

**Holiday Recreational Vehicle Park  
Owners Association  
Meeting  
May 11, 2013**

**Board Members Present:**

Jon MacKenzie  
Brien Carlson  
Mary Halberg  
Terry Redwine  
Tony Damiano  
Linda Toledo  
Bill Couchman (absent)  
John Watkins  
John Souza

Meeting called to order at 9:00 a.m. by President Jon Mackenzie.

Flag Salute by Lou Garrett.

Motion to approve the minutes was made by Toledo; seconded by Halberg; motion carried.

**Correspondence**

None.

**Committee Reports**

**Financial Reports – Terry Redwine**

The profit and Loss: Current/Prev Year Monthly Comparison was shared with the owners  
Motion to approve \$31,364.48 expenses, \$6,090.03 payroll and to transfer \$6,582.59 to MB  
Capital; seconded by Damiano; all in favor; motion carried.

**Management – John Souza**

The new ladies in the office are doing very well. Lyn had prior experience. Things are smoothing out and moving forward. HRV is getting a lot of reservations – space selling out. Interviewed a part-time position, Lilly Catherine Anderson, Souza will offer the position on Monday.

There was a burglary in the laundry room – no loss. There was damage to the door of dispenser. Currently, there are louvers on the windows facing the office – changing to solid windows. A burglar alarm will be installed.

A number of snowbirds had auto charges charged to credit cards on the first of each month to pay rent. This practice will be stopped. Complete name, card number, CBD and expiration date was available to access. Due to liability, beginning June owners can call first thru fifth of each month to use credit card number to pay for fees. Carlson asked if there was a mechanism on website to pay bills. Souza said that as long as you use four (4) last numbers its okay. Souza will explore the idea. The list was destroyed in Excel. Checks are okay. Owner, Garrett, asked if bills will be mailed out. Asked why ARV can bill but not HRV. Souza

explained that they only show last four (4) digits. If we can find a mechanism, we will do this. Let him check into it. To send out bills is more expensive. MacKenzie added that the new system will automatically do it. This current system is not safe (confidentiality) possibly Pay Pal.

#### Deeds – John Souza

Too busy to complete all issues of deeds – went through thirty (30) – twenty-seven (27) are okay. Not as big a deal (simple solutions). We are changing our records to match county records. Souza feels the rest will be the same. Souza will report next month on the rest. Not submitting a list of people until done.

#### Issue

One (1) share was making four (4) or five (5) reservations for one day. There is an issue with current policy. An owner is an owner. There are seven (7) owners on one share. Now those seven (7) can make reservations with one (1) share. Watkins thought one (1) for one (1). The attorney changed policy last year. If seven (7) people on deed, they have the right to make a reservation – can't vote. Watkins said it is unfair if we have to lock people out. MacKenzie said we were getting sued 1.5 – 2 years ago and attorney said we had to change the policy. Involved a daughter on the deed – they couldn't make a reservation without the owner's authorization. Attorney said a deed is a deed. MacKenzie will bring the file to the next meeting. Souza wanted owners to be aware.

#### Collections – Tony Damiano

Twenty-one (21) owners are behind in dues. Some may have paid during influx of office staff. Letters will be sent on Monday. Under bylaws if you owe association money, you can't use facility. Watkins asked if you can block reservations on system – yes. Last month sixty-four (64) owners had not paid dues – now down to twenty-one (21) owners.

#### Park Maintenance – Brien Carlson

New gas line to pool - heater that we just purchased needed a new gas line – all taken care of. Currently In the process of doing normal maintenance.

#### Rules and Regulations – John Watkins

At next board meeting the seventy-two (72) hour rule will be discussed – keep it or get rid of it? Freezers in the park – regulations say no. A small sir charge may be charged for outside equipment. Watkins and a board member will be touring the park.

#### Park Use – Linda Toledo

No information – new girls – next meeting.

#### Beach Social Club – Birthdays – Bill Couchman

Absent – MacKenzie announced that Couchman was taking care of Carolyn – she had treatment yesterday.

#### Owner's Comments

Lou Garrett – Please have some compassion when you go into the office. The girls are new. Souza added that the girls are picking up very well the process to make reservations. They want them done right.

**Old Business**

**Brien Carlson**

Tools – List taken care of

Office – Deeds are being taken care of

RMS – New system will not be put into use until October 2013 – working on it – not running until then – on hold

**New Business**

None.

Motion to go to Executive session was made by MacKenzie; seconded by Carlson; motion carried.

Meeting adjourned to go into Executive Session at 9:30 AM

Mary Halberg

Secretary

Board of Directors