

Annual Meeting Report February 16, 2010

Today we have 983 spaces full with 762 owners and 201 renters for 91% occupied. Last year we had 955 spaces full with 777 owners and 178 renters. Our occupancy rate last year was 89%, 87.5% for 2008 and 89% for 2007. In 2006 the percentages was 91%, 2005 and 2004 was 88%, with 86% in 2003 and 83% in 2002. So our average number of spaces full at this time of year since 2003 is 951...

In 2003 we had a total of 69 sales, 2004 sales increased to 127, and in 2005 we soared to 148 with 15 sales pending. In 2006 there were 110 sales, 2007 there were 52 sales and in 2008 there were 45 sales with three pending. In 2009 there were 41 sales. Currently, there are 73 properties for sale, about 6.8 % of our total.

On June 16th, 2009 we broke ground on our new maintenance building. Residents and staff attended a brief ceremony where the general contractor was introduced. Nearly everyone present took a turn with a gold painted shovel. This ground breaking marks the first new construction here at Golden Vista in many years.

The maintenance building is frame construction that houses both maintenance and landscaping. This 30' x 40' building located in the southeast corner of the dumpster area is an improved view for those who have been looking at dirt and dumpsters!

The slides show a long trench that was dug between the building and the new transformer that SRP installed. You can tell that this was a big messy job, but necessary to bring power to the new building.

Inside the building is an office, a shop and a restroom. Only the restroom and office are heated and air conditioned. The A/C unit is large enough to do the shop too in the future. As time goes on, the shop will be insulated and air conditioned. The restroom is a unisex bathroom open to residents. The west side of the building has a roll up door and a man door. There is an apron in front of the doors along the west side. This fall we added lights along the back of the building and down the railing and stairs down to the retention area.

An extra pad of concrete was poured south of the building. We moved four sheds from the west side there to form a more compact grouping. New siding was put on the sheds that match the building and they were painted the same color. This is much more efficient and aesthetic than before. Now we have to spruce up the west side where the recycling containers are located. But that's another story.

New carpet was put down in the batting cage. The netting received some attention also. Just last week the netting on the golf driving cage was updated.

Electrical projects included moving the panel from the back of the raised patio. We had to pull new wire from there to the transformer on the east side of the ballroom. The conduit was all below the decorative fence between the patio and the shuffleboard courts. The base of the wall was destroyed and the wrought iron was rusted through, so we re-built the wall. We also built a short angled wall on the south side of the hot tub, so that the sidewalk through that gate would be flat instead of slope. It will be much safer for pedestrians and people with walkers and carts will be able to use that gate as well.

We also have re-worked the electrical outlets on the patio. We now have nine circuits and eighteen plugs. We should not have any more blown breakers on barbecue days. This project included re-wiring in the pantry (old decorating storeroom) which allowed the Activities office to purchase an additional refrigerator. Now Jan can buy and store enough food for luncheons, barbecues and dinners. She is smiling!

The new kitchen is completed and been in use for many events. We decided not to replace cupboards but to change the doors. The new doors are larger and laminated for a more germ resistant surface and easy cleaning. New pull out bottom shelves make access to the lower shelves much easier. We added epoxy paint to the hood, backsplash and pop cooler to increase the life of the surface which also improved the aesthetics. Thanks to the largess of the Activities Office, our new kitchen is gorgeous and functional. This is a great example of putting your money back into the Park. Good job Jan.

We also received \$309,000 from the insurance company to replace our telephone switch. It was damaged two years ago by lightning that not only took out telephone cable, but caused considerable damage to the switch. We are very excited to have this modern technology for Golden Vista Telephone. We now have enhanced 911, call forwarding, caller ID going out, and voicemail.

Additional telephone cable repairs were also made. A new large pedestal had to be installed to repair damaged lines. Shown on the slide is what these large splices look like. There are often many blocks of telephone lines spliced into one of these large pedestals. The good news is that in many instances we can gain a few extra pairs in the splice for future use in re-routing damaged pairs without digging.

We removed and replaced 34,426 square feet of asphalt on Mineshaft on the east and west sides of the main complex. We also crack filled and seal coated 103,476 square feet of pavement and had the striping re-done. The asphalt replacement was completed in May and the seal coating and striping later in the fall. The planning of this project was the responsibility of the Street Committee. Once again, a job well done!

The peeling cool deck by the small pool was replaced. The pillars around the pool and the front entrance have been patched and painted. New ceiling has replaced the exposed beams on the patio. New rainspouts were installed along the roofline when the flat roof was replaced. Not only do they work better, but they look better too. The west side of the main building has been repainted. The metal pieces shown on the golf cart were placed on the wood beams to protect them from sun rot.

Other projects completed include the sound booth which was built by Larry Martin with a little help from a friend and funded by the Activities Office. The sound committee set up in the new booth to improve sound during the various performances we have all winter long. New electrical wiring was needed to locate the sound equipment in the back of the room.

The tennis courts were resurfaced this October. They first removed the old surface, then repaired cracks and added the coating and new stripes. They also sanded down a hump that was problematic.

We replaced eight water valves on six inch and four inch lines. These valves are part of the isolation valves that allow us to shut off the water only in areas with a problem, not the entire park. We are on the second year of a three year replacement plan. Other waterlines have developed leaks, usually from tree roots and need new PVC and new Ts that hold them together. We had two major breaks this past year. As you can see from the slide, the old system used slip connections, but we are now using the collars that bolt on.

Having good efficient water valves helps to conserve water. This conversation also impacts the sewer bill. Over the past two years, our conservation effort has saved 4,000,000 gallons and over \$48,000 in sewer bills. Also, we added pool covers on the small pool and spa that will continue to help save energy. Conservation is continues to be a most important goal here at Golden Vista RV Resort.