



HOLIDAY RV PARK OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING May 9, 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 - Absent
Tony Damiano – Park Maintenance	

OWNERS PRESENT

Meeting was called to order at 9:00AM by Fernando DaSilva.

Flag Salute by Mary Halberg.

Susan Magee made a motion to approve the minutes from April 11, 2015; seconded by Tom Barcellos. Roll Call: John Watkins abstained because he was not at last month's meeting; Brien Carlson absent.

Terry Redwine thanked Mariana Damiano for everything she has done with redecorating the clubhouse. It really looks nice.

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.
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CORRESPONDENCE

Non Owner: Stayed for one night. The green Laundry Room makes the park stand out. Will be staying here again.

Non Owner: Loud muffler on scooter in space 236

Doug Butcher Locker 50: Love the new colors of the Laundry Room.

Unknown: Site 236 has loud scooter with no muffler. Wakes me up every day at 6am.

Non Owner: Clean and quiet, and close to downtown and the pier. The sites are too small, almost feels claustrophobic and if you have a 5th wheel trailer like us there is no space to park your truck unless there is a space you can rent for parking. Other than that we enjoyed our stay.

Non Owner: Clean and everyone very friendly.

COMMITTEE REPORTS

Financial Report: Terry Redwine

ACCOUNTS	BALANCE
Rabobank – Operating	28,688.36
Rabobank– Laundry Room	30,900.52
Rabobank – MM	45.00
Rabobank – Dues	100,315.85
Morgan Stanley Dean Witter	139,784.64
Pacific Western – CD	29,859.83
Mission Bank Capital BF	2,977.04
Mission Bank CD	104,968.77

ITEM	May 2014	May 2015	DIFFERENCE
Total Income	54,716.00	61,914.36	7,198.36
Total Expense	65,518.88	50,931.84	-14,587.04
Net Income	-10,763.28	11,149.12	21,912.40

Terry Redwine made a motion to pay the bills in the amount of \$18,750.08; seconded by Tom Barcellos. Roll Call: Brien Carlson absent; motion carried.

Management – John Watkins

There are no problems to report. The office staff is on their third week of training. We are sending out surveys now when a guest checks out.

Collections – Brien Carlson - Absent

Jon Mackenzie reported that we have one person who still owes for July 2014. There are about 9 people who still owe for February 2015. Some people still owe just the late fee.

Park Maintenance – Tony Damiano

We did a little remodeling in the clubhouse. The office has new computers. The bathrooms are fixed.

Rules & Regulations – Jon Mackenzie

We had to correct the Prime Days. Labor Day and Thanksgiving were not included as a Prime Days.

New Prime Days are as follows;

HOLIDAY	DATES	# OF DAYS
New Years Day	January 1	1 Day
Easter Week	March 27 – April 5	10 Days
Memorial Day	May 22 – May 25	4 Days
Car Show Weekend	June 19 – June 21	3 Days
Summer	July 1 -September 7	69 Days
Thanksgiving	November 25 -30	6 Days
Christmas	December 23-31	9 Days
Total		102 Days

Public Relations/Publicity –Mary Halberg

Nothing to report at this time.

Park Use –Tom Barcellos

The park use is up 7%.

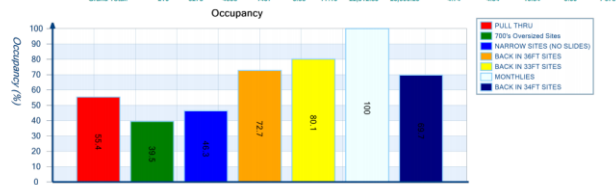
The back-in sites are up 15%.

The pull-thru sites are up 20%.

Park Use report for April 2015

Holiday RV Park
Occupancy and Average Rate Report
Date: From 1-Apr-2015 to 30-Apr-2015

Description	Period	Site Available	Used	Unused	Rev/PAR	Occ (%)	Total Gross Revenue	Total Net Revenue	Gross Avg Room Rate	Net Avg Room Rate	Avg Length of Stay	Confirmed (%)	Occupants	
PULL THRU	Days	15	446	247	199	4.43	55.38	1,877.72	1,843.67	8.01	7.46	11.76	0.00	72
700's Oversized Sites	Days	4	119	47	72	9.17	26.92	1,900.91	959.80	23.21	20.91	3.13	0.00	50
NARROW SITES (NO SLIDES)	Days	11	328	152	176	7.67	46.34	2,517.29	2,315.80	16.56	15.24	3.17	0.00	171
BACK IN 30FT SITES	Days	56	1670	1214	456	3.51	72.89	5,985.87	5,291.20	4.63	4.44	6.86	0.00	459
BACK IN 33FT SITES	Days	73	2182	1748	434	4.87	80.11	10,186.76	9,358.67	5.83	5.33	8.82	0.00	668
MONTHLIES	Days	40	1260	1260	0	0.00	180.00	0.00	0.00	0.00	0.00	26.00	0.00	158
BACK IN 34FT SITES	Days	11	330	230	100	3.86	69.70	1,274.26	1,148.00	5.54	4.99	7.83	0.00	100
Grand Total		210	6273	4839	1437	3.88	77.19	22,912.83	20,960.20	4.74	4.54	10.54	0.00	1,671

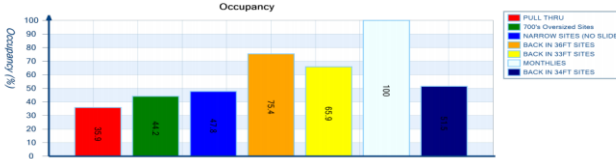


Occupancy % was 77.10.

