



**Holiday RV Park Owners Association
Board of Directors Meeting
March 9, 2018**

Board of Directors

John Watkins–President
Brien Carlson–Vice President & Park Maintenance
Jon Mackenzie–Secretary (Absent)
Terry Redwine–Treasurer (Absent)
Tony Damiano–Management (Absent)

Charles Nunes–Rules and Regulations
Leroy Laird–Public Relations
Fernando DaSilva–Park Use
Tom Barcellos–Collections

Owners Present

12

Meeting was called to order at 5:01 pm by John Watkins

Flag Salute by John Souza

President's Address

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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, 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 Owner's Comments section of the agenda.
 7. Questions, comments or suggestions will be referred to a Board Member, as appropriate or taken into consideration by the Board for research, review and discussion, and placed on next month's agenda.
 8. Holiday RV Park's procedures and meetings are governed by our bylaws, CC&Rs, and rules adopted by the Board.
 9. This meeting is a continuation from February 2018, mainly to focus our attention to the various construction projects that are scheduled for 2018 & 2019.

Correspondence – Leroy Laird

Topic was not covered during this meeting.

Committee Reports

Management – Tony Damiano (Absent)

Topic was not covered during this meeting.

Collections –Tom Barcellos

Topic was not covered during this meeting.

Park Maintenance – Brien Carlson

Topic was not covered during this meeting.

Financial Report: Terry Redwine (Absent)

Topic was not covered during this meeting.

Rules and Regulations – Charles Nunes

Topic was not covered during this meeting.

Public Relations/Publicity – Leroy Laird

Topic was not covered during this meeting.

Park Use – Fernando DaSilva

Topic was not covered during this meeting.

Manager's Report – Julie Hill-Taylor

Topic was not covered during this meeting.

Old Business

1. 2018/2019 Construction Project Costs – Road Work – Charles Nunes

We are scheduled to complete the Park's road resurfacing project in May this year, and we are looking to slurry seal the roadway on May 1 – 3. This seal is a culmination of the asphalt grinding and resurfacing work done last year in September and our balance due to Ramsey Asphalt is right around \$16,500. By my estimates, this seal should hold up for at least 3 years until further asphalt grinding would be needed. Julie will be issuing notices to all the Snowbirds and Monthlies that will be required remove any obstructions to the slurry path, including trailer hitches, skirting, carpets etc. There are blank patches left around the Park from the last slurry seal where Snowbirds and Monthlies did not move these obstructions and it shows poorly. This time around we want to get our money's worth.

2. 2018/2019 Construction Project Costs – Electrical – Brien Carlson

Before the roadways are slurry sealed I would like to go forward with laying some electrical crossings between the roads that was left undone for a number of years. This would require some repaving over the trenches needed so we will have to get back in touch with Ramsey to see if that is possible. About 4 to 6 conduits are needed to finish this electrical work and I estimate it could be done before the slurry seal is finished. The overall goal of this project is to ensure the whole property is wired to improve the electrical infrastructure of the Park. We still have too many spaces that are only wired for 30 amp service and it is unsafe to convert those to 50 amp breakers until the Park's electrical system is upgraded. This project was started by Gene Souza but it fell by the wayside due to lack of funding and attention. This work takes such a long time because it requires working through sites that are occupied and Gene upgraded as many sites as he could because they were cleared out, but that left about 129 sites left unfinished. I would like to move forward on this project again, working one circuit at a time (5-6 sites). A natural starting point would be to take advantage of the trenching that Spectrum is currently working on for the WiFi upgrades. I also prepared a quick assessment of costs and I estimate total costs around \$64,500 at \$500 per site across all 129 sites that still need improvements.

Comment from Fernando Da Silva – I think the Board should plan this project differently this time and treat this as a 2-3 year project based on funding, our busy summer seasons and the amount of time it takes our staff to upgrade a circuit.

Comment from Tom Barcellos – Basically, let's get all the conduit laid, get the roads cut, get everything out because the big money is going to be in the wiring and installing new circuits. Let's plan on not being disruptive later on down the road. If we need to hire more help so that having Julio & Mike focus their attention on this, so be it.

3. ADA Improvements – Concrete Work & Pool Gate – Julie Hill-Taylor

Most of the ADA-required improvements left, aside from the restrooms, are the concrete walkways leading up to the laundry room and the pool areas. The slopes are too steep for disabled persons using wheelchairs to safely maneuver, so we have to pour new concrete and correct this problem. Julio has some ideas on how to improve the gate area in general and also comply with the ADA requirements. The projected cost of this work is about \$8,000.

4. ADA Improvements – Elevator Lift – Brien Carlson

Well, Julie and I have met with the elevator vendor and he is very much in our court; his price is nailed down. The budget should be around \$75,000 - \$80,000 including the cost of constructing a concrete landing for the lift and demolishing the current elevator. We need to get a contract signed quickly because time is of the essence in locking down these prices. I would like to bid out for additional contractors to get the price down, but no one will return the call or they are fully booked on other jobs. Ideally we can get this project completed in a few months if we move quickly.

