



Holiday RV Park

Pismo Beach, Ca

**HOLIDAY RV PARK OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
June 13, 2015**

---

**BOARD OF DIRECTORS**

Fernando Da Silva – President	Jon Mackenzie – Rules & Regulations
Tom Barcellos-Vice President/ Park Use	Mary Halberg – Public Relations
Susan Magee - Secretary	John Watkins – Management
Terry Redwine – Treasurer	Brien Carlson – Collections
Tony Damiano – Park Maintenance – Absent	

**OWNERS PRESENT**

21

Meeting was called to order at 9:07am by Fernando DaSilva

Flag Salute by Brien Carlson

**Brien Carlson made a motion to approve the minutes from May 2015, John Watkins seconded, Roll Call, Tony Damiano absent, Motion Carried.**

**PRESIDENT’S 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, 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 manager, 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&Rs, and rules adopted by the Board.

Fernando DaSilva went over these three things;

1. The color of the building will be blue.
  2. The ice Machine is still off due to saving water and the city regulations on cutting down o water usage.
  3. Interviews are set up for June 27, 2015 for the Manager Position.
-

## CORRESPONDENCE

---

- Owner: It is disturbing to watch the deterioration of Holiday RV. The increased indoor furniture being used as patio furniture is creating an ambiance of low-income housing. As a shareholder I am requesting a more thorough site inspection to remedy the situation.
- Unknown: Are couches allowed in the park outside? The park is starting to look like trailer trash. What is going on here?
- Ruth & Vic Schuman Locker 637: Why in the world did someone paint the laundry room a bright lime green?
- Unknown: Clean, quiet and great staff!! We will miss the ice machines but we understand.

## COMMITTEE REPORTS

---

### Financial Report: Terry Redwine

ACCOUNTS	BALANCE
Rabobank – Operating	40,294.90
Rabobank– Laundry Room	32,455.52
Rabobank – MM	45.00
Rabobank – Dues	100,725.85
Morgan Stanley	139,784.64
Dean Witter	4
Pacific Western – CD	29,859.83
Mission Bank Capital BF	2,968.04
Mission Bank CD	104,968.77

ITEM	June 2014	June 2015	DIFFERENCE
Total Income	60,774.47	65,768.07	4,993.60
Total Expense	59,404.84	53,730.94	(5,673.88)
Net Income	1,369.65	12,037.13	10,667.48

*Terry Redwine made a motion to pay the bills in the amount of \$23,615.92; seconded by Tom Barcellos. Roll Call: Tony Damiano absent; motion carried.*

### Management – John Watkins

We are working on a 1, 3 and 5 year plan. Everything is going real smooth. This summer is going to be busy.

### Collections – Brien Carlson

There is one person who still owes for July 2014 dues.

Also there are some people who still owe for February 2015 dues. There are some people who won't pay the \$5.00 late fee, until that is paid you can't make a reservation. We have talked with our bookkeeper and that \$5 will follow you until it paid, if we remove it from your account it will mess up the accounting.

### Park Maintenance – Tony Damiano - Absent

Jon Mackenzie covered the Park Maintenance for Tony Damiano.

Grab bars have been installed in two of the showers in the men's and women's restroom's. Painting of the buildings is getting done. The maintenance guys are doing a good job. .

**Rules & Regulations – Jon Mackenzie**

Tony Damiano and I did the site inspections. Everything went good. If you did not get a letter then you are fine. There is one issue that the Board is working on.

**Public Relations/Publicity –Mary Halberg**

We are going to be having a 4<sup>th</sup> of July BBQ, we will be talking about this later.

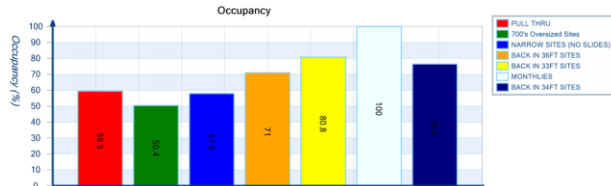
**Park Use –Tom Barcellos**

**Park Use report for May 2015**

Occupancy % was 78.34

*Holiday RV Park*  
**Occupancy and Average Rate Report**  
Date: From 1-May-2015 to 31-May-2015

Description	Period	Site Available	Used	Unused	Rev/PAR	Occ (%)	Total Gross Revenue	Total Net Revenue (Rev/POR)	Gross Avg Room Rate	Net Avg Room Rate	Avg Length of Stay	Confirmed Occupants (%)		
PULL THRU	Days	15	464	276	188	2.95	59.48	1,367.52	1,232.00	4.95	4.46	9.80	0.00	91
700's Oversized Sites	Days	4	125	62	61	8.36	50.41	1,028.75	909.80	16.59	14.65	3.88	0.00	85
NARROW SITES (NO SLIDES)	Days	11	340	197	143	6.40	57.64	2,176.71	1,961.00	19.05	9.95	4.36	0.00	158
BACK IN 34FT SITES	Days	56	1727	1226	501	2.93	70.99	5,061.60	4,560.00	4.13	3.72	8.95	0.00	421
BACK IN 33FT SITES	Days	73	2257	1834	423	4.25	80.82	9,001.60	8,568.00	5.26	4.74	8.00	0.00	674
MONTHLIES	Days	40	1240	1240	0	0.00	100.00	0.00	0.00	0.00	31.00	0.00	0.00	158
BACK IN 34FT SITES	Days	11	340	280	60	2.77	76.47	941.28	848.00	3.62	3.26	9.63	0.00	93
<b>Grand Total</b>		<b>216</b>	<b>6431</b>	<b>5288</b>	<b>1456</b>	<b>3.11</b>	<b>24,177.78</b>	<b>18,176.80</b>	<b>3.97</b>	<b>3.37</b>	<b>16.90</b>	<b>0.00</b>	<b>1,631</b>	

