

**Holiday RV Park Owners Association  
Board of Directors' Meeting  
December 8, 2012**

**Board Members Present**

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

**Members in Attendance:**

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Meeting called to order by President Jon Mackenzie at 9:03AM.

Flag Salute by Gerry Brown.

Motion to approve the November 2012 minutes as distributed was made by Linda Toledo; seconded by Bill Couchman; Roll Call: Motion carried.

**Correspondence**

Two comment cards read.

**Committee Reports**

**Financial: Terry Redwine**

Rabobank – Operating Account	\$24,464.27
Rabobank – Laundry Room Account	\$27,316.47
Rabobank – Money Market	\$5,359.79
Rabobank – Member Dues	\$38,886.57
Morgan Stanley Dean Witter	\$127,368.24
Pacific Western Bank – CD	\$29,680.90
Mission Bank Capital BF	\$15,118.96
Mission Bank CD BF	\$104,030.21

Motion to pay the bills (\$31,318.11) and transfer (\$15,252.45) from the Rabobank Laundry Account to Rabobank Operating Account was made by Terry Redwine; seconded by John Souza; Roll Call: all Board Members yes; Motion carried.

**Management: Tony Damiano**

Jordyn Bjanes is no longer an employee.

Gene Souza will be in the process of looking for a new employee.

**Collections: John Souza**

Six owners owe \$5.00  
Three owners owe \$2.00  
One owner owes \$1.00

The past due balances will be added to the next assessment/dues billing.

I was able to locate the principal to the deceased (Karen Ooley) and we should receive the past due balance by January 2013.

**Park Maintenance: Brien Carlson**

Everything is going well. There are items to be covered in Old Business.

**Rules & Regulations: Bill Couchman**

One item will be discussed in New Business.

**Park Use: Linda Toledo**

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

**Public Relations: Bob Begley**

Thanked Gene Souza for having a great Thanksgiving dinner.

Christmas potluck will be on Saturday, December 15, 2012 at the clubhouse. Please sign up at the office and bring a side dish. There will be a gift exchange and entertainment. Come join us.

The Annual March Dinner and Dance preparations are on schedule.

**Beach Social Club Birthdays: Carolyn Couchman**

Birthday cards were handed out.

**Wi-Fi**

Jon Mackenzie said Matt Smith and Curtis Dimof, with Tech Smith IT Services, will be at the office Monday morning to discuss Wi-Fi issues with the guests.

Curtis Dimof said there has been a problem with the server working off and on lately. The problem is mostly caused by Charter Communications low bandwidth service. A speed test (this morning) was performed on Charter's internet connection before it even touched Holiday R.V. Park's network. The test showed a connection speed of seventeen megabits per second. Holiday R.V. Park is paying for speeds up to one hundred megabits per second. A Verizon DSL home connection goes up to thirty megabits per second. The whole park has been running on seventeen megabits per second as of 8:30AM this morning.

Curtis Dimof said Holiday R.V. Park's contract with Charter Communications states they will provide speeds up to 100 megabits per second, but not a constant speed of 100 megabits per second.

Jon Mackenzie asked how we can correct the problem. Guests were able to get on the internet a lot faster with the old system than the current new advanced system.

Curtis Dimof said they have been working with Charter Communications to see if they could give us a higher guarantee of bandwidth. Charter Communications is unable to do much to get higher speeds in the park. Currently, Curtis Dimof is working with other ISPs in the area to see if they can provide a better service for us.

Several owners have expressed the inability to connect to the internet.

Verizon has fiber optics for the general public up to Santa Barbara. Fiber optics runs through our area but it is available to the military and government agencies only.

Charter Communications is the only ISP available in our area.

**Owners' Comments**

None.

## Old Business

### 1. Reserve Study

Jon Mackenzie said the reserve study does not include capital improvements for 2013.

### 2. Operating Budget

Terry Redwine said each year the operating budget categories are simplified and condensed down for an easier read.

A projected surplus of \$16,550.00 is part of the operating budget.

