

**Holiday RV Park Owners Association  
Board of Directors' Meeting  
November 10, 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:**

28

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

Flag Salute by Gerry Brown

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

**Correspondence**

One card read.

**Committee Reports**

**Financial: Terry Redwine**

Rabobank – Operating Account	\$34,049.73
Rabobank – Laundry Room Account	\$26,020.47
Rabobank – Money Market	\$5,359.49
Rabobank – Member Dues	\$38,227.57
Morgan Stanley Dean Witter	\$126,832.30
Pacific Western Bank – CD	\$29,680.90
Mission Bank Capital BF	\$68,679.75
Mission Bank CD BF	\$104,030.21

Motion to pay the bills (\$77,925.80) , payroll (\$7,011.64) and transfer (\$53,316.46) from the Mission Bank Capital account to Rabobank Operating Account was made by Terry Redwine; seconded by Bob Begley; Roll Call: all Board Members yes; Motion carried.

**Management: Tony Damiano**

Everything is going good. No problems.

**Collections: John Souza**

Two past due owners owe more than \$100.00 dollars (Total - \$221.75). Second notices have been mailed to both historically slow payers. One past due owner will pay by the end of the month. Ten owners owe five dollars or less for a total of \$37.00.

The monies owed to Holiday R.V. Park for the Karen Ooley auction/foreclosure account has not been released to us yet. Karen Ooley passed away in May 2007 and is possibly related to James Ooley (husband) and Rebecca (daughter) Ooley. A letter will be mailed to a Tulare address that may be related to Karen Ooley and a trip to Tulare may be possible too. If the next of kin is not contacted an estate may be established for Karen Ooley and Holiday R.V. Park will be reimbursed over \$2K for dues and legal fees.

**Park Maintenance: Brien Carlson**

No real issues to be covered except Old Business items.

**Rules & Regulations: Bill Couchman**

Prime Time Dates for 2013 copies have been provided at the owner's check in table.

**Park Use: Linda Toledo**

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

**Public Relations: Bob Begley**

The Christmas Party and Potluck will be on December 15, 2012 and the New Year's Eve Potluck will be on December 31, 2012. Sponsors and volunteers are needed to help plan the parties. See Bob Begley.

**Beach Social Club Birthdays: Carolyn Couchman**

Birthday cards were handed out.

Everyone is welcome to Tuesday Bingo. We need more people to participate and have fun playing bingo. The cost is \$1.15 only.

**Owners' Comments**

#661 Mary Halberg said she has been a Holiday R.V. Park owner for twenty-three years. She read the letter she wrote the Board of Directors regarding public intoxication in the pool area and a response letter too. Also, she read a second letter she wrote the Board of Directors with suggestions to revise the Rules and Regulations.

#679 Marie Mecchi said Holiday R.V. Park is here for everyone to enjoy.

**Old Business**

**1. Reserve Study**

Terry Redwine said the reserve study allows the Board of Directors to have a guide line and project future capital budgets. The reserve study is put together with historical values. A copy of the reserve study will be mailed with the March mailing.

**2. Operating Budget**

Terry Redwine said the operating budget will be presented at the next board meeting.

**3. Capital Budget**

Terry Redwine said the capital budget will be presented at the next board meeting.

**4. Slurry Seal - Road**

Brien Carlson said the slurry seal has been completed. The south side speed bumps are in the process of being painting now. He thanked everyone for their cooperation during the slurry project. Gene Souza and the crew did a great job.

John Souza suggested another color other than white to get drivers to be more aware of their surrounding while driving in the park. He said we have a lot of vendors and owners who drive very fast in the park.

**5. Sump Pump**

Brien Carlson said we have one sump pump that will expire soon. He said we need to have two pumps working at one time. A backup is needed so there are no issues. Sump pump bids have been received for the Board of Directors review. He said we have looked at different types of pumps. The current fifteen year old pumps have given us good service and seem the way to go. Submersible grinder pumps do not

handle sand very well. These types of pumps are disposable and last for approximately six years only. We plan on purchasing the type of sump pump we currently have now.

#### **6. Pull-Thru Sites**

Jon Mackenzie suggests six to eight more pull-thru sites. Brien Carlson said in order to add more pull-thru sites the water, sewer and electricity need to be re-aligned with keeping costs down at the same time. Full traffic boxes will need to be installed too. Brien Carlson said a full blown plan will be presented at the next board meeting.

#### **7. 50-Amp (R.V. Site) Pedestal Electrical Project**

Brien Carlson said permits to install pedestals in the front half of the park will be accomplished in January.

#### **8. Wi-Fi**

Jon Mackenzie said the Wi-Fi is pretty much working well. Currently, we are receiving user names and passwords. No one has really complained about the Wi-Fi. It was down for about one hour and a few hiccups for Wi-Fi setting adjustments.

Jon Mackenzie said Smart TV will not be able to be used in the park because it uses too much bandwidth. The park can only use the bandwidth provided by Charter Communications.

#### **9. Thanksgiving Dinner – Thursday, November 22<sup>nd</sup>, 2012 @ 3:00PM**

Jon Mackenzie said Gene and Sharon Souza are cooking the Thanksgiving Dinner this year.

Bill and Carolyn Couchman cannot be here because her sister will be having surgery at that time. We will miss them.

#### **10. Christmas Party and Potluck – December 8<sup>th</sup>, 2012 @ 5:00PM**

Jon Mackenzie said the Christmas Party and Potluck will be on December 15, 2012 @ 5:00PM. Welcome

(Not December 8<sup>th</sup>)

#### **11. Board of Directors Resumes**

Jon Mackenzie said the Board of Directors resumes need to be in by the December 8<sup>th</sup>, 2012 board meeting.

### **New Business**

#### **1. New Year's Eve Potluck**

Jon Mackenzie said the Beach Social Club is willing to provide the meat and guests can bring side dishes.

#### **2. Annual Meeting/Dinner Dance 2012**

Jon Mackenzie said the Annual Meeting/Dinner Dance will be on the second Saturday in March at the Arroyo Grande Women's Club.

### **Second Owners' Comments**

#1 Gerry Brown suggested people who are not trained in approaching an intoxicated person should not do so. It can be dangerous. He suggested making a complaint to the intoxicated person and then two people (manager and board member) contact the person the next day.

#679 Marie Mecchi said the outside greenery of the park is beautiful. She suggested planting greenery inside the park to make it pretty. She said it is a gravel park now. They call it a R.V. parking lot too.

Jon Mackenzie said it is a great idea but we are governed by the State of California not the local government. A landscaping plan would need to be drawn up and submitted to the State of California for a permit to be legal.

Motion to adjourn to Executive Session was made by Linda Toledo; seconded by Terry Redwine; Motion carried.

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

Return to Board of Directors' general meeting at 11:03PM.

Motion to adjourn by Tony Damiano; seconded by Terry Redwine at 11:04PM

Respectfully Submitted,

Susan Magee  
Secretary  
Board of Directors  
SM: sm