

THESE MINUTES ARE SUBJECT TO BOARD APPROVAL

HOLIDAY RV PARK OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
August 9, 2014

BOARD OF DIRECTORS PRESENT

Terry Redwine – President
Brien Carlson – Vice President & Park Maintenance
John Watkins – Secretary
Fernando Da Silva – Treasurer
Jon Mackenzie – Management
Tony Damiano – Collections

MEMBERS IN ATTENDANCE

40

Absent – Mary Halberg – Rules and Regulations, Bill Couchman – Public Relations, John Souza – Park Use

Meeting was called to order by President Terry Redwine at 9:06am

Flag Salute by Brien Carlson

PRESIDENTS ADDRESS

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, Steve, 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

Tony Damiano made a motion to approve the minutes from July 12, 2014, seconded by Jon Mackenzie, Roll Call, Absent John Souza, Mary Halberg, Bill Couchman, and Motion Carried.

We have seven comment cards.

Site 243 – Non Owner

The park is good and friendly neighborhood, excellent maintenance workers. We really did enjoy our stay.

Site 314 – Non Owner

The park is very clean. I like the park because it is a nice place and the people are nice.

Site 215 – Non Owner

The park is clean. I never got WIFI and no picnic table.

Site 214 – Non Owner

The park is clean; bathrooms clean, close to ocean. The only thing is that I was not able to connect to the free WIFI.

Site 405 – Non Owner

The pool is great, spa is great, bathrooms and showers are very nice, The spots are horrible. They are way too small. You make it sound like there is place to park your truck and there is not. The picnic tables are a joke; there is no room

for them so they just end up in the way. There is no grass you can have your dog on. You charge almost the same as Pismo Coast Village, but yet you are nothing like them. You should charge \$35 a night. We spent most of our stay trying to find a place to park our truck. People who live and work here are rude. Some lady yelled at my daughter. When my husband asked the office where to park his truck they ignored him. I will tell people about this place. I have pictures of the tiny spaces. All that I have to say about this place is nothing but good.

Non Owner

My family has been coming here for many years. As time has gone by the parking conditions get worse and worse. I am from Bakersfield when I bring my trailer here I cannot do so without pulling it with my truck.it surprises me that the park seems surprised when I expect to have a pickup truck here at the same time as my trailer. If you are going to have such small spaces for trailers you should be able to allow spaces for parking regardless of availability otherwise what good is an RV Park if you have no space to park without an attitude at the office. After this experience I am strongly considering visiting another park like Pismo Coast where parking my truck is no issue.

Locker 788

Main bathrooms are in need of a deep cleaning and updated items are in need for example, shower heads, curtains, wood mats.

COMMITTEE REPORTS

Financial Report: Fernando Da Silva

ACCOUNTS	BALANCE
Rabobank – Operating Account	74,722.71
Rabobank – Laundry Room Account	16,766.52
Rabobank – MM	45.00
Rabobank – Dues Account	84,229.26
Morgan Stanley Dean Witter	138,115.28
Pacific Western – CD	29,826.24
Mission Bank Capital BF	3,067.04
Mission Bank CD	104,968.77

PROFIT & LOSS: CURRENT / PREV. YEAR MONTHLY COMPARISON

ITEM	July 2013	July 2014	DIFFERENCE
Total Income	154,602.63	149,451.85	-5,150.78
Total Expense	68,554.36	71,804.10	3,249.74

Motion to pay bills in the amount of 30,872.76 made by Fernando Da Silva, Seconded by Brien Carlson, Roll Call, Absent John Souza, Mary Halberg, Bill Couchman, and Motion Carried.

Management – Jon Mackenzie

We have a new guy in the office, his name is Aaron. Things are working out great. I see a big improvement in the office. Everything is running smooth.

Collections – Tony Damiano

We have started the foreclosure process on one locker. 75% of the dues for July 2014.