### 3. Capital Budget

Terry Redwine said utility upgrades are \$30K and pool & spa improvements are \$20K. The capital ending balance is \$349K. A capital balance increase is needed for future improvement projects.

### 4. Sump Pump

Jon Mackenzie said five bids have been on a thirty day hold.

Brien Carlson said there are currently two sump pumps in which one is on borrowed time. The plan is to purchase a third pump (rotate it in) and pull the other pump out and rebuild it. Once rebuilt, the pump will be stored in the shop ready for an emergency situation.

Motion to accept the Mello & Son's Pumps/Motors bid for \$15,369.71 was made by Brien Carlson; seconded by Bill Couchman; Roll Call: all Board Members yes; Motion carried.

### 5. Pull-Thru Sites

Gene Souza said five pull-thru sites will be added to the existing total. Site 211/311, 212/312, 213/313, 241/341, 244/344.

### 6. 50 Amp (R.V. Sites) Pedestal Electrical Project

Brien Carlson said the projected cost for 38 sites in 2013 is \$30K (\$727.51 per site). The projected cost for 44 sites in 2014 is \$31K. The total project cost is \$61K. A 10% contingency fund has been added in the cost.

Motion to approve the 50 Amp pedestal electrical project for 38 sites (\$30K) and permit costs (\$2K) for 2013 was made by Brien Carlson; seconded by Linda Toledo; Roll Call: all Board Members yes; Motion carried.

### 7. Christmas Party and Potluck – December 15<sup>th</sup>, 2012 @ 5:00PM

Bob Begley said to sign up at the office and bring a side dish. There will be entertainment and a gift exchange. Please bring a gift for the gift exchange.

### 8. Board of Directors Resumes

Jon Mackenzie said the Board of Directors resumes are due today.

Five resumes have been received by; Bob Begley, Tony Damiano, Mary Halberg, Susan Magee and John Watkins.

## New Business

### 1. Election Chairman

Jon Mackenzie said Terry Redwine will be the election chairman for 2013.

**2. Rules and Regulations 2013**

Motion to accept the 2013 Rules and Regulations was made by Bill Couchman; seconded by Bob Begley; Roll Call: all Board Members yes; Motion carried.

Gene Souza will look into flashing or blinking stop signs for the park.

**3. New Year's Eve Potluck**

Bob Begley said the New Year's Eve Potluck will be similar to the Thursday night potluck. Everyone is welcome.

**4. Annual Meeting/Dinner & Dance 2013**

Bob Begley said the Annual Meeting/Dinner & Dance will be on Saturday, March 9<sup>th</sup>, 2013. Bring your grass skirts.

**5. Clubhouse and Restroom Windows**

Gene Souza said the spa needs to be repaired but the pool does not need to be repaired.

Jon Mackenzie suggested replacing the clubhouse and restroom windows due to broken seals and moisture problems.

After discussion, Gene Souza will get a new window bids for the January 2013 board meeting.

**Second Owners' Comments**

#559 John Watkins said a rough draft of the 2013 site maps has been submitted for changes.

Jon Mackenzie thanked John Watkins for all his efforts.

#313 Lou Garrett thanked the Board of Directors for a good discussion and a good board meeting.

#1 Anna Brown asked how much a speed limit sign with blinking speed verification cost.

She suggested an appetizer potluck for the New Year's Eve Potluck and complimented how nice the Thanksgiving dinner turned out for everyone.

Jon Mackenzie said we are currently working on a zoning issue that effects our water tax with the City of Pismo Beach.

Motion to adjourn to Executive Session was made by Brien Carlson; seconded by Bob Begley; Motion carried.

Meeting adjourned to go into Executive Session at 10:53AM.

Return to Board of Directors' general meeting at 11:10AM.

Motion to adjourn by Tony Damiano; seconded by Terry Redwine at 11:12AM

Respectfully Submitted,

Susan Magee  
Secretary  
Board of Directors  
SM: sm