

**Holiday RV Park Owners Association  
Board of Directors' Meeting  
August 11, 2012**

**Board Members Present**

Bob Begley  
Brien Carlson  
Bill Couchman  
Tony Damiano  
Jon Mackenzie  
Susan Magee  
Terry Redwine  
John Souza  
Linda Toledo - absent

**Members in Attendance:**

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

Flag Salute by Shirley Vance.

Motion to approve the July 2012 minutes as distributed was made by Bill Couchman; seconded by Bob Begley; Roll Call: Motion carried.

**Correspondence**

Two comment cards read.

**Committee Reports**

**Financial: Terry Redwine**

Rabobank – Operating Account	\$94,766.03
Rabobank – Laundry Room Account	\$21,086.47
Rabobank – Money Market	\$5,358.54
Rabobank – Member Dues	\$43,420.10
Morgan Stanley Dean Witter	\$125,629.65
Pacific Western Bank – CD	\$29,680.90
Mission Bank Capital BF	\$1,279.04
Mission Bank CD BF	\$104,030.21

Motion to pay the bills (\$27,959.62), payroll (\$7,053.14) and no transfers was made by Terry Redwine; seconded by Tony Damiano; Roll Call: all Board Members yes; Motion carried.

Motion to increase the loan payment (Mission Bank) from a monthly payment of \$3K to \$5K was made by Terry Redwine; seconded by Brien Carlson; Roll Call: all Board Members yes; Motion carried.

**Management: Tony Damiano**

Everything is running very good. I am happy.

**Collections: John Souza**

Holiday R.V. Park will be reimbursed \$2,284.41 in reference to the auction. The total includes all the attorney fees. Six people owe (very small amounts) for past due assessments.

**Park Maintenance: Brien Carlson**

Everything seems to be going well. Yesterday, Gene and I met and discussed some park maintenance issues. I will be going over some of those issues during the old business report.

**Rules & Regulations: Bill Couchman**

No report.

**Park Use: Jon Mackenzie for Linda Toledo**

Motion to approve the July 2012 Park Use Report as distributed was made by Bob Begley; seconded by John Souza; Roll Call: all Board Members yes; Motion carried.

**Public Relations: Bob Begley**

We have not had a barbeque in the last three weeks but, we will have a Salsa Contest on Saturday, September 1, 2012. For those who like to make salsa, be ready. Come on down, we appreciate it.

On Saturday, September 15, 2012, we are going to have a hamburger and hot dog barbeque. On the same day, we will have a doggy parade. Dress up your dogs and parade through the park. There will be a prize for the best looking dog, a prize for the ugliest looking dog and the ugliest owner.

**Beach Social Club Birthdays: Carolyn Couchman**

Birthday cards were handed out.

We are having bingo on Wednesday nights from 7:00PM to 8:00PM. We want more people to participate. It is really fun. The most you can lose is \$1.15.

**Owners' Comments**

#828 Elsie Metzler asked if meters were going to be installed or will the electricity is prorated.

Jon Mackenzie said at this point we are not going to install meters. We are testing three meters for sampling purposes only. On the average, electricity costs are between \$80.00 and \$122.00 per month, per site. The Board has not discussed prorating the electricity.

Brien Carlson said it is our hope that everyone does their own policing and conserve energy so we do not have to go to those kinds of drastic measures.

#736 Karen Yingst said she read in the rules and regulations that there was no skate boarding allowed in the park. My husband said I shouldn't say anything to the children. Is that true.

Jon Mackenzie said to inform Gene Souza or the maintenance staff and they will take care of it.

**Old Business**

**1. Update 50 Amps in RV Sites and Pedestals and Phase IV of Electric Project**

Brien Carlson said as reported last month, we are finished with the electrical contractor. Gene will prepare a time line schedule and a material requisition to be presented at next board meeting. The new phase will include new water lines, pedestals and revamping some of the cable T.V. The permit will have a two year term and will begin in October.

**2. Pull-Thru Sites**

Gene Souza said the pull-thru sites will be part of the proposed time line schedule to be presented at next board meeting.

**3. Pool and Spa Lift Chairs**

Gene Souza said the second pool/spa lift chair has been received and both lift chairs will be installed permanently according to federal regulations. The pads have been poured and lift chairs will be installed when second lift chair kit has been received. The mandatory due date is January 1, 2013.

Bob Begley said according to the Pismo Beach Hospitality Association, several hotels and motels have voluntarily hired pool attendants to watch over the pool/spa chair lifts. It may be a possibility for us down the line.

#### **4. Slurry Seal - Road**

Gene Souza said three bids have been received. Each bid gives a one coat option or two coat option. Golden State Paving's bid looks pretty good. The two coat bid is \$6,700.00.

Jon Mackenzie asked how they will solve the cracking in the pavement problem.