Park Use – John Souza Absent

July 2014

RATE	# OF RESERVATIONS	# OF NIGHTS
BOARD TIME	5	37
MONTHLY	40	1240
NON OWNER	230	662
OWNER	65	656
OWNER DAILY	392	3340
PARKING	33	65

July 2013

RATE	# OF RESERVATIONS	# OF NIGHTS
BOARD TIME	4	15
MONTHLY	40	1240
NON OWNER	372	1029
OWNER	39	448
OWNER PAY	431	3479
PARKING	5	10

Park Maintenance – Brien Carlson

I have noticed the parking issue with the golf carts and the cars sticking out in the street has become a problem. When we have someone like Butch trying to bring in a RV and or take a RV out it makes it really hard for them to get by when we have golf carts and cars sticking out.

Rules & Regulations – Mary Halberg Absent

Steve Seufert: Mary had a meeting last weekend and it went really good. Mary has decided to start having the meetings held quarterly because they are going so good, to where we don't need them every month.

Public Relations/Publicity – Bill Couchman Absent

Nothing to report on

August Birthday Shout Outs

Richard Klassen

Elsie Metzler

Robin Carlson

Harold Yingst

Darlana Mikles

Meredith Oates

Debra Revious

Jim Coleman

Joe Andrade

Lou Garrett

DIRECTOR OF OPERATIONS – STEVE SEUFERT

- ❖ We are going to start passing out wrist bands for the pool area, at the time of check in you will get the number bands to the number of people staying at your site.
- ❖ There is a soda machine now by the pool area.
- ❖ The new sign is up in the front.
- ❖ The clubhouse doors have been changed.
- ❖ I am looking into changing the pool globe lights.
- ❖ Site 252 will be turned into four parking spots for people who are staying here overnight and or for a couple days. It will not be used for snowbirds and monthlies parking. You will need a parking pass for those spots.

OWNERS COMMENTS

Shirley Brady Locker 253: Thank you to who made it accessible by the ice machine to get into the clubhouse. The windows in the clubhouse look great.

Karen Yingst Locker 71: I notified the park about the hook on the shower sprayer in the women's handicap shower being broken, and it is already fixed, so thank you.

Tony Martin Locker 680: There are many times that the shower doors are open with a trash can, so anyone can walk in there.

Dominic Fornaro Locker 601: I really like it here. You can't make everyone happy. Also maybe people should wear wrists bands when they are in the showers as well. It's not a perfect world.

Peggy Norman Locker 133: I saw a kid jumping over the pool fence and then went and opened up the gate for his girlfriend.

Rita Cardoza Locker 418: The children on scooters and bikes, there is no one watching them. Parents need to watch and control their children. The maintenance men have done a great job with the cable issue.

Joe Nunziato Locker 769: I can see that the WIFI and TV are still a issue. Next door they use dish for TV and Charter for WIFI, they buy the extra bandwidth through them. The staff is a nice staff but they are getting a lot people mouthing at them and they are responding very well.

Delia Soares Locker 87: We are new owners to the park. I was disappointed when no one in the office told us yesterday at check in there was any cable. The guy in the office told me I could not get a cable box because I don't live in the park as a full timer and we have boxes but they are only for the people who live here full time.

Sonya Bumgarner Locker 616: Mr. Da Silva's comments about how we are here for owners is what I would like everyone here see. I would like to see the park focus on the owners and not worry about how much money the park is making.

The 21 years and over for being in the clubhouse without adult supervision. When it comes to the sites being narrow and being tight, we have been asked many times if we could move our truck so someone can get their trailer parked. So yes there are times when rigs need to drive on other sites just to be able to get in their spot. Also I was put on a waiting list for the 4th of July and that has never happened to me. Now how do the girls in the office know who is an owner and who is non owner in the system.

Gary Roderick Locker 441: A few months ago you were complaining about the comments online about the sites being so tight. Once people hear that there is no cable, they won't be booking here.

OLD BUSINESS

1. Charter Update – Steve Seufert

Nine months ago Charter told us about the digital conversion. Every time a charter representative comes into the park to talk with us we hear a different story.

