

THESE MINUTES ARE SUBJECT TO BOARD APPROVAL

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**HOLIDAY RV PARK OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
February 14, 2015**

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**BOARD OF DIRECTORS PRESENT**

Terry Redwine - President  
Brien Carlson - Vice President & Collections  
Jon Mackenzie - Secretary  
John Watkins - Management  
Tony Damiano - Park Maintenance  
Mary Halberg - Rules & Regulations  
Susan Magee - Park Use  
Tom Barcellos - Public Relations - Absent  
Fernando Da Silva - Treasurer - Absent

**MEMBERS IN ATTENDANCE**

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Meeting was called to order by Terry Redwine at 9am

Flag Salute by Susan Magee

**Minutes from January 10, 2015 to be approved, Motion by John Watkins, Susan Magee Seconded, Motion Approved.**

Steve has resigned.

Tony is now acting manager, Jon Mackenzie is helping Tony, Jon Mackenzie is now Secretary and John Watkins is Management.

**PRESIDENTS 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, 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, Tony, 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

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Comment Card 1: Owner: Thank you for cleaning the clubhouse floor. It looks fantastic!!

Comment Card 2: Non Owner: The backs of the mats are slimy and the drains smell like a sewer.

Comment Card 3: Owner: Wake up, come to the party and get it right we are owners.

## COMMITTEE REPORTS

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### Financial Report: Terry Redwine

ACCOUNTS	BALANCE
Rabobank - Operating Account	21,114.00
Rabobank - Laundry Room Account	26,401.52
Rabobank - MM	45.00
Rabobank - Dues Account	60,283.85
Morgan Stanley Dean Witter	138,554.98
Pacific Western - CD	29,859.83
Mission Bank Capital BF	3,004.04
Mission Bank CD	104,968.77

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

ITEM	January 2014	January 2015	DIFFERENCE
Total Income	59,521.62	57,051.61	(2,470.01)
Total Expense	62,499.51	79,937.21	17,437.70
Net Income	(2,977.89)	(22,885.60)	(19,907.71)

Motion to pay bills in the amount of 22,776.24 by Tony Damiano, Seconded by Brien Carlson, Roll Call, Fernando DaSilva & Tom Barcellos Absent, Motion Carried.

**Management - John Watkins**

Overall things are going pretty good. We are working through some issues.

**Collections - Brien Carlson**

1 person is outstanding from July 2014 dues.

**Park Maintenance - Tony Damiano**

- The elevator is working again.
- Ice machine was repaired
- Two new palm trees were put in where the other two got pulled out.
- Clubhouse floor was repaired.
- Charter came out and installed new cables and a new modem in the office, now the internet and phones are working great.

**Rules & Regulations - Mary Halberg**

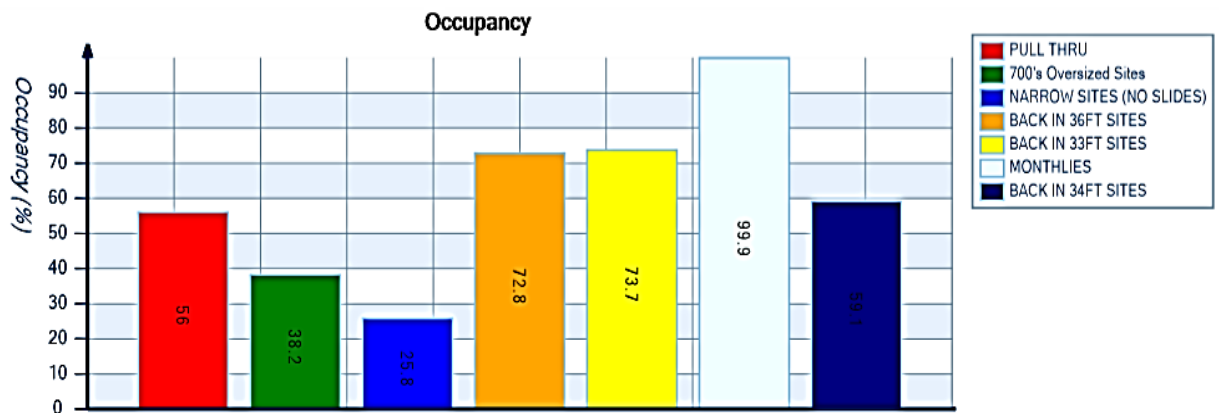
Nothing to report

**Park Use -Susan Magee**

The park was at 73.71% in occupancy in January 2015.

