

THESE MINUTES ARE SUBJECT TO BOARD APPROVAL

HOLIDAY RV PARK OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING July 12, 2014

BOARD OF DIRECTORS PRESENT

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

MEMBERS IN ATTENDANCE

20

Absent - Terry Redwine – President, Mary Halberg – Rules and Regulations,
John Souza – Park Use

Meeting was called to order by Vice President Brien Carlson at 9:05am

Flag Salute by Jon Mackenzie

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

We have one comment card from Nataly Silva.

Bathroom cleaning time needs to change to 11:30am to 1:30pm. 11am is just too early. It seems every time I am here I need to shower at 5 mins till 11:00am. After breakfast and clean up I need to shower for the day. Thanks for your consideration.

COMMITTEE REPORTS

Financial Report: Fernando Da Silva

ACCOUNTS	BALANCE
Rabobank – Operating Account	56,705.59
Rabobank – Laundry Room Account	13,772.52
Rabobank – MM	45.00
Rabobank – Dues Account	73,084.10
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	June 2014	June 2013	DIFFERENCE
Total Income	58,993.76	56,840.39	2,153.37
Total Expense	58,584.46	42,422.24	16,162.22

Motion to pay bills in the amount of \$25,424.80 made by John Watkins, Seconded by Jon Mackenzie, Roll Call, Absent Terry Redwine, Mary Halberg, John Souza, Motion Carried.

Management: Jon Mackenzie

We have a new guy in the office, his name is Aaron. He is working out very well. He comes from the hotel business so he is used to reservations and knows how to deal with customers. He is going to work out very well. Things are also running a lot better in the office. Steve has a good handle on things.

Collections: Tony Damiano

We have three people that are past due. One person is way past due so Steve and Jon Mackenzie will be starting the foreclosure process.

Park Use: John Watkins

The report shows that June was just as busy as last June.

JUNE 2014

RATE TYPE	# OF RESERVATIONS	# OF NIGHTS
BOARD TIME	2	4
MONTHLY	40	1200
NON OWNER	121	299
OWNER PAY	6	17
OWNER TIME	290	1928
PARKING	68	194
SNOWBIRD NON OWNER	8	177
SNOWBIRD OWNER	40	1060
SNOWBIRD OWNER P/T	12	282

JUNE 2013

RATE TYPE	# OF RESERVATIONS	# OF NIGHTS
BOARD TIME	5	8
MONTHLY	42	1260
NON OWNER	235	502
OWNER PAY	4	13
OWNER TIME	293	1919
PARKING	49	148
SNOWBIRD NON OWNER	21	313
SNOWBIRD OWNER	36	846
SNOWBIRD OWNER P/T	1	10

John Watkins made a motion to approve the park use report, Fernando Da Silva seconded, Roll Call, Absent Terry Redwine, Mary Halberg, John Souza, Motion Carried.

Park Maintenance: Brien Carlson

Steve will go over this in his report

Rules and Regulations: Tony Damiano

The Fourth of July and the Car Show weekend went really good. The park was really quite and it was very organized.

Public Relations: Bill Couchman

The Chili cook off went really good. The Thursday night potlucks are also going really good.

July Birthday Shout Outs

Maria Da Silva

Janet Szot

Terry Horan

Eldon Garrett

Jack Clark

Mona Martin

Larry Miles

Robert Driver

Karen Yingst

Rusty Abbott

Marian Stockdale

Pete Brandon

Frank Arnold

Tom Sloan

Pat Mittan

Julio

Sharon Babagian

DIRECTOR OF OPERATIONS – STEVE SEUFERT

Chili Cook Off went really good, we had 68 paying customers.

Owners that come into the park to stay need to check in at the office, no matter what. We are having owners not checking into the office, when that happens it messes up the reservation system, because it shows you are not here.

We will have wrist bands for the pool area from now on, so at check in you will get the number of wrist bands to the number of people you have at your site.

Fernando Da Silva: I want to thank whoever did the mail out instructions on how to access the owner's page online; it was very understanding and very helpful.

Jon Mackenzie: It was Matt Smith with Tech Smith who put it together.

Steve Seufert: I want to say thank you to my whole staff.

OWNERS COMMENTS

Meredith Oates Locker 362

I was at the pool and saw a young man climbing onto the balcony of the clubhouse getting ready to jump in the pool. I yelled at him to get down and he did. Something needs to be done about keeping people off the clubhouse balcony. If you as Board member miss three meetings in a row aren't you off the Board?

Lem Hair Locker 567

I am sorry that Mary is not here, I came to tell her Thank You for everything she does for this park. Mary deserves respect from everyone; she is a fine lady and does a great job on the Board. She has this park at heart. Also the 8 month move is a chore. I respect each one of you for what you do.