We are thinking about doing the QAM conversion which is where you would just plug into the box at the site. The park put away \$25,000 to do this. The downside to this is that people who have advance services. This would be having your own private phone, internet and cable box.

If we went with Direct TV charter is saying that will block us from using their cable lines that are in the park. This would mean we would not have internet in the park and or in the office, which we need to run the office. Charter told us because of the hassle with have been going through that they would waive the \$25,000 install fee of the QAM conversion and that they could it up going between 3 to 6 weeks.

Matt Smith from Tech Smith has been wonderful in this whole process.

Brien Carlson made a motion that the park moves in the direction to go with the QAM system. Also allow Jon Mackenzie and Matt Smith from Tech Smith negotiates with Charter on this contract, Seconded by Fernando Da Silva, Roll Call, Absent John Souza, Mary Halberg, Bill Couchman, and Motion Carried.

Brien Carlson made a motion to get three bids on how much it will cost to get the QAM system installed and then three bids on how much it will be for the 24 mega hurts on the WIFI system. Seconded by John Watkins, Roll Call, Absent John Souza, Mary Halberg, Bill Couchman, and Motion Carried.

2. Entrance Cameras – Steve Seufert

We are going to hold off on this because of everything else we have going on.

3. Advertising Budget – Steve Seufert

This was approved last Board meeting and we renewed our contract with Cal Heart which is the biggest RV Advertising in California.

4. Financial Analysis – John Watkins

Fernando is going to be doing an average on the financials over the past few years. He is going to see if we can reduce our fees. He will get back to us next month.

NEW BUSINESS

1. Additional Golf Cart – Steve Seufert

We have a golf cart that Steve and the Security guard share. I think we need to get another one so that way Robert has his own and also that way we will have a backup golf cart as well. An owner is selling one for \$3,000

John Watkins made a motion that we go ahead and buy the golf cart from this owner; Seconded by Jon Mackenzie, Roll Call, Fernando Da Silva abstained due to conflict, Absent John Souza, Mary Halberg, Bill Couchman, and Motion Carried.

2. Cell Phone – Security Guard – John Watkins

I would like to get the security guard a cheap cell phone for Robert so he can handle the phone calls while he is here, instead of the calls going to Steve.

3. Club House Roof – Jon Mackenzie

The roof shingles are falling off on the side of the clubhouse.

Brien Carlson made a motion to get three bids on the repair and or replacement of the roof, Seconded by Fernando Da Silva, Roll Call, Absent John Souza, Mary Halberg, Bill Couchman, and Motion Carried.

4. Parking Spaces – Steve Seufert

Addressed already in the Director of Operations sections

5. Copy Machine – Steve Seufert

The machine in the office is five years old. We should look into getting a new one that prints black and white and colored copies.

See Attachment

Brien Carlson made a motion that Matt Smith and Jon Mackenzie get three bids on getting a new copy machine and the cost it would be with a one year, three year and five year lease, Seconded by John Watkins, Roll Call, Absent John Souza, Mary Halberg, Bill Couchman, and Motion Carried.

6. Estimate for Clubhouse Steps – Steve Seufert

Brien Carlson made a motion to get three bids on the cost of replacing and or repairing the stairs that lead up to the clubhouse, Seconded by John Watkins, Roll Call, Absent John Souza, Mary Halberg, Bill Couchman, and Motion Carried.

7. Outdoor Pool Lighting – Steve Seufert

Already addressed in the Director of Operations Section.

SECOND OWNERS COMMENTS

Lou Garrett Locker 313: If you're not going to be printing out a lot of colored copies but maybe once per year then just keep to black and white copier and then send out the colored copies you need.

Eldon Garrett Locker 313: In the laundry room on a hot day it is hard to breath because of not having vents.

Motion to go into executive session by Tony Damiano, seconded by Fernando Da Silva, Roll Call, Absent John Souza, Mary Halberg, Bill Couchman, and Motion Carried

Meeting Adjourned at 11:50am