*Holiday RV Park*  
**Occupancy and Average Rate Report**  
 Date: From 1-Jan-2015 to 31-Jan-2015

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	457	256	201	10.24	56.02	4,677.41	4,677.41	18.27	18.27	15.06	0.00	66
700's Oversized Sites	Days	4	123	47	76	0.00	38.21	0.00	0.00	0.00	0.00	2.61	0.00	64
NARROW SITES (NO SLIDES)	Days	9	279	72	207	0.00	25.81	0.00	0.00	0.00	0.00	3.79	0.00	72
BACK IN 36FT SITES	Days	56	1725	1256	469	6.02	72.81	10,376.93	10,376.93	8.26	8.26	10.64	0.85	428
BACK IN 33FT SITES	Days	74	2266	1671	595	4.35	73.74	9,864.88	9,864.88	5.90	5.90	10.38	0.00	511
MONTHLIES	Days	40	1230	1229	1	12.14	99.92	14,937.29	14,937.29	12.15	12.15	30.73	0.00	158
BACK IN 34FT SITES	Days	11	340	201	139	11.88	59.12	4,040.76	4,040.76	20.10	20.10	8.74	0.00	85
<b>Grand Total:</b>		<b>209</b>	<b>6420</b>	<b>4732</b>	<b>1688</b>	<b>6.84</b>	<b>73.71</b>	<b>43,897.28</b>	<b>43,897.28</b>	<b>9.28</b>	<b>9.28</b>	<b>11.71</b>	<b>0.12</b>	<b>1384</b>



**Public Relations/Publicity -Brien Carlson**

Nothing to report

## February BIRTHDAY SHOUT OUTS

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Jackie Neudek  
Sandi Prudhomme  
Linda Toledo  
Stan Stockdale  
Loyetta Aukstkanis  
Garry Jones  
Joseph Prudhomme  
Suzette Petterson

Bob Krum  
Gary Roderick  
Lesley Horton  
Shirley Brady  
Allan Bedford  
Fern Kindell  
Mary Andrade  
Lem Hair

## OWNERS COMMENTS

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- ❖ Eldon Garrett Locker 313: Why was Steve paid \$6,000 if he chose to leave?

Board Response: The attorney said we had to by law given his age. We as a Board are not allowed to discuss it.

## OLD BUSINESS

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### 1. Building Keep - Jon Mackenzie

Last month I brought it up to the Board that the buildings look out of date and we should look into painting them a different color. After talking with Tony we decided to do it in house instead of hiring a company. Jon will have color samples for the next meeting.

### 2. Annual Dinner - Jon Mackenzie

It is going really well with the planning. Teena is doing a great job. We are going with a different disc jockey then last year. Teena found a woman that is only charging \$150 for the night.

**Jon Mackenzie made a motion to pay the disc jockey \$150.00, Seconded by Brien Carlson, Roll Call, Fernando DaSilva & Tom Barcellos Absent, Motion Carried.**

**John Watkins made a motion for to give the Beach Social Club \$250 for decorations for the annual dinner and \$550 for prizes, \$200 for Bingo, Seconded by Tony Damiano, Roll Call, Fernando DaSilva & Tom Barcellos Absent, Motion Carried.**

### 3. CalArvc Conference

**John Watkins:** It went really good. The RV industries is solid and is growing. Our attorney was there, so I was able to get free advice.

**Susan Magee:** I enjoyed going to the conference. The public relations part is all stuff we can do for the park.

**Terry Redwine:** The conference was very beneficial. They went over how RMS does a guest survey.

## NEW BUSINESS

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### 1. Pool Deck Repair - Jon Mackenzie

The pool deck needs to be redone it is in pretty shape in some areas. To have it redone it will be around \$16,000. We need to talk about it and get some other bids and look into some other ideas.

### 2. Pool Area - Non Smoking

We have signs to put up in the pool area.

**Susan Magee made a motion to make the pool and spa area a Non Smoking area, Seconded by Jon Mackenzie, Roll Call, Fernando DaSilva & Tom Barcellos Absent, Motion Carried.**

### 3. Quite Time - Susan Magee

The parks quite time is 11pm, and the city of Pismo Beach is 10pm.

**Brien Carlson made a motion to change the parks quite hours from 11pm to 10pm, Seconded by Susan Magee, Roll Call, Fernando DaSilva & Tom Barcellos Absent, Motion Carried.**

### 4. Manager Replacement

We will be going through the same company that we went with last time. We will be posting the ad this week.

## SECOND OWNERS COMMENTS

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- ❖ Leroy Laird Locker 252: Is there a probation period for the manager?
- ❖ Teena Griffith Locker 37: Last year the Board did the electrical in the front half of the park, will the back half of the park be getting done this year.
- ❖ Gerry Brown Locker 315: For the work Jon Mackenzie and Tony Damiano are doing there is really no way we can thank them enough. All the staff is doing a good job during this time.

- ❖ Linda Gonsalves Locker 754: Thank you to the Board. The office staff is phenomenal. The woman's restroom is old and looks old, it needs to be updated.
- ❖ Allan Bedford Locker 344: The men's bathroom also needs to be updated. The shower heads are great. Also does the Board micro manage the staff?
- ❖ Anna Brown Locker 315: The restrooms could use an update. The tiles in the women's restroom always look wet. Also there are RV's that have a lot of stuff around them.
- ❖ Linda Laird Locker 252: The handicap stalls in the restrooms are very difficult to get a wheelchair in them.

**Motion to go into executive session by Tony Damiano, Seconded by Brien Carlson, Roll Call, Fernando DaSilva & Tom Barcellos Absent, Motion Carried.**

Meeting Adjourned at 10:19am

