

THESE MINUTES ARE SUBJECT TO BOARD APPROVAL

**HOLIDAY RV PARK OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
November 8, 2014**

BOARD OF DIRECTORS PRESENT

Brien Carlson - Acting President & Management
John Watkins - Secretary
Fernando Da Silva - Treasurer
Tony Damiano - Park Maintenance
Mary Halberg - Rules & Regulations
Jon Mackenzie - Collections
Jim Horton - Public Relations
Susan Magee - Park Use

MEMBERS IN ATTENDANCE

20

Meeting was called to order by acting President Brien Carlson at 9am

Flag Salute by Jim Mackey

Minutes from October 2014 meeting stand approved.

Greg Rustigian the son of Gale and Dennis Rustigian passed away on November 7, 2014.

PRESIDENTS ADDRESS

1. Please turn off all cell phones.
2. This meeting is restricted to owners only.
3. This is a volunteer board. No one is paid for their time. Board members are reimbursed for out of pocket expenses.
4. Discussion of issues can become heated and emotional, but everyone deserves to be treated with dignity and respect.
5. Regular and special meeting of the board are open to all members of the association, provided that association members who are not on the board may not participate in any deliberations or discussions unless expressly so authorized by a majority of a quorum of the board of directors.
6. Owners may participate in meeting during the 2 owner comment sections of the agenda.

7. Questions, comments, suggestions will be referred to the park director, Steve, as appropriate or taken into consideration by the board for research, review and discussion, and placed on next month's agenda.

8. Holiday Parks procedures and meetings are governed by our by-laws, CC&R's, and rules adopted by the board.

CORRESPONDENCE

We have two comment cards.

First one reads: Something should be done about the bathrooms having a very strong sewer smell. Some days it is worst then others it's so bad that it makes people sick to go in there.

Second one reads: Internet Restrictions a lot of websites are being blocked. Such as Netflix, Hulu, T-Mobile, YouTube and the PlayStation network. Internet would be great if these sites were not blocked. Please re-evaluate the restrictions. I cannot even pay my T-Mobile bill online. I go to school and sometimes I need to use YouTube.

COMMITTEE REPORTS

Financial Report: Fernando Da Silva

ACCOUNTS	BALANCE
Rabobank - Operating Account	56,745.34
Rabobank - Laundry Room Account	21,944.52
Rabobank - MM	45.00
Rabobank - Dues Account	86,592.10
Morgan Stanley Dean Witter	138,554.98
Pacific Western - CD	29,837.39
Mission Bank Capital BF	3,040.04
Mission Bank CD	104,968.77

PROFIT & LOSS: CURRENT / PREV. YEAR MONTHLY COMPARISON

ITEM	October 2014	October 2013	DIFFERENCE
Total Income	66,630.25	50,110.05	16,520.20
Total Expense	25,511.40	-6,057.28	26,566.68

Motion to pay bills in the amount of 67,015.10 by Jon Mackenzie, Seconded by Tony Damiano, Roll Call, Terry Redwine Absent, Motion Carried

Management - Brien Carlson

We are looking at a re-design of the office.
The office is going well.

Collections - Jon Mackenzie

There are only two people that owe for July 2014 Dues.

Park Maintenance - Tony Damiano

Two dead palm trees that we removed.
Tech Smith installed more WIFI antennas

Rules & Regulations - Mary Halberg

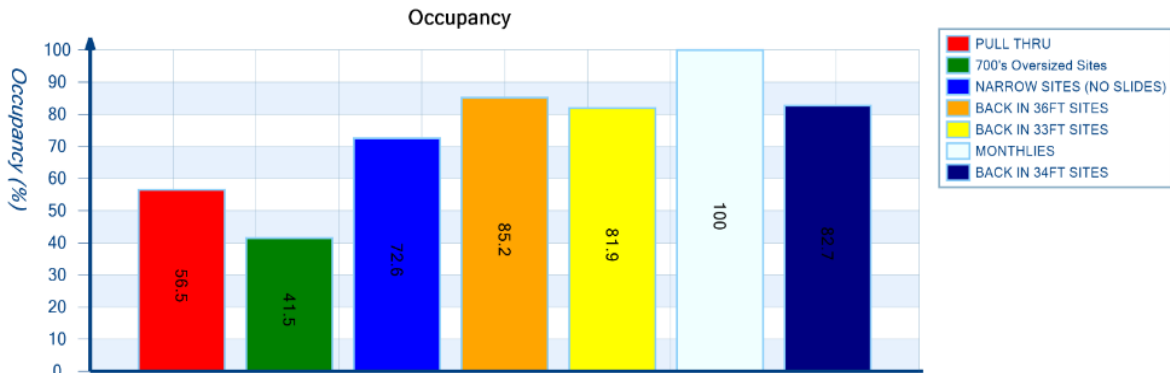
The next Rules and Regulations meeting will be on March 7, 2015.

