

**Holiday RV Park Owners Association**  
**Board of Directors Meeting**  
**September 14, 2013**

**Board Members Present**

Brien Carlson – President  
Linda Toledo – Vice President & Management  
John Watkins - Secretary  
Terry Redwine – Treasurer  
Tony Damiano – Park Maintenance  
Mary Halberg – Rules & Regulations  
John Souza – Park Use  
Jon Mackenzie – Collections  
Bill Couchman – Public Relations

**Members in Attendance**

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

Flag Salute by Eldon Garrett

John Watkins asked to add three additions under New Business to the agenda for today's meeting; they are as follows;

- #4 Automatic Payments and the PCI compliance form
- #5 Term Limits
- #6 Board Compensations

Motion to approve 8/10/2013, John Souza asked for a motion, Mary Halberg seconded, Roll Call: Motion Carried.

**Correspondence**

John Watkins read comment cards from a couple of people and a letter from one.

John Watkins also explained how the minutes are posted in the clubhouse and online. Also the minutes will now be posted five days prior to the meeting from now on.

Janae Price explained how to access the minutes and the forms on the website. The steps to accessing the minutes are as follows; go to [www.holidayrvpark.org](http://www.holidayrvpark.org) , click on links, click on owners in the bottom right corner it will ask you for a password which is HRVP all in caps.

Brien Carlson explained the Deed issues and said a big thank you to Jon Mackenzie for taking care of all of them. We contacted our attorney; he explained that the primary owner on the deed is the only one who is entitled to snowbird, and get the discounted rates. The people known as secondary owners are not entitled to primary owner privileges.

## Committee Reports

### Financial Report: Terry Redwine

One change on the financial report is the back two pages, you can see the previous year alongside with the current year.

|                                 |              |              |
|---------------------------------|--------------|--------------|
| Rabobank - Operating Account    |              | \$67,673.39  |
| Rabobank - Laundry Room Account |              | \$10,060.14  |
| Rabobank - MM                   |              | \$5,362.60   |
| Rabobank - Dues Account         |              | \$41,122.73  |
| Morgan Stanley Dean Witter      |              | \$130,973.42 |
| Pacific Western – CD            |              | \$29,792.68  |
| Mission Bank Capital BF         |              | \$13,571.41  |
| Mission Bank CD                 |              | \$104,651.80 |
| June 2013 Income                |              | \$404,608.14 |
| June 2012 Income                |              | \$453,131.28 |
| YTD 2013                        |              | \$621,672.79 |
| YTD 2012                        |              | \$647,924.32 |
| Difference                      |              | -\$26,251.53 |
| Profit & Loss                   | August 2013: | \$63,714.77  |
|                                 | August 2012: | \$79,550.79  |
|                                 | Difference:  | -\$15,836.02 |
| Total Expense                   | August 2013: | \$502,752.31 |
|                                 | August 2012: | \$491,926.00 |
|                                 | Difference:  | \$10,826.31  |
| Net Income                      | August 2013: | \$126,738.45 |
|                                 | August 2012: | \$161,635.64 |
|                                 | Difference:  | -\$34,897.19 |

As you can see the numbers may or may not surprise you, so next month before the next board meeting we are going to have several of the board members meet to discuss the options to increase revenues. The options are increase rates, increase fees or we can have a special assessment. These are all options that will be discussed. This is not something anyone wants to do but if the revenue is down and the expenses are up then we need to make up the difference somewhere.

John Watkins asked about the property tax and how we are appealing it. Terry answered that the property tax went up from \$75,000 to \$91,000 and that is one of the reasons why he is worried about the revenue not being enough. The reason why it went up is because the water tax went up to \$17,000. The park is in the process of appealing it.

Motion by Terry to pay bills in the amount of \$41,741.11, Seconded by Linda, Roll Call, Motioned Carried.

**Management: Linda Toledo**

Everything seems to be running a lot smoother. We have some good girls in the office. I ask that you still be patient with them as they are still new. We told the girls that the first impression people get is how they answer the phone and how they handle customers, when they walk into the office. The appearance of the girls and of the office is important. Then it goes to the guys outside. Everyone is saying is that everything is running really smooth.

**Collections: Jon Mackenzie**

Eight people have not paid for January 2013; those people have been red flagged in the system which states they are not allowed to come in the park to stay until the dues are paid in full. I also call them every Sunday and no one will return his phone calls. We have also issued certified letters to them. Also 59 people still have not paid July 2013 dues. Those people have also been notified about not being able to make reservations until they pay the dues.

**Park Use: John Souza**

There are some differences from August 2013 and August 2012, the data is different. As you can see the Owner time for August 2013 had a total of 920 more nights than August 2012 owner time. John is going to work on figuring this out with Linda and Terry.

John asked for a motion to investigate this.

Motion by John to investigate the park use, Seconded by Linda, Roll Call, Motioned Carried.

**Park Maintenance: Tony Damiano**

As everyone can see we are doing a lot of work out there in the park and the guys are doing a heck of a good job. They know what they are doing and are very organized.

The WIFI is working very good since August 1, 2013 and that is good to know.