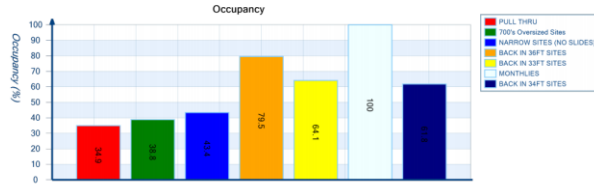


**Park Use report for May 2014**

Occupancy % was 78.34

*Holiday RV Park*  
**Occupancy and Average Rate Report**  
Date: From 1-May-2014 to 31-May-2014

Description	Period	Site Available	Used	Unused	Rev/PAR	Occ (%)	Total Gross Revenue	Total Net Revenue (Rev/POR)	Gross Avg Room Rate	Net Avg Room Rate	Avg Length of Stay	Confirmed Occupants (%)		
PULL THRU	Days	15	455	296	1.07	34.95	488.40	440.00	3.07	2.77	12.23	0.00	48	
700's Oversized Sites	Days	4	121	47	74	15.45	38.84	1,870.83	1,687.12	39.80	35.90	2.24	0.00	80
NARROW SITES (NO SLIDES)	Days	11	309	134	175	4.38	43.37	1,364.20	1,220.00	10.11	9.10	4.79	0.00	105
BACK IN 34FT SITES	Days	56	1728	1374	354	3.64	79.51	6,289.61	5,769.23	4.58	4.20	9.22	0.00	524
BACK IN 33FT SITES	Days	73	2237	1424	803	3.40	84.10	12,075.37	10,978.70	8.42	7.59	7.86	0.00	675
MONTHLIES	Days	40	1240	1240	0	0.00	100.00	0.00	0.00	0.00	31.00	0.00	0.00	158
BACK IN 34FT SITES	Days	11	340	210	130	4.45	81.76	1,512.89	1,362.78	7.20	6.49	7.90	0.00	103
<b>Grand Total</b>		<b>216</b>	<b>6428</b>	<b>5028</b>	<b>1632</b>	<b>3.87</b>	<b>23,861.10</b>	<b>21,337.83</b>	<b>6.13</b>	<b>4.88</b>	<b>16.80</b>	<b>0.00</b>	<b>1,630</b>	



**PARK SURVEY**

Holiday RV Park Guest Satisfaction Survey  
See Attachment

**JUNE BIRTHDAY SHOUT OUTS**

- Ron Russell
- Al Miller
- Connie Berki
- Jan Miller
- Ethel Martin
- Mark Kindell
- Kenneth Johnson
- Ann Johnson
- Linda Laird
- Bob Martin
- Kim Herson

## OWNERS COMMENTS

---

- Frank Ford Locker 824: This thing with the ice machines, I think there is more to it. I have spent \$24.00 on ice bags in one week. The Board is doing a good job. Tom Barcellos Answered: We have to mandatory reduce water by the City.
- Teena Griffith Locker 15: At this point I cannot run the Beach Social Club. I am giving it back to the Board.
- Linda Caputa Locker 754: Thank you for the blue color of the buildings. Also the women's bathroom needs to be cleaned.
- Gene Allen Locker 395: The dog run is perfect. Also we need new chairs for the clubhouse.

## OLD BUSINESS

---

### 1. Pump Station – Tom Barcellos & Jon Mackenzie

The pumps have been here for years. They are very loud. It is not going to be cheap to replace. The price is going be around \$40,000. We have the funds to replace them this year. For \$40,000 we will be getting two new pumps that are energy efficient.

*John Watkins made a motion to move forward after we get Tom Barcellos evaluation. Spend no more than \$50,000 on this, also to put a notice up on the start date and end date. Seconded by Tom Barcellos, Roll Call, Tony Damiano Absent, Motion Carried.*

### 2. Dog Run – Completed

It has been redone and looks really nice.

### 3. Washer & Dryers – Fernando Da Silva

Put on hold the guy who is giving us an estimate had a family emergency.

### 4. Clubhouse Remodel

Got put on hold until Tony Damiano returns.

### 5. Painting of Buildings

The color of the building is going to be blue.

### 6. Handicap Grab Bars – Jon Mackenzie

The grab bars have been installed in the two of the showers in each bathroom.

## NEW BUSINESS

---

### 1. Four Battery Backups 2 Hours – Jon Mackenzie

If the power goes out the office will not be able to keep making reservations because the computers will not work.

*John Watkins made a motion to get 4 hour battery backups for the office computers, spending no more than \$1,200, Seconded by Brien Carlson, Roll Call, Tony Damiano Absent, Motion Carried.*

### 2. Table & Chairs for Clubhouse – Jon Mackenzie

The tables are old and the chairs are uncomfortable.

*Terry Redwine made a motion to purchase new tables and chairs for up to \$2,500, Seconded by Tom Barcellos, Roll Call, Tony Damiano Absent, Motion Carried.*

- 3. 4<sup>th</sup> of July BBQ – Mary Halberg**  
Will be talked about in executive session.

## **SECOND OWNERS COMMENTS**

---

Meeting Adjourned to Executive Session at 10:12pm

*Brien Carlson made a motion to go into executive session, Seconded by Terry Redwine, Roll Call, Tony Damiano, Roll Call, Motion Carried.*

Return to General Session at 12:22pm

*Brien Carlson made a motion to adjourn at 12:22pm, Seconded by Terry Redwine, Roll Call, Tony Damiano, Roll Call, Motion Carried.*

Meeting adjourn at 12:23pm

Respectfully Submitted,

Susan Magee  
Board of Directors  
Secretary  
CC  
Janae Price  
Reservations Supervisor