Shirley Vance Locker 99

I have read the minutes from prior months and I read that the monthlies can longer move from the 100's to the 400's.

Dan Esmond Locker 490

I would like to get a ping pong table for in the clubhouse

OLD BUSINESS

1. Charter Update – Matt Smith Tech Smith

Chater came out last week to do their evaluation on what our options are.

We have four options for the digital transition, they are as follows;

- Install DIRECTV
- Install Charter QAM – Analog
- Install Charter DTV Cisco Boxes
- Install a custom Head end Unit

Attached you will find a copy of the four different options that we are have and what each one includes.

John Watkins: We need to have a letter go out to all the owners explaining to them what is going on with the cable.

John Watkins made a motion that Fernando gets with the bookkeeper about setting up a new account for the Charter cable boxes, and that we go with the free boxes and we put a number on every box. It has a \$75.00 deposit fee at the time of check in. Steve get a letter out and get it approved by the acting president Brien Carlson, then get it up online and mailed out to every owner within a week. Fernando Da Silva seconded Roll Call, Absent Terry Redwine, Mary Halberg, John Souza, Motion Carried.

Jon Mackenzie made a motion that Tech Smith still keep working on our options and see what else is out there. Also make this an agenda item every month. John Watkins seconded Roll Call, Absent Bill Couchman, Terry Redwine, Mary Halberg, John Souza, Motion Carried.

2. Audit Update

Jon Mackenzie: I will be meeting with them on Tuesday and I will get a package from them.

3. Security Guard

John Watkins: The one complaint I have heard is that he spends way to much time in the office. Also what is he supposed to do at night?

Steve Seufert: He is helps back in trailers that come in at nights and makes sure the Rules and Regulations are being followed. I have also been told by people that he is very professional.

Tony Damiano I want to rescind my motion from the April 12, 2014 meeting in regards to removing the permanent residence requirement from the Rules and Regulations. The requirement that the park cannot be a member's permanent residence will be reinstated in the Rules and Regulations. John Watkins seconded, Roll Call, Bill Couchman was a NO, Jon Mackenzie, Fernando Da Silva, John Watkins, Tony Damiano were a YES, Absent Terry Redwine, Mary Halberg, John Souza, Motion Carried.

NEW BUSINESS

1. Camera – Steve Seufert

Vanessa is no longer with us and we requested her to leave. There was an issue with some things and since then we have installed a camera in the office to make sure that does not happen again. Also with putting a camera in the driveway and up and down the 100's and 400's will make it so I can see what is going on in the park while I am at the mobile home. So in the event of an emergency I can see it before it's too late. Also it will also allow us to see who is coming into the park. For the three cameras it will be \$1400.

The Board put a 30 day hold on this

2. Advertising Budget – Steve Seufert

California RV Association

Our annual cost is due and that will give us an AD in their book.

Coachmen Owners Association

\$20.00 per year for an ad in the book

John Watkins made a motion to move forward with these two advertising. Jon Mackenzie seconded Roll Call, Absent Terry Redwine, Mary Halberg, John Souza, Motion Carried.

3. New Front Sign – Steve Seufert

We changed the logo, since then we need to get a new front sign. The new sign will be \$1895.00 for it to be two sided.

The Board put a 30 day hold on this

4. Financial Analysis – John Watkins

I would like to see new prices on the owners rates starting January 1, 2015. I would like to see the owners get stuff back. I was looking at the bills last night, and if all the savings are correct then why do we raise the prices on owners. Also I am asking that Fernando Da Silva gets a report to the Board no later than November 1, 2014

SECOND OWNERS COMMENTS

Harold Yingst Locker 71

We should have enough cable to run the little black cable boxes. Also if you compare the budgets and its good maybe lower the rates.

Eldon Garrett Locker 313

On the cable when you issue the boxes make sure the numbers on them are big enough, also one large item that needs to be fix in the park are the roads, they need to be fixed.

Karen Yingst Locker 71

I hate the seagulls on the phone, can we get some music on there instead.

Leroy Laird Locker 252

The roads in the park are really bad, they need to be redone and or grind them and put asphalt down.

Lou Garrett Locker 313

I do not like the new logo, I want the bird back

Teena Griffith Locker 15

Can we do the 8 month moves to be done in the winter and can we also fix up the dog run.

Meredith Oates Locker 362

You raised the rates this year and what was your reason for doing that. I felt like you us for so much money and it was not fair.

Motion to go into executive session by Tony Damiano, seconded by Fernando Da Silva, Roll Call Absent Terry Redwine, Mary Halberg, John Souza, Motion Carried.

Meeting Adjourned at 11:05am