Park Use report for April 2014

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Description	Period	Site Available	Used	Unused	Rev/PAR	Occ (%)	Total Gross Revenue	Total Net Revenue	Gross Avg Room Rate	Net Avg Room Rate	Avg Length of Stay	Confirmed (%)	Occupants	
PULL THRU	Days	15	446	160	286	3.90	35.87	1,292.04	1,154.00	8.08	7.28	10.00	0.00	52
700's Oversized Sites	Days	4	120	53	67	13.94	44.17	1,672.77	1,007.66	31.56	28.44	4.82	0.00	44
NARROW SITES (NO SLIDES)	Days	11	312	149	163	3.97	47.76	1,114.44	1,004.00	7.48	6.74	5.14	0.00	113
BACK IN 30FT SITES	Days	56	1987	1257	730	3.14	75.40	8,957.81	8,154.40	6.82	6.49	9.04	0.00	510
BACK IN 33FT SITES	Days	73	2170	1420	750	4.84	65.90	10,729.94	9,980.58	7.50	6.98	8.84	0.00	609
MONTHLIES	Days	40	1200	1200	0	0.00	180.00	0.00	0.00	0.00	0.00	30.00	0.00	158
BACK IN 34FT SITES	Days	11	300	170	130	3.87	61.62	1,838.46	1,786.00	11.40	10.91	8.85	0.00	71
Grand Total		210	6345	4419	1926	4.11	70.78	28,992.46	23,979.34	6.81	6.43	10.88	0.00	1,667



Occupancy % was 70.76.

MAY BIRTHDAY SHOUT OUTS

Norma Driver
Pat Vevea
Danette Coonce
Tom Babagian
Don Hixon
Susan Magee
Anna Brown
Curtis Dimof

Donna Krum
Dave Moats
John Borba
Dean Clifford
Robert Liddell
Cathy Lamatt
Ken Jack
Tim Revious

Buffi Lloyd
Henry Miramontes
Gary Privett
Bob Haley
William Storm
Linda Cross
Wayne Norton
Ronald Gendron

OWNERS COMMENTS

- Bob Krum Locker 403: Everyone knows we are in a water drought. Is there anything else we can do, maybe limit the time of showers?
- Donna Krum Locker 403: I saw Teena and reported that two of the shower heads are leaking. Also can you get a grab bar in all the showers?
- Teena Griffith Locker 37: I went and got some paint colors for the park. Also does the Board have a plan as far as painting? The tables in the Clubhouse need to be replaced. With the drought maybe change out the washers and dryers for High Efficient ones. Also maybe see if CalPoly can make us a bigger Clubhouse. And when will there be a new manager?

OLD BUSINESS

1. Pump Station – Tom Barcellos

When we looked at the pumps last month they were not alternating. Resealing the pump would be cheaper and it would work.

2. Ice Machine – Tony Damiano

Put on Hold

3. Painting of Buildings

The Board is going to come up with 3 to 4 colors. Jeff Herson will input the colors into a computer program where we will be able to see what the buildings will look like with different colors.

NEW BUSINESS

1. Move Wireless Equipment Due to Weather – Matt Smith

We encountered that the wireless equipment in the middle of park is getting weather damaged. I recommend that we move it to the office where it won't get damaged.

Susan Magee made a motion to move the equipment to the office; seconded by Jon Mackenzie. Roll Call: Brien Carlson absent; motion carried.

2. New Gravel for Dog Run

New gravel is needed in the dog run so it won't stink and it will look nicer.

John Watkins made a motion to put new gravel in the dog run; seconded by Jon Mackenzie. Roll Call: Brien Carlson absent; motion carried.

3. New Chairs for Office

\$200 cap per chair. Have the office staff go to Office Max and take a picture of what chair they want.

4. Credit Card Machines for Office

As of October 2015 there will be a new PCI law that credit cards will have chips on them. We will need to get credit card machines that will take those cards with chips. Matt is going to work with RMS on what works with them.

SECOND OWNERS COMMENTS

- Jack Clark Locker 477: Some months ago you talked about a long range business plan, when will that be out? Fernando DaSilva answered: The plan will be out June or July.
- Bob Krum Locker 403: In regards to the ice machine what about a used ice machine?
- Cathy Lamatt Locker 514: What happened to space 252?
- Teena Griffith Locker 37: Is there a plan on the roads? Also is there going to be restrictions on the Clubhouse?
- Donna Krum Locker 403: Is it just the Board who will have a say on the color of the Park.

Annual dinner – Jon Mackenzie

We will be sending out Thank You cards to all the companies who donated.

Total Annual Meeting Income

ANNUAL DINNER TOTALS	2015	2014
Annual Meeting	4,051.50	3,661.00
Meeting Expenses	3,008.05	3,700.51
Profit	1,043.45	(39.51)

Motion to adjourned by Tony Damiano; seconded by Terry Redwine. Roll Call: Brien Carlson absent; motion carried.

Meeting Adjourned to Executive Session at 10:05AM.

11:38AM: Return to General Session

Computer in Clubhouse: It was decided that computer in the Clubhouse is not needed. Individuals who need items printed may pay a fee in the office for that service.

Parking in Space 252: Parking had to be eliminated to stay in compliance with the Park's by-laws of having 195 spaces.

Motion to adjourn by Terry Redwine; seconded by Susan Magee. Roll Call: Brien Carlson absent; motion carried.

Respectfully Submitted,

Susan Magee
Board of Directors
Secretary
CC
Janae Price
Reservations Supervisor