

**CAMPER'S HOLIDAY ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 29, 2016**

AMENDED BY RON GILLESPIE ON 11-3-16

The meeting was opened at 10:00 am by President Norman States. The Pledge of Allegiance was said.

ROLL CALL: Sue Flanagan, Ron Gillespie, Billie Meylan, Hank Meylan and Norman States were present either in person or via conference call. Quorum established.

PROOF OF NOTICE OF MEETING: The Agenda was posted on Thursday, September 22, prior to the required time frame of 48 hours.

MINUTES: The minutes of the April Board of Directors Meeting have been approved as distributed.

PRESIDENT: Norman States

We have had a very successful summer. We experienced some setbacks, the primary one being a severe lightning strike that caused considerable damage to our Wi-Fi, CATV and office equipment. The total damage may exceed \$3,500.00. Many improvements have been made throughout the park and campground. The following areas have been addressed:

- Replaced interior and exterior campground bathroom doors and added door awnings
- Completed the replacement of all pantries and storage cabinets
- Replaced pavilion cabinets
- Replaced dock deck and railings
- Completed the PVC lining of the WWTP sewer manholes
- Repaired, graded and seeded the WWTP containment ponds
- Prepared D-17 for sale
- Implemented WTP Filter cleaning program
- Replaced gatehouse floor
- Installed floor and finished cable room

As we work on developing a budget for 2017, we have seen sharp increases in several areas. Some are:

- Real estate tax increases – projected \$14,000
- Fire tax – projected \$4,300
- Electricity usage increase - projected \$5,000 increase

There was an increase in the campground activity this summer. We targeted family and group camping at the RV Super Show and experienced the results of advertising.

Our maintenance and gatehouse employees do an excellent job in greeting our customers and maintaining our facilities.

Thanks to board members who kept in contact during the summer months to help with the decision making process in the operation of our park.

PROPERTY MANAGER: Jim Keller

1. Attorney Robert Tankel has foreclosed on several properties and continues to pursue any delinquent properties. There is only one property currently being handled by the attorney: A-17.
2. A very detailed inspection was conducted and 60 violation letters were sent to all properties not in compliance with our rules and regulations. Most violations about long grass were properties mowed by one individual. Also a list of properties was requested of the persons doing the mowing and landscaping.
3. Our Accountant has completed the 2015 audit.
4. A delinquency list was provided to the Board of Directors and it is very short.
5. Proposed budget is ready and will be mailed next week. I would like to thank Renie Shaw for helping print collate and fold the 5 pages of the mailing. Also the Gatehouse personnel for stuffing and mailing the envelopes.
6. If you have any changes in your personal information, please fill out a new Owner Information Sheet and turn it in to the Gatehouse so that we can update our records.

D-17 – MOTION: I make a motion to accept the bid on D-17 from Tony and Ellen Sportelli in the amount of \$10,000, which includes the condition that the building and shed must be demolished. Motion made by Sue and seconded by Ron. Motion carried unanimously.

Tropic Fence – MOTION: I make a motion to ratify the Board of Directors decision to replace the existing chain link fencing with white fencing at the sewer plant in the amount of \$3,260 to be taken from Pooled Reserves. Motion made by Sue and seconded by Hank. Motion carried: 4 Yes and 1 No.

A & R Tree Service – MOTION: I make a motion to ratify the Board of Directors decision to hire A&R Tree Service to trim/remove dead trees as part of our annual campground/common grounds service in the amount of \$2,580. Motion made by Hank and seconded by Ron. Motion carried unanimously.

Sewer Plant Ponds – MOTION: I make a motion to ratify the Board of Directors decision to hire Ron Morse in the amount of \$1,500 to excavate and enlarge the pond berms. Motion made by Sue and seconded by Hank. Motion carried unanimously.

5 Year Reserve Plan – Ron requested a list of expenses that have been taken from Reserves in 2016. This will enable Ron to update the 5 Year Reserve Plan.

ADJOURNMENT: Motion made by Hank and seconded by Ron to adjourn meeting. Motion passed unanimously. Meeting adjourned at 10:38 am.

Sue Flanagan

Sue Flanagan
Secretary