Linda Toledo asked why after so much time on the internet it goes down because a couple asked her. Jon Mackenzie answered by saying that if they don't use it after 30 minutes the internet will kick off because we don't have the bandwidth to support them being on all the time.

On Friday September 13 we contacted Charter to get a representative here for the next meeting to go over the digital conversion that is happening next year.

**Rules and Regulations: Mary Halberg**

Went thru the By Laws and the Rules and Regulations, also past minutes and saw that it is the same people who have the same questions and concerns. Mary will form a subcommittee that can meet once a month and go over the issues with Gene. Mary asked owners to sign up. Mary mentioned that everyone says the owners don't have enough say so this is your chance. The meeting will be scheduled for Saturday, October 5, 2013 at 10am in the clubhouse.

**Public Relations: Bill Couchman**

We are going to try to get the Women's Club for the March meeting. From what I heard the Labor Day BBQ was great.

John Watkins: Beach Social Club

Passed out birthday cards to the following people.

**September Birthday Shout Outs**

Michael Baron-1<sup>st</sup>

Tina-1<sup>st</sup>

Jim Kral-3<sup>rd</sup>

Linda Kral-3<sup>rd</sup>

Rita Sloan-3<sup>rd</sup>

Mary Webber-4<sup>th</sup>

Jesse Ortiz-8<sup>th</sup>

Zeb Tucker-10<sup>th</sup>

Norma Ortiz-11<sup>th</sup>

Rita Cardoza-13<sup>th</sup>

Nanette Angle-14<sup>th</sup>

Greg Tinsley-14<sup>th</sup>

Dona Weeks-16<sup>th</sup>

Jerry Cardoza-18<sup>th</sup>

Linda Russell-22<sup>nd</sup>

Linda Bordba-23<sup>rd</sup>

Leroy Laird-23<sup>rd</sup>

Gordon Peterson-23<sup>rd</sup>

Susan Fairbanks-24<sup>th</sup>

Donna Morse-24<sup>th</sup>

Lola Tucker-24<sup>th</sup>

Brien Carlson-25<sup>th</sup>

John Vance-26<sup>th</sup>

Maxine Hubble-27<sup>th</sup>

Janae Price-27<sup>th</sup>

Tammy B.-27<sup>th</sup>

Gene Allen-28<sup>th</sup>

**OWNERS COMMENTS**

Barbara Simon 725: The problem with the deeds. Is there anything we should be concerned about? You said the primary member gets the snowbird and discount rates, what if they become deceased does the second person become the primary?

David Dixon 44: I would like an update on management for when Gene leaves.

Joe Nunziato 565: I would like a clarification on if people have been turned away due to the construction and owners using time. We are delighted that Janae is here, also that the other girls are catching on.

Joe Mikles 37: Someone thinks we got too many employees in the yard. I think the park is very clean. This is a gold mine we have here. Also I think meters should be put on the snowbird and monthly's.

Shirley Torres 759: I am not here enough to have a meter put on my trailer.

Loyetta Aukstkalnis 25: Minutes are really important to me; please make them easier to read.

Darren Batty 681: Deed issues were in the minutes.

Karen Dixon 44: I hope the Rules and Regulations will not allow Pit Bulls in the park.

### **OLD BUSINESS**

1. Office / Deeds  
Deeds: Jon Mackenzie: Still working on getting them cleaned up. Every Friday afternoon Jon is at the clerk's office. They are coming together.
2. Electrical  
Gene Souza: Right on schedule, hopefully will be done by October 6, 2013  
Brien Carlson: The future phases may be done at a later date.

### **NEW BUSINESS**

1. Upcoming Elections  
Brien Carlson: Here is your chance to run for the board, just submit your applications to the office. The deadline is the December 14, 2013 meeting.
2. Date and Time  
Terry Redwine: The date and time of the annual meeting will be in March. We have booked a hall.
3. Labor Day Report  
We sold out of food which was a good thing. Janae is going to post the people who helped out on the website to say thank you.
4. Automatic Payment  
We are taking automatic payments again. We stopped doing automatic payment because it was not secure
5. PCI Compliance Form  
We are going to be PCI compliant and whoever is keeping those papers will lock up and have to sign a form every month.
6. Board Compensation  
John Watkins is going to recommend a two year term limit which is a total of six years, and then the board member has to sit out for a term.  
John Watkins is going to propose to the By Laws on how the board will be compensated.  
These two amendments will be a part of the election process.
7. Elections  
There will be three board members up for re-election every year.

### **SECOND OWNERS COMMENTS**

Joe Da Silva 398: Wants to know where we are with board compensation? You get paid mileage, why should the board members who live in the park get the travel pay?

Lou Garrett 313: I feel like the board members are working really hard and every cent we give them is not enough. I need people to volunteer to help me out with the emergency alert committee.

Linda Toledo: I want to say thank you to Lou Garrett for everything she does and for taking on the emergency alerts for the park.

Mary Halberg: I want to thank everyone who signed up for the Rules and Regulations committee.

Motion to go into executive session by Tony Damiano; seconded by John Watkins, Roll Call, Motioned Carried

Meeting adjourned to go into Executive session at 10:25am

Motion to adjourn by Tony Damiano; seconded by John Watkins at 10:25am

Respectfully Submitted,

Janae Price  
Senior Reservations Clerk