Gene Souza said it was normal. Each contractor mentioned that the cracks are not big and our base is good.

Jon Mackenzie asked if anyone mentioned spreading sand over the cracks and then putting a layer of seal over the sand.

Gene Souza said it would make a big mess in the park. The sand and oil rejuvenates the pavement.

Terry Redwine asked what the advantage of a second seal coat is.

Gene Souza said it makes it a little thicker and they guarantee the seal for three years (lasts longer)

Terry Redwine asked when the last time a seal coat was put on the road.

Gene Souza said Toste Paving put one coat on the road approximately three years ago.

Terry Redwine asked Gene Souza how many coats he recommends.

Gene Souza said two coats.

Terry Redwine said the bid range is \$7K to \$10K.

Brien Carlson asked Gene Souza if he has seen Golden State Paving's work.

Gene Souza said yes, they did work for the park above.

Jon Mackenzie said the slurry seal has been put on a thirty day hold. The Board of Directors will make a decision next month.

#### **5. Plaster Pool and Spa**

Jon Mackenzie said two bids have been received. The spa is pretty rough shape. The pool and spa will cost approximately \$20K to re-plaster.

Gene Souza said the pool steps need to be re-plastered but the rest of the pool is fine.

Bob Begley asked if Coastal Pool Center has a bid for fiberglass, do they have a bid for plaster too.

Gene Souza said fiberglass only. Carefree Pools bid for plaster is \$4,600.00.

Jon Mackenzie said the spa re-plaster project has been put on a thirty day hold. The Board of Directors will make a decision next month.

#### **6. Snowbird Season**

Jon Mackenzie said the snowbird season starts September 4, 2012 and ends June 30<sup>th</sup>, 2012.

### **7. Monthly Waiting List**

Jon Mackenzie said the two top owners on the list have been taken off the list. John and Shirley Vance are the first on the list now. So far, a total of fifteen people have either requested to be taken off the monthly waiting list or they are no longer an owner.

Thirty certified letters have been mailed out to owners who have not responded yet. Anyone on the list who has not responded will be removed from the monthly waiting list.

### **8. Bel Aire Publications – Site Maps**

Bob Begley said John Watkins has everything right on track. John Watkins said the new site maps will be delivered in December. Bob Begley thanked John Watkins for the good work.

## **New Business**

### **1. Board of Directors Resumes**

Jon Mackenzie said Board of Directors resumes are due by the second Saturday in December 2012.

### **2. Capital Budget**

Terry Redwine said a capital budget will be put together based on the information we have now. At the end of the year, the capital budget will be revised to reflect the revenue and expenses.

### **3. Operating Budget**

Terry Redwine said the same with the operating budget.

### **4. Prime Time Dates 2013**

Jon Mackenzie instructed Bill Couchman to start working on the prime time dates for 2013.

### **5. Park Rates 2013**

Jon Mackenzie said the Board will discuss park rates in the upcoming meeting. Jon Mackenzie suggested not raising the rates since revenue is up.

## **Second Owners' Comments**

#313 Lou Garrett asked if we have discussed the road slurry with Leroy Laird since it was his occupation for years.

Jon Mackenzie said Gene Souza will discuss the road slurry plans with Leroy Laird.

#22 Jim Coleman said he worked on road repair for the federal government for years. We had problems with the roads cracking and losing its base. If there were major cracks, we had a system where elastic was pumped into the cracks and then covered with an oil base. It seemed to last for a long time.

Also, will the pool deck be replaced at the same time the pool and spa are re-plastered.

Jon Mackenzie said the pool deck was replaced three years ago.

#22 Jim Coleman said there may be areas around the spa that are slicker and should be addressed to prevent someone from slipping and falling.

Jon Mackenzie said we will look into it.

#22 Jim Coleman said they really have enjoyed their stay this time. We have really had a ball playing card bingo too.

#828 Elsie Metlzer said certain areas in the park have been required to remove plants from R.V. sites. She said she feels like it should be equal including outside (exposed) freezers. Some people feel there are areas in the park that are becoming cluttered.

Jon Mackenzie said Gene Souza has spoken to two owners so far and letters will be going out to several other people next week.

#661 Mary Halberg said she thinks people that are in a position of authority should take a stand and enforce park rules and regulations especially in a health and safety situation.

Jon Mackenzie said vendors and handymen are required to provide a certificate of liability before working in the park.

Motion to adjourn to Executive Session was made by Tony Damiano; seconded by Bob Begley; Motion carried.

Meeting adjourned to go into Executive Session at 9:50AM.

Return to Board of Directors' general meeting at 11:18AM.

Motion to adjourn by Tony Damiano; seconded by Bob Begley at 11:19AM

Respectfully Submitted,

Susan Magee  
Secretary  
Board of Directors

SM: sm