

THESE MINUTES ARE SUBJECT TO BOARD APPROVAL

**HOLIDAY RV PARK OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
October 11, 2014**

---

**BOARD OF DIRECTORS PRESENT**

**MEMBERS IN ATTENDANCE**

Brien Carlson – Acting President & Management

30

John Watkins – Secretary & Park Use

Fernando Da Silva – Treasurer

Tony Damiano – Park Maintenance

Mary Halberg – Rules & Regulations

Jon Mackenzie – Collections

Jim Horton –

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

Flag Salute by Jim Horton

Jim Horton is replacing John Souza and Susan Magee is replacing Bill Couchman

Terry Redwine is doing very well.

Bill Couchman is doing a lot better; he is in a rehab center. They measured him for a new leg.

**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

---

Comment Card 1: Non Owner, One of the worst RV Parks we've ever visited. Cable didn't work, WIFI didn't work, and the sites were ridiculously small!! Never again! Word of mouth will do wonders.

Comment Card 2: Owner, Install bars in the showers would be easy to do, not costly or very time consuming. We slipped getting into the showers and had to hang onto the shower curtains. It would be a great safety feature for anyone using the showers.

Comment Card 3: Owner, We really enjoyed our stay. The restrooms and showers were so nice and clean, and the camping areas were also clean. Luke installed the cable box for us and he was so very nice and was determined to get it to work.

## COMMITTEE REPORTS

---

### Financial Report: Fernando Da Silva

ACCOUNTS	BALANCE
Rabobank – Operating Account	53,114.42
Rabobank – Laundry Room Account	20,391.52
Rabobank – MM	45.00
Rabobank – Dues Account	86,005.10
Morgan Stanley Dean Witter	138,554.98
Pacific Western – CD	29,837.39
Mission Bank Capital BF	3,049.04
Mission Bank CD	104,968.77

### PROFIT & LOSS: CURRENT / PREV. YEAR MONTHLY COMPARISON

ITEM	September 2014	September 2013	DIFFERENCE
Total Income	700,098.02	662,474.99	37,623.03
Total Expense	590,456.50	560,061.20	30,395.30

Motion to pay bills in the amount of 28,871.00 by Jon Mackenzie, Seconded by Tony Damiano, Roll Call, Terry Redwine Absent, Motion Carried

### Management – Brien Carlson

The Board has decided to not have a security guard at this time. Robert was let go.

### Collections – Jon Mackenzie

We are down to 371.00 in late dues. Also I would like to thank the office staff for all they have done in helping with the collections.

### Park Maintenance – Tony Damiano

We have a dead tree that we will be removing and the maintenance guys will be doing that. Also this week we will have Charter in here installing the QAM system. We will need to get all the cable boxes back.

