

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

Board Members Present

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

Members in Attendance:

16

Meeting called to order by President Jon Mackenzie at 9:05AM.

Flag Salute by Lou Garrett.

Motion to approve the January 2012 minutes as distributed was made by Tony Damiano; seconded by Brien Carlson; Roll Call: Motion carried.

Correspondence

One comment card and 2 letters read.

Committee Reports

Financial: Terry Redwine

Rabobank – Operating Account	\$29,341.48
Rabobank – Laundry Room Account	\$15,962.34
Rabobank – Money Market	\$5,356.34
Rabobank – Member Dues	\$60,038.62
Morgan Stanley Dean Witter	\$125,334.23
Pacific Western Bank – CD	\$29,680.90
Mission Bank Capital BF	\$5,406.99
Mission Bank CD BF	\$103,515.49

Motion to approve the January 2012 financial statements, pay the bills (\$28,001.24), payroll (\$6,180.82) and transfer (\$5,000.00) from the Laundry Room Account to the Operating Account was made by Terry Redwine; seconded by Bill Couchman; Roll Call: all Board Members yes; Motion carried.

Management: Tony Damiano

No report. Everything is great.

Collections: Linda Toledo

A notice of delinquent assessment has been recorded with the San Luis Obispo County Recorder's Office on January 24, 2012. The recording wait time is forty-five days and will expire on approximately March 10, 2012. The next and final step will take approximately thirty days for the foreclosure process to be completed. The sale auction should take place sometime in the spring.

Park Maintenance: Brien Carlson

We will be preparing an exit check list to help remind people to turn off their water heaters and room heaters when leaving the park for extended periods of time. The utility bill costs the park \$10K per month. Anything we can do to shave off unnecessary costs will help the park; you can do to conserve energy will be appreciated.

Rules & Regulations: Bill Couchman

Nothing at this time.

Park Use: George Martin

Our park use report will include check in on Sunday or Monday, pay for three nights and get the fourth night free.

Motion to approve the January 2012 Park Use Report as distributed was made by George Martin; seconded by Linda Toledo; Roll Call: motion carried.

See attached sheet.

Jon Mackenzie said the auditor has requested all rates be itemized on the park use report. Future reports will be printed in color for the Board meetings.

Public Relations: Bob Begley

Everything is on track and everything is going great.

Summer is coming, so get ready for the barbeques.

Beach Social Club Birthdays: Carolyn Couchman

Carolyn Couchman handed out birthday cards.

Owners' Comments

#313 Lou Garrett asked why the electrical bill did not show up on the list of expenditures?

Terry Redwine said it is paid automatically.

#679 Marie Mecchi suggested an amendment to the potty rules and let pets potty in empty sites as long as the pet owner picks up and sprays freshener after them. She said her dog does not like the dog run because it smells bad.

Jon Mackenzie said this morning someone let their dog go potty in the street and did not pick up after their pet. A car ran over the potty and was smeared everywhere.

Gene Souza said he has taught his dog to use the dog run and she knows that is where she is supposed to go potty.

Jon Mackenzie said the Board of Directors will talk about it and we'll get you an answer.

Old Business

1. Update 50 Amp in RV Sites and Pedestals and Phase II of Electri Project

Gene Souza said Julio Barcenas and the maintenance staff have been moving the sewer lines in R.V. sites. We are currently discussing the best way to complete Phase IIIA with Hart Electric and the electrical engineer. Option one is to upgrade all pedestals to 50 amp which will require new conduit, new wire and added expenses. The current underground wire will be utilized as much as possible during Phase IIIA. Most of the work with completed in house.

Brien Carlson said pedestal re-alignment is an issue in the creation of new pull-thru sites. New copper wire will be pulled from the front of the park to the showers if current wire cannot be utilized. Full traffic (spliced) boxes will be installed for R.V.s to drive through pull-thurs. The project will continue until the busy season starts and will continue again in the fall.

Terry Redwine asked if the added expense will have an impact on the current budget. Brien Carlson said it will not be in the thousands of dollars. Hart Electric is looking into the cost of the full traffic boxes.

2. Pool and Spa Lift Chairs

Jon Mackenzie said the federal government is requiring us to install chair lifts by March 15, 2012. Two bids have been submitted for review.

Gene Souza said the federal government requires a permanent chair lift by each body of water. Local hotels, motels and R.V. parks are using portable and portable/permanent chair lifts. He suggests our maintenance staff install chair lift anchors at the pool and spa. The anchors will be flush with the pool deck. A pool/spa chair lift will be purchased and stored until needed by a park guest.

Gene Souza said guests will be asked upon check in if they need the pool/spa chair lift.

Jon Mackenzie said a bid from Planet Access is \$3,793.00 for one portable/permanent, two anchors and chair lift cover. Carefree Pools is \$10,190.00 for two permanent chair lifts, two anchors and installation.

Motion to purchase Planet Access pool chair lift for \$3,793.00 was made by Brien Carlson; seconded by George Martin; Roll Call: all Board Members yes; motion carried.

3. Annual Meeting/Dinner Dance 2012

Bob Begley said everything is going fine and we're all set up for the Dinner and Dance. The decorations are the last to be purchased. Twenty couples have signed up so far. Please sign up as soon as possible to ensure in accurate head count.

New Business

1. Windows for Clubhouse

Jon Mackenzie said owners have suggested new windows for the clubhouse. Five dual pane windows should cost approximately \$190.00 each and installed for the clubhouse. A quote for the restroom windows should be looked into too.

After Board discussion, Jon Mackenzie instructed Gene Souza to get quotes on replacing clubhouse and restroom windows.

2. New Attorney Firm

Jon Mackenzie said the Park has a new attorney firm that specializes in R.V. parks. In review of our files, the firm is recommending some changes in the way we do business. Currently, our corporation is like a dual corporation. Holiday R.V. Park is non-profit with the State of California and a for profit corporation with the federal government. In 1980, paperwork was filed with the federal government, rejected and not pursued further. The Board of Directors has discussed and approved to continue to get this issue straightened out.

Jon Mackenzie said the bookkeeper will count the votes at their office. A list of candidate names was sent to the bookkeeper and confirmation has been received stating the bookkeepers do not know the candidates. Owners will not be allowed to count votes and the election will be considered a secret vote election. The bookkeepers will be at the March 10, 2012 board meeting to receive additional votes. The bookkeeper will hand a note to Tony Damiano, Election Chairman, with the three winning candidates. Tony Damiano will announce the new board member names to the owners attending the meeting.

Jon Mackenzie said changes will be made to the ballots and election process next year too.

Jon Mackenzie said the attorney firm advised us that all owners on a grant deed must be treated equally. Owners on grant deeds are allowed to make reservations with an allowance of forty-two days of owner time per grant deed.

Second Owners' Comments

#313 Lou Garrett suggested a sign stating pool chair lift use by appointment, see office.

Motion to adjourn to Executive Session was made by Brien Carlson; seconded by George Martin; Motion carried.

Meeting adjourned to go into Executive Session at 9:52AM.

Return to Board of Directors' general meeting at 10:22AM.

Motion to adjourn by Brien Carlson; seconded by George Martin at 10:23AM

Respectfully Submitted,

Susan Magee
Secretary
Board of Directors

SM: sm