

**Holiday RV Park Owners Association  
Board of Directors' Meeting  
January 12, 2013**

**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 9:05AM.

Flag Salute by Mary Halberg.

Motion to approve the December 2012 minutes as distributed was made by Bill Couchman; seconded by John Souza; Roll Call: Motion carried.

**Correspondence**

None.

**Committee Reports**

**Financial: Terry Redwine**

Rabobank – Operating Account	\$31,308.70
Rabobank – Laundry Room Account	\$13,858.86
Rabobank – Money Market	\$5,360.11
Rabobank – Member Dues	\$41,141.57
Morgan Stanley Dean Witter	\$127,368.24
Pacific Western Bank – CD	\$29,680.90
Mission Bank Capital BF	\$14,882.82
Mission Bank CD BF	\$104,030.21

Motion to pay the bills (\$45,555.24), payroll (\$6,605.96) and transfer (\$20,226.25) from the Rabobank Member Dues 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**

The office staff has been a little shorthanded. I appreciate the owners cooperating with them. We will be interviewing prospective employees today. We will get some help in the office and get the office staff back on their normal schedule.

**Collections: John Souza**

We have assessments due soon so everyone please pay the dues promptly.

The Holiday R.V. Park attorney has contacted the daughter of the deceased owner (Karen Ooley). The Holiday R.V. Park attorney has drawn up power of attorney paperwork to enable the daughter to take care of her father's affairs. The check will be cut in both names.

Holiday R.V. Park should be getting a check for the past due assessments and expenses incurred for the foreclosure.

**Park Maintenance: Brien Carlson**

The plans have been received and copies will be mailed at the first of the week.

**Rules & Regulations: Bill Couchman**

No changes.

**Park Use: Linda Toledo**

Motion to approve the December 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 hosting the New Year's Eve party.

Thanked Larry Karagozian for singing at the party too.

The Christmas party went quite well and everybody enjoyed it.

The next big event is the March dinner/dance and we are working on it right now.

Thanked Gene Souza and the maintenance crew for decorating the front of the park. They did a wonderful job.

**Beach Social Club Birthdays: Carolyn Couchman**

Birthday cards were handed out.

**Owners' Comments**

None.

**Old Business**

**1.50 Amp (R.V. Sites) Pedestal Electrical Project**

Brien Carlson said plans to install thirty-eight R.V. sites in the front of the park will be submitted for a permit approval.

**2. Wi-Fi**

Brien Carlson said recently there has been an upgrade to the Wi-Fi.

Splices were discovered in the existing phone wire. Immediate replacement was made with new CAT6 wire.

A new antenna will be attached to the clubhouse for better reception soon.

Matt Smith has been making custom adjustments to the program in an effort to mitigate some of the problems (old phone lines and splices) with the Wi-Fi. When the new wiring was installed it required us to undo much of the customizing to the program and to the Wi-Fi.

Brien Carlson said the Wi-Fi should be working like a Swiss watch within thirty days.

Curtis Dimof with TechSmithIT Services said the problem with the Wi-Fi was a hardware issue not a software issue. He said since January 1, 2013, Holiday R.V. Park has had sixty-four days' worth of internet (43 gigabits) and 1500 hours of constant internet use. The equivalent to at least six guests on the Wi-Fi twenty-four hours per day. In the morning, the Wi-Fi use is higher with approximately twenty guests on the Wi-Fi. He said at one time there were sixty to eighty people on the Wi-Fi because some guests were giving out the one and only password. As soon as the shared password/account expired on January 1<sup>st</sup>, 2013 the Wi-Fi usage was cut in half.

The available 100 megabits of bandwidth was divided by the average number of guests using the Wi-Fi at one time (20 guests) and enabled each guest/account to have five megabits. (equal amount of bandwidth) He said a patch may be available soon to enable, for example, a total of six guests more bandwidth by dividing equally too.

The server has not been restarted in the last four days. Yesterday, the software restarted, independently (on its own), ten times. The Watch Dog program will restart when it detects a problem which is normal. If guests are kicked off the Wi-Fi they are to wait five or ten minutes for the server to restart and resume the use of the Wi-Fi.

Holiday R.V. Park has a server system for the Wi-Fi. The server system does all the web filtering and maintains all the custom accounts. It makes the system run better overall.

He said the Wi-Fi system started having problems when the cable splicing became an issue. Bare copper wire was pulled out of the ground. The server compensated by using the wires that were still good. For example, the system starts with eight wires, and then six wires go bad. The system ends up with two working wires which slows down the connection speed.

To complete the new wire installation, the wire will be pulled to the clubhouse. After that, Holiday R.V. Park should not have any more problems.

Matt Smith said the R.V. park next door was granted permission to have Charter Communications extend cable from Holiday R.V. Park to their park. Several Charter Communications technicians and engineers have seen a huge increase on Holiday R.V. Park's signal level since the extension.

Curtis Dimof said before the park next door was connected to Holiday R.V. Park's cable we were running on 6 to 7 DBMs. When the park next door was connected it took Holiday R.V. Park to the next tier of signal strength (16DBMs). The Holiday R.V. Park Charter router is getting twice the amount of signal strength than it is rated. The Charter technicians put a three way splitter in to try to restrict down the signal which is the only solution Charter Communications has for Holiday R.V. Park. He said the Charter Communications modem locks up because it is not designed to receive signal strength higher than eight due to fluctuations.

Brien Carlson said the Board of Directors will give TechSmithIT Services thirty days to get the Wi-Fi up and running properly.

### **3. Clubhouse and Shower/Restroom Windows**

Brien Carlson said three bids have been received. He said Lowe's has been selected because we can use a deferred payment plan.

Jon Mackenzie said Window World's bid is \$7,328.00 with no discounts or interest free financing, Lowe's, (15% discount if order placed by 12/24/12), bid is \$7,840.00 with six months free interest and The Home Depot's bid is \$10,500.00 with no discounts or interest free financing.

Motion was made to accept Lowe's bid for \$7,840.00 (15% discount included) and six months free interest was made Bob Begley; seconded by John Souza; Roll Call: all Board Members yes; Motion carried.

The installation should happen in the next few weeks. The contractor will be calling us soon with an exact installation date.

Brien Carlson said recently there was an issue with the spa. Julio Barcenas was able to contact a friend that runs another facility and helped us through with a solution to fix the spa. Julio Barcenas has proven to be a very big asset to the park.

## **New Business**

### **1. Office**

Brien Carlson said three bids have been received to rewire the office.

There are issues with the nineteen year wiring in the office. It could be a coastal or rodent issue.

Also, the server is three years old and may need to be replaced soon.  
He said Katie's computer connection needs some attention and Sheila's computer has some connections issues too.  
Brien Carlson suggested using TechSmithIT Services because it includes a router, CAT6 wire and more bang for our buck.

**2. ADA Pool/Spa Lift Chair Compliance Date January 31, 2013**

Gene Souza said the lift chairs will be installed by the first of next week.

**Second Owners' Comments**

#559 John Watkins said the new site maps are out now. The office staff was a tremendous help and Bob Begley approved the maps. The park should make about \$1,100.00 this year.

Motion to adjourn to Executive Session was made by John Souza; seconded by Brien Carlson; Motion carried.

Meeting adjourned to go into Executive Session at 9:59AM.

Return to Board of Directors' general meeting at 11:24AM.

Motion to adjourn by Brien Carlson; seconded by John Souza at 11:24AM

Respectfully Submitted,

Susan Magee  
Secretary  
Board of Directors  
SM: sm