Park Use -Susan Magee

Holiday RV Park
Occupancy and Average Rate Report

Date: From 1-Oct-2014 to 31-Oct-2014

Description	Period	Site Available	Used	Unused	RevPAR	Occ (%)	Total Gross Revenue	Total Net Revenue	Gross Avg Room Rate (RevPOR)	Net Avg Room Rate	Avg Length of Stay	Confirmed (%)	Occupants	
PULL THRU	Days	15	460	260	200	10.27	56.52	4,724.67	4,724.67	18.17	18.17	13.68	0.00	68
700's Oversized Sites	Days	4	123	51	72	20.03	41.46	2,464.00	2,464.00	48.31	48.31	2.83	0.00	50
NARROW SITES (NO SLIDES)	Days	9	259	188	71	7.77	72.59	2,012.00	2,012.00	10.70	10.70	5.08	0.00	127
BACK IN 36FT SITES	Days	56	1730	1474	256	8.00	85.20	13,844.93	13,844.93	9.39	9.39	8.33	0.00	622
BACK IN 33FT SITES	Days	74	2268	1858	410	5.55	81.92	12,578.29	12,578.29	6.77	6.77	10.21	0.00	586
MONTHLIES	Days	40	1240	1240	0	11.03	100.00	13,680.00	13,680.00	11.03	11.03	31.00	0.00	158
BACK IN 34FT SITES	Days	11	341	282	59	7.06	82.70	2,408.63	2,408.63	8.54	8.54	10.85	0.00	97
Grand Total:		209	6421	5353	1068	8.05	83.37	51,712.52	51,712.52	9.66	9.66	11.71	0.00	1 708



Public Relations/Publicity - Jim Horton

There is nothing to report on

OCTOBER BIRTHDAY SHOUT OUTS

Jack Toledo
Larry Fairbanks
Tom Lind

Ruth Costa
Mary Jo Sawyer
Wanda Jones

Jim Jackson
Ernie Weeks
Janet Cabral
Bob Haley

Joy Clark
Ed Aldrich
Eddie Texeria

DIRECTOR OF OPERATIONS – STEVE SEUFERT

- First Aid kits and fire extinguisher on every cart
- Pool lights got replaced with LED lights
- The WIFI got upgraded, we have had no complaints
- The two dead palm trees got removed. We are looking at getting some new ones.
- The clubhouse roof, the original who built the clubhouse said we have about another ten years before we need to replace the roof. To get it repair will only be \$340.00
- The spa jets, we replaced the motors, we now have full jet power.
- The staircase repair will be done in house
- 50amp upgrade- we are looking into doing that next year for the rest of the sites.
- Office remodeling - we are looking at redoing the office to make it look more professional.
- Clubhouse blinds - looking at replacing the slider blinds with curtains
- Looking at maybe putting a natural gas line in at the magnolia center for the bbqs we have other there.
- Looking at replacing the flags out front
- Looking at making the front of the office outside look more professional.

BEACH SOCIAL CLUB

Teena Griffith is going to be heading up the social club. There will be a Thanksgiving Dinner on November 29, 2014. We are looking for volunteers to help with the cooking of the feast. It will be done Caroline Couchman Style!!! The cost is \$13.00 There will be Turkey, Ham, Mashed Potatoes & Gravy, Dressing, Green Bean Casserole, Rolls, Pumpkin and Apple Pie.

Also I would like to start doing a Saturday Breakfast in the clubhouse.

John Watkins made a motion to donate \$250 to the Beach Social Club to help with the Thanksgiving Dinner, Jon Mackenzie Seconded, Roll Call Terry Redwine Absent, Fernando Da Silva and Mary Halberg NO, Jon Mackenzie, Susan Magee, John Watkins, Tony Damiano, Jim Horton YES, Motion Carried.

OWNERS COMMENTS

- Jack Clark Locker 477: This is one of the best meetings we have had in a long time. There have been some great ideas; also Steve has some great ideas as well.

- Teena Griffith Locker 17: Bill Couchman is back, please stop by and see him. I would like to thank everyone for helping the Beach Social Club.
- Jerry Brown Locker 1: The place looks good. I worry a little bit about micromanaging. We have a manager now and we need to give him a little leeway.

OLD BUSINESS

1. 2013 Audit Report

The auditor will be here next month. The audit is done and it looks good.

2. Occupancy Agreement

There are two changes that need to be made on the Monthly Occupancy Agreement.

3. Rates 2015

Jim Horton made a motion to roll the Owners Assessment dues back to \$156 a year, Mary Halberg Seconded, Roll Call John Watkins NO, Jon Mackenzie, Susan Magee, Fernando Da Silva, Tony Damiano, Jim Horton, Mary Halberg, Brien Carlson YES, Terry Redwine Absent, Motion Carried. 7-1

John Watkins made a motion to move owners rates back to the 2013 rates, Fernando Da Silva Seconded, Roll Call Susan Magee, Brien Carlson, Jim Horton, Mary Halberg NO, Jon Mackenzie, Fernando Da Silva, John Watkins, Tony Damiano YES, 4-4

4. Larger Spaces

After discussing this, Brien Carlson appointed John Watkins to head up a committee and report back to the March Owners meeting.

5. 2015 Election

I encourage people to run for the Board for the March 2015 election. The Board members that are up for re-election is Brien Carlson, Jim Horton and Terry Redwine.

6. Annual Meeting

The theme for this year's annual meeting is DISCO
So everyone get out your bellbottoms and miniskirts.

7. Finical Committee

We will be getting a finical committee together.

NEW BUSINESS

1. Two storage containers per site

Having two storage containers per site will help element the stuff around the trailers.

2. Insurance for 2015 @ 9:05am Rep. will be here

Within in the last sixty days I have had many meetings with Steve and Jon Mackenzie. We have come up with some really good numbers. The park is just about accident free, we are staying with Philadelphia Insurance Company.

SECOND OWNERS COMMENTS

- Lou Garrett Locker 313: I think the sheds should not be wood.
- Jerry Brown Locker 1: Maybe go to Lowes on what sheds are okay and take a picture to show people.
- Teena Griffith Locker 17: I want to say thank you to Mary.
- Ron Neve Locker 259: I want to say thank you to the Board

Motion to go into executive session by Tony Damiano, Seconded by Fernando Da Silva, Roll Call, Absent Terry Redwine and Motion Carried

Meeting Adjourned at 10:52am