

**Holiday RV Park Owners Association
Board of Directors' Meeting
May 12, 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:

8

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

Flag Salute by Eldon Garrett.

A moment of silence for Merle Ross.

Motion to approve the April 2012 minutes as distributed was made by Bill Couchman; seconded by Bob Begley; Yes- 8 and Abstained – 1 (John Souza) Roll Call: Motion carried.

Correspondence

One thank you card.
One comment card.

Committee Reports

Financial: Terry Redwine

Rabobank – Operating Account	\$50,704.20
Rabobank – Laundry Room Account	\$14,905.34
Rabobank – Money Market	\$5,357.28
Rabobank – Member Dues	\$42,689.39
Morgan Stanley Dean Witter	\$126,301.01
Pacific Western Bank – CD	\$29,680.90
Mission Bank Capital BF	\$581.60
Mission Bank CD BF	\$104,030.21

Motion to approve the April 2012 financial statements, pay the bills (\$51,627.47), payroll (\$6,862.00) and transfer (\$7,785.87) from the Rabobank Dues Account to the Operating Account was made by Terry Redwine; seconded by Linda Toledo; Roll Call: all Board Members yes; Motion carried.

Management: Tony Damiano

Everything is great.

Collections: John Souza

The auction will be on May 29th, 2012.

An insignificant amount of money is owed on the reminder past due accounts. Most accounts receivable balances will be added to the next dues statements.

He suggests not spending more money than what is collected.

Park Maintenance: Brien Carlson

Report on 50 Amp project will be covered in Old Business.
Everything seems to be going well. Thanked Gene and staff.

Rules & Regulations: Bill Couchman

One more change will be covered in Old Business.

Park Use: Linda Toledo

Motion to approve the April 2012 Park Use Report as distributed was made by Linda Toledo; seconded by Brien Carlson; Roll Call: motion carried.

See attached sheet.

Public Relations: Bob Begley

We all owe Gene Souza and John Souza a great debt of gratitude because they did a great job at the tri-tip and pork barbeque last weekend.
A barbeque is planned for Saturday, May 19th @ 12:00PM. John Souza has volunteered to barbeque more tri-tip for tri-tip sandwiches.
Gene Souza is cooking breakfast tomorrow morning @ 9AM for Mother's Day. Breakfast includes quiche, biscuits and gravy @ \$7.00 per person. Mothers are free. Sponsored by the Beach Social Club.
Please come join us.

Beach Social Club Birthdays: Carolyn Couchman

Carolyn Couchman handed out twenty-five birthday cards. Please put your name on the list so we can make a birthday card for you.

Owners' Comments

None.

Old Business

1. Update 50 Amp in RV Sites and Pedestals and Phase IIIA of Electric Project

Brien Carlson said this month the Board of Directors had an emergency vote because our permit for changing out the transformer and panel on the east side was running out. If the current permit expired, there would be added cost for a renewal permit.
When completed, the contractors work will be done and the main cost of the conversion will be completed. Gene Souza will let owners and guests know when there will be an outage and some moving around. The plan is to start the first week in June.
Gene Souza and crew will begin work on the pedestals in the fall.

2. Pool and Spa Lift Chairs

Brien Carlson said the pads have been poured for the pool lift chairs. Most of the pool lift chair assembly has been received. One component has been backordered because several pool lift chairs have been purchased in California. We are moving forward on the pool lift chair.

3. Accepting Snowbird Applications Wednesday, August 1, 2012

Jon Mackenzie said snowbird applications will be accepted on Wednesday, August 1, 2012.

4. Charter Communications T.V. Cable

Jon Mackenzie said a quote has been received by Charter Communications and Direct TV.
Direct TV will require an upfront purchase of receivers and satellite at a cost of \$13,000.00. The monthly cost is cheaper, down the line, and the savings would start to show in approximately two years. Right now, we are not in the position to purchase the equipment.

