b>

Occupancy % was 73.36



# Park Use report for March 2014

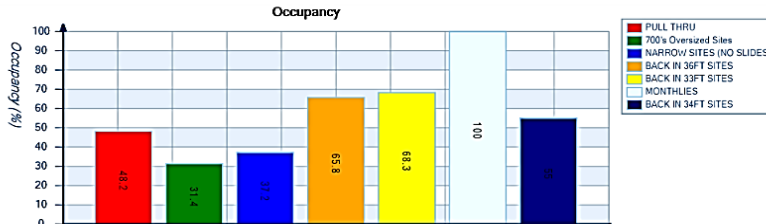
Holiday RV Park

## Occupancy and Average Rate Report

Date: From 1-Mar-2014 to 31-Mar-2014

Description	Period	Site Available	Used	Unused	RevPAR	Occ (%)	Total Gross Revenue	Total Net Revenue	Gross Avg Room Rate (RevPOR)	Net Avg Room Rate	Avg Length of Stay	Confirmed (%)	Occupants
PULL THRU	Days	15	491	222	239	9.16	48.16	4,220.48	4,219.57	19.01	19.01	13.06	66
700's Oversized Sites	Days	4	121	35	83	3.45	31.40	418.00	380.00	11.90	10.80	3.17	37
NARROW SITES (NO SLIDES)	Days	11	341	127	214	7.24	37.24	2,486.89	2,416.98	10.44	10.03	7.47	68
BACK IN 36FT SITES	Days	56	1727	1136	591	7.78	65.78	13,435.32	13,146.21	11.83	11.57	9.88	427
BACK IN 33FT SITES	Days	73	2254	1540	714	8.38	68.32	12,131.87	11,902.04	7.88	7.73	11.00	445
MONTHLIES	Days	40	1240	1240	0	13.39	100.00	18,609.65	18,609.65	13.39	13.39	31.00	158
BACK IN 34FT SITES	Days	11	338	186	152	5.84	55.03	1,975.42	1,917.42	10.62	10.31	8.45	78
<b>Grand Total:</b>		<b>210</b>	<b>6482</b>	<b>4483</b>	<b>1993</b>	<b>7.91</b>	<b>69.25</b>	<b>51,239.86</b>	<b>50,591.81</b>	<b>11.42</b>	<b>11.27</b>	<b>12.00</b>	<b>1390</b>

Occupancy % was 69.25



## APRIL BIRTHDAY SHOUT OUTS

Bill Reimer  
Virginia Dixon  
Jean Bedford  
Frank Abbott

Suzie Dominguez  
Robert Sutton  
Shirley Inabnit  
John Souza

Ken Dixon  
Peggy Brandon  
Jim Horton  
Mary Halberg

## OWNERS COMMENTS

- Gerry Brown Locker 1: Regarding the color for the buildings, maybe go with a neutral color like a light gray with a white trim and a dark gray for the doors. Also with the water issue the state is having I think we need to keep the reserve up.
- Rafael Pacheco Locker 174: When owners call in it is 90 days in advance. When I called last year in advance I got put on a waiting list. Then yesterday when I came in to make a reservation for June 30 – July 7 I got the last spot that was available. That should not be case.

## OLD BUSINESS

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### 1. Pump Station – Tony Damiano

We got a quote from Mello and Sons for the amount of \$12,550.00. This pump is different from the one we have now that the park got just two years ago. (Put on Hold)

## NEW BUSINESS

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### 1. Ice Machine – Tony Damiano

The downstairs ice machine is broken and needs to be replaced.

**Terry Redwine made a motion that Jon Mackenzie and Tony Damiano get three bids and send them out in an email to the Board, the Board will vote through email before next month's meeting, Mary Halberg seconded, Roll Call, Fernando Da Silva, John Watkins, Brien Carlson Absent, Motion Approved.**

### 2. New Computers for Office – Jon Mackenzie

The computers in the office are five years old and they are starting to become really slow. They need to be replaced with up to date computers that are new and will run faster.

The Board will get a bid for next month's meeting.

### 3. Upgrade RMS to 2014 Version – Jon Mackenzie

The reservations system needs to be upgraded so the office staff can get the full use out of the system.

The Board will get a bid for next month's meeting.

## SECOND OWNERS COMMENTS

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- Anna Brown Locker 1: Is the Park's Website going to be upgraded?

Meeting Adjourned to Executive Session at 9:35am

10:02am Return to General Session

**Motion to adjourned by Tony Damiano, Seconded by Mary Halberg at 10:02am, Roll Call, Fernando Da Silva, John Watkins, Brien Carlson Absent, Motion Approved**

Respectfully Submitted,

Susan Magee

Board of Directors

Secretary

CC

Janae Price

Reservations Supervisor