### Rules & Regulations – Mary Halberg

The next Rules and Regulations meeting will be on October 25 at 10am

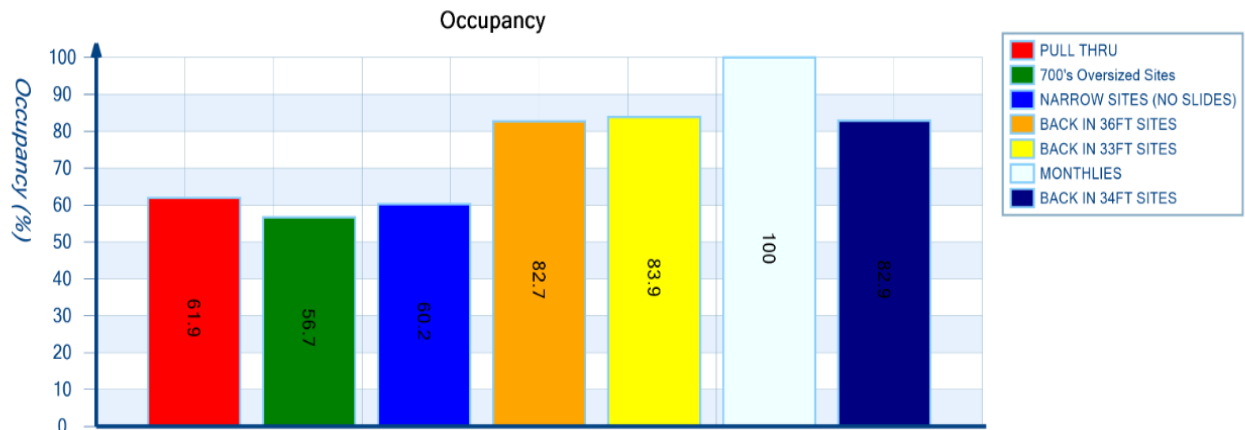
## Park Use –John Watkins

### Holiday RV Park

## Occupancy and Average Rate Report

Date: From 1-Sep-2014 to 30-Sep-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	444	275	169	5.22	61.94	2,319.78	2,319.78	8.44	8.44	8.59	0.00	118
700's Oversized Sites	Days	4	120	68	52	14.00	56.67	1,680.00	1,680.00	24.71	24.71	4.00	0.00	49
NARROW SITES (NO SLIDES)	Days	9	244	147	97	1.40	60.25	342.00	342.00	2.33	2.33	4.20	0.00	133
BACK IN 36FT SITES	Days	56	1674	1384	290	4.73	82.68	7,924.19	7,924.19	5.73	5.73	7.13	0.00	684
BACK IN 33FT SITES	Days	74	2201	1846	355	4.86	83.87	10,686.97	10,686.97	5.79	5.79	7.76	0.00	742
MONTHLIES	Days	40	1200	1200	0	10.77	100.00	12,920.00	12,920.00	10.77	10.77	30.00	0.00	158
BACK IN 34FT SITES	Days	11	327	271	56	3.71	82.87	1,211.87	1,211.87	4.47	4.47	6.95	0.00	147
<b>Grand Total:</b>		<b>209</b>	<b>6210</b>	<b>5191</b>	<b>1019</b>	<b>5.97</b>	<b>83.59</b>	<b>37,084.81</b>	<b>37,084.81</b>	<b>7.14</b>	<b>7.14</b>	<b>9.80</b>	<b>0.00</b>	<b>2 031</b>



## Public Relations/Publicity – Brien Carlson

There is nothing to report on.

## OCTOBER BIRTHDAY SHOUT OUTS

Orpha Eget  
John Watkins  
Delores Hoover  
Sheila Begley  
Jan Miller  
Marion Maas  
Leroy Overholt

Gayle Rustigian  
Chris Steiner  
Bill Couchman  
Sherlyn  
Roderick  
Barbara Lind  
Val Szot

Rosalie DaSilva  
Shirley Vance  
Bob Busick  
Ron Neve  
Joan Liddell  
Wayne  
Campbell

Mario Diaz  
Joe Mikles  
Margaret Costa  
Felicia Rogers  
Robert Sheu

## DIRECTOR OF OPERATIONS – STEVE SEUFERT

---

- We had a good summer in the park.
- All the maintenance workers will have uniforms; also the office staff will also have uniforms.
- Teena Griffith will be doing the Beach Social Club.
- Next Thursday between 11am and 2pm the water will be off for a hour.
- The dead tree is getting removed.
- The mailbox has been removed and placed behind the office counter..

## OWNERS COMMENTS

---

- Lou Garrett Locker 313: Thursday night potlucks will be the Thursday after the Board meeting at 4pm in the clubhouse.
- Bob Krum Locker 403: Is the TV going back to analog? Also I was looking at the financials and it looks like the property tax is going down.
- Tom Barcellos Locker 173: Fernando did a great job putting together the three year finical report.
- Shirley Torres Locker 759: I noticed a trailer came in the park and it looked like it had been in storage for a long time.
- Ralph John Locker 264: Luke, Mike and Julio are doing a great job. We called for a reservation and we were told that it was full so we would have to go in a pull thru. Then we get here and there are open spots on each wall. Also the park is looking real tacky. For example there are sites that have 30 to 40 plants out front of one RV. It also looks like there is a boat and truck using a pull thru.

## OLD BUSINESS

---

### 1. Charter Update: Jon Mackenzie

- Internet and Phone will be available to have with the QAM System
- Charter was supposed to be here yesterday to start installing the QAM; they called on Thursday night and said they would be here on Monday October 13

**2. Club House Roof: Jon Mackenzie**

We are in the process of getting three bids, we have two so far.

**3. Parking Spaces – Steve Seufert**

The four new parking spots are now being used and are working our great.

**4. Estimate for Clubhouse Steps: Steve Seufert**

We are going to be doing this repair in-house. There is dry rot. The park is still looking into this. We will need to follow title 25.

**5. Spa Jets**

The spa jets need to be boosted up.

**6. 50AMP**

We are looking into doing the back of the park.

## **NEW BUSINESS**

---

**1. Annual Dinner: Steve Seufert**

The annual dinner will be the second Saturday in March.

It will be at the Moose Lodge in the Pismo Beach.

**2. CalArvc Conference: Steve Seufert**

Jon Mackenzie and Steve went to a conference a couple weeks ago. It was a great conference and we walked away from with a lot of information.

**3. 2013 Audit Report: Jon Mackenzie**

The auditor will be here next month at the meeting to do a full report.

**4. Occupancy Agreement– Mary Halberg**

The monthly occupancy agreement does not follow the Rules and Regulations.

## 5. New Prime and Non Prime days 2015– Mary Halberg

We will be looking over the new prime and non primes days next month.

Holiday	Dates	Days
News Years Day	January 1	1
Easter Week	March 27 – April 5	10
Memorial Day	May 22 – May 25	4
Car Show	June 19 – June 21	3
Summer	July 1 – September 1	63
Thanksgiving	November 27 –30	4
Christmas	December 19 –31	13

## SECOND OWNERS COMMENTS

---

- Jay Hollis Locker 310: What is keeping the park with Charter? Why don't we go with someone else for our services? Also I can't connect to the WIFI.
- Ken Dixon Locker 43: The problem I have with the park is that I can't park my truck on my site. The sites need to be made bigger. Last night I was walking around and I saw a 55 drum with flames in it.
- Jeanna John Locker 538: How many Snowbirds do we have and are they keeping us owners from getting into the park? In the office when we called we were never even given the option to move to another site.
- Bob Krum 403: We need to get this park up to date
- Shirley Torres Locker 759: We knew the sizes of the spots.

**Motion to go into executive session by Tony Damiano, Seconded by Jon Mackenzie, Roll Call, Absent and Motion Carried**

Meeting Adjourned at 11:00 am