Charter Communications is in the process of converting six analog channels to digital in June. Guests can rent a converter box for \$5.00 per month and receive all analog and digital channels. The current monthly fee is \$2,900.00 per month. The new proposal is \$2,100.00 per month (one year contract) with an approximate savings of \$9,200.00 this year.

Jon Mackenzie suggested the Board approve the Charter Communications renewal for one year.

Tony Damiano said the analog to digital conversion is mandated by the federal government not Charter Communications. The federal government is trying to free up frequencies.

Tony Damiano said he is renting the box and has more channels now than he has ever had before.

Tony Damiano suggested people get Charter's address from the office and pick up a box to avoid the \$49.95 installation charge. A simple call to Charter will help you program the new remote, box and T.V.

Motion to renew a contract with Charter Communications for one year was made by Tony Damiano; seconded by Bill Couchman; Roll Call: all Board Members yes; Motion carried.

New Business

1.50 Amp in RV Sites and Pedestals and Phase IV of Electrical Project

Brien Carlson said the cost to complete Phase IV will be \$28K. The east side transformer will look similar to the west side and will look nice and cleaned up. The contractor's services will be completed in Phase IV.

Jon Mackenzie asked Gene Souza for the completion date. Gene Souza said the transformer pad will be poured the week of May 14th. The transformer will be delivered by the end of May and completely installed before the Car Show (June 15th). The electricity should be out for approximately six hours during the transformer swap.

Brien Carlson said the temporary transformer at the showers will be returned and we will be getting our money back.

Gene Souza said the temporary transformer, the 800Amp panel at the laundry, and the box will be removed. It will be nicely streamlined.

Jon Mackenzie said a lot of credit goes to Brien Carlson because other parks have spent three times as much as we have updating their electrical system.

Brien Carlson said we have avoided a catastrophic problem that would not have been good. The issues leading up to this point were grounding problems and calling electricians out on Sundays because six to eight sites were without electricity.

Jon Mackenzie thanked Terry Redwine for making sure the money was available.

2. Rules and Regulations

Bill Couchman said copies of the rules and regulations are on the table for all. The changes include owners and co-owners privileges.

Add: H.2. Only one owner on the deed can snowbird at a time.

Motion to set the rules and regulations submitted by Bill Couchman and the attorneys was made by Bob Begley; seconded by Bill Couchman; Roll Call: all Board Members yes; Motion carried.

3. Plant Trees in 700 Sites

Jon Mackenzie said three or four owners suggested planting trees near the 700 sites. The trees would provide some shade and block freeway noise.

Linda Toledo said it would give some aesthetics to the area.

Jon Mackenzie suggested planting trees behind the fence and install an automatic watering system. The total cost should be no more than \$1K.

Terry Redwine suggested the Board of Directors walk down to the 700 sites and take a look at the area and make planting suggestions at that time.

4. Emails /Mailings

Jon Mackenzie said there are certain items we are required to mail to the Owners Association. He suggested emailing owners park notifications and information to reduce the cost of mailing. If we had everyone's email address, it would be very simple.

Please provide the office with your email address.

Bob Begley suggested posting notices on the website and newsletters.

Brien Carlson said the responsibility should be that of the owners interested in attending an auction. The owner should let the office know they would like to be contacted with upcoming auction information.

5. Election Procedures

Jon Mackenzie said a draft of the election procedures and how they will change has been received from the attorney. The draft is on a thirty day hold for the Board of Directors to review it. At the end of the thirty day hold, the owners will be provided with a draft for review.

Second Owners' Comments

#313 Lou Garrett suggested mailing notices to owners that do not have email addresses. Request owners to provide email addresses.

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

Meeting adjourned to go into Executive Session at 9:48AM.

Return to Board of Directors' general meeting at 10:25AM.

Motion to adjourn by Brien Carlson; seconded by Bill Couchman at 10:25AM

Respectfully Submitted,

Susan Magee
Secretary
Board of Directors

SM: sm