5. ADA Improvements – Restroom Remodel – Julie Hill-Taylor

Yet another project that will need to be completed within the next 2 years is a series of improvements to the restrooms to allow for wheelchair accessible toilets and showers. Furthermore, remodeling the restrooms has been a point of discussion years before I was here and the Park was issued the ADA-compliance project. It only makes sense to me to work on both of these improvements at the same time, but it will be costly and I have no real estimates at this time but it is something the Board has to be aware of and thinking about planning soon.

Comment from John Watkins – I think all these improvements and the costs required will need to come before the Board and it may come down to having a meeting just to discuss our financials related to these expenses.

New Business

1. None

Owner's Comments

Teena Griffith (Locker 15) – I think the Park should look into building a family restroom, a smaller facility where a husband could take his wife in a wheelchair and have enough room to move around. Even with compliant restrooms, there are times when a man or woman would need to help their spouse and having a private restroom built for that purpose would be ideal.

Valerie Lee (Locker 15) – A friend of mine is an owner next door at Pismo Creek RV Resort, and all their members were assessed about \$360 each to fund their road improvements and other projects they needed to do.

John Souza (Locker 15) – To add to Val's point, the owners at Pismo Creek also pay \$10 per night every time they stay there.

Mark Schieber (Locker 15) – Today's discussion is another great example of why the Park doesn't have funds to start these projects; we are not charging the Owners properly. We have not been collecting enough money for a long time and if it comes down to the Board needing to assess each Owner a sizable fee, then that only serves to subsidize the Snowbirds and Monthlies that use the Park the most. It would not benefit all the other Owners that only stay and use their free days, or not at all. I know it is an unpopular opinion, but I think the rates for Snowbirds and Monthlies need to be higher so that the Park can fill its coffers quickly. I might also suggest not pursuing too many projects at one time.

John Souza (Locker 15) – Mark, I have to disagree with your assumption that Owners using free days are not part of the problem. If any Owners comes in and uses a space, the incurred cost to them (just taking their dues into account only) is about \$4.45 per day for up to 42 days. That is where the drain in our reserves is at folks. Our actual cost of having an Owner use a space is between \$10 – \$12 per day, taking into account water, electricity, waste, cable and all other utilities. Granted, the Snowbirds and Monthlies are using the Park too, but they are the ones actually paying the bills!

Comment from Tom Barcellos – John, I think both you and Mark are correct in a lot of respects and the solution might lie between your two viewpoints. I do believe that if the Board was to assess the Owners in order to make major improvements then every single Owner should pay because the improvements to the Park would benefit everyone. I also can understand where Mark is coming from; we have not been charging enough for Snowbirds and Monthlies to use the Park. I had recently brought up the fact that back in 2016 when I was President I asked Aaron to research how much free time was given away to non-family members, people with no association to this Park, and that amounted to over \$27,000 lost revenue. I'm not pointing fingers here, but somebody put money in their pocket over that and that should have been Park money! Now, that was just a small sample based on 2016, just think how many years this has been going on for and just how much money would have been in the coffers to make these improvements if it had stopped.

Michael Higham (Locker 15) – I've come to understand that the Park charges the general public rates that are only slightly more affordable than Pismo Coast Village, and that facility is at least 3 times the size of our Park so we can't compete with their value to other campers. I feel that we only pick up customers that can't get in over at PCV so they stay at our Park only when there is nowhere else to go; the reason being that our Park is so very tight and they don't like that. We need to somehow get the paying customers to stay here more than they do now.

John Souza (Locker 15) – I've got a solution to that, and I know it costs money, but when shares come up for sale the Association needs to buy them back. We have to try and level the playing field so that the Park could attempt to make the spaces larger or whatever is needed to improve the property and reduce the costs to the entire ownership.

Mark Schieber (Locker 15) – I appreciate what John is saying and I think we are all getting the point that basically the money is not being collected at all. But as a reminder to everyone, back in 2006, the Owners in their wisdom voted to allow the Board to set the rates that Owners should be expected to pay when not using their free days. Back in 1979, the Park was founded and obligated to charge Owners the prevailing rates in our community, and only that, if Owners were out of time. The majority of the Association voted to short-change the Park for over a decade. So, why is Pismo Coast Village so beautiful? *They get their money.*

Comment from Fernando Da Silva – I think that the Board and the Owners need to come together in order to form an ad-hoc committee, like we did last October for the amendment proposals. The purpose of this committee should be to create a plan to fund and improve this Park over the next 5 years, like a recovery plan, but the goal must be to move forward.

John Watkins (Locker 15) – I think you guys can all agree that this Board has everybody's best interest at heart, and we've made some great strides this year. However, we are not going to be able to improve this Park unless we do something with money. Nobody likes to pay taxes, but I honestly think the Board is looking at an assessment and I think we are looking at charging for Wi-Fi and other ways we can build reserves so that we can achieve all our goals. I would like to really thank everyone today for their input and their suggestions this evening.

All Motions

No motions were made during this meeting.

Meeting adjourned at 6:25 pm.

Respectfully Submitted,

Jon C. Mackenzie

Board of Directors – Secretary

CC

Aaron Cartwright

Senior Reservation Agent