

MINUTES
OF THE
MEETING OF THE BOARD OF DIRECTORS

CALL TO ORDER

The regular Meeting of the Board of Directors of Pismo Coast Village, Inc. was called to order March 21, 2015, by President Ronald Nunlist at 10:00 a.m.

INVOCATION

Mr. Nelson gave the invocation.

ROLL CALL

Mr. Nunlist affirmed that, with the exception of Mr. Hickman, all members of the Board of Directors were present. He declared a quorum.

PRIOR MINUTES REVIEWED

Mr. Hearne moved that the minutes of the Board of Directors' Reorganizational Meeting held January 17, 2015, be accepted as submitted. Mr. Plumley seconded, and the motion carried.

PRESIDENT'S MESSAGE

Mr. Nunlist welcomed the shareholders to the meeting. He reported that occupancy for February 2015 was increased over February 2014, and the financial status of the Company is strong. The new perimeter fence along Dolliver Street is almost finished. He thanked Mr. Jamison and staff for their work to make the January shareholder meeting a success. He reported that there is a new manager at the RV Shop, John Rosecrans, and encouraged everyone to go and meet him.

CHIEF EXECUTIVE OFFICER/GENERAL MANAGER'S REPORT

Mr. Jamison, Chief Executive Officer/General Manager, reported that, fiscal-year-to-date, occupancy is increased 10% over the same period in 2014, and 2014 was a record occupancy year for the Company. He attributes the increase in occupancy to current lower fuel prices and gorgeous weather. Fiscal-year-to-date, site revenue and revenue in the General Store is increased over last year. He expressed his appreciation to staff for their hard work.

The Vintage Trailer Rally, which has more than 300 campsites reserved, will again be in the resort the third weekend in May. The Great American Country television channel was here last year during the event to film for the show "Flippin' RVs", and they will be back this year to film. He said that last year's show was named "Midnight at the Oasis", and he encouraged everyone to watch the program if they can.

We have two individuals working for us that are part of the Cal Works Program, which is a state-subsidized training program. Each trainee can work up to twelve-weeks, basically at no cost to our company. At the end of the twelve-week period, we have the opportunity to hire that person. Currently one of the trainees is working in our Security Department and the other is working in our Maintenance Department.

By the end of October 2015, all credit cards are required to be issued with chips in them for enhanced security. The new credit cards also require businesses to have new credit card terminals that operate under the EMV system.

Mr. Jamison gave an update on the Oceano Community Services District's drainage project planned for Storage Lot B. He spoke to them last week, and they reported that they are near FAA approval for the project, which is a requirement due to the close proximity to the Oceano Airport. Once FAA approval is obtained, they will go after the easements needed for the project. The project is planned for Summer/Fall 2016, and will permanently impact the number of units that we can store in B-Lot.

Mr. Jamison reported that the Verizon cell phone tower planned for Storage Lot D will be required to have a gravel emergency vehicle turnaround next to the tower site. Two weeks ago we had surveyors in the Resort to take measurements for the proposed Verizon mini-cell phone tower planned for the area by the flagpole at the Registration Office. We were also contacted by another Verizon representative regarding installing a full-size cell phone tower in Storage Lot A.

Approximately three years ago, we were approached by Wash, our laundry equipment provider, about switching from coin-operated machines to a credit card system because the coin receptacles fill up quickly which causes the machines to cease functioning. At that time, we said that we would not be interested in doing the switch. They recently approached us again about the change. The Wave System would require a credit card to operate the equipment, and also offer guests the ability to use a cell phone or laptop computer to see how many of the machines would be available for use at any time.

EXECUTIVE COMMITTEE REPORT

Mr. Nunlist reported that the Executive Committee did not meet, and, therefore, had no report.

FINANCE COMMITTEE REPORT

Mr. Hardesty, Chair, said his committee met this morning and reviewed the financial statement for the five-month period ended February 28, 2015. He was pleased to report that, year-to-date, we are well ahead of last year's revenue. The Finance Committee discussed paying down the outstanding debt, and a motion will be presented during Closed Session.

OPERATIONS COMMITTEE REPORT

Mr. Plumley, Chair, said that the Operations Committee met this morning. The Committee reviewed and discussed the draft of the 2016 Shareholders Information Manual/Calendar and proposed revisions to the verbiage of the document. The Committee will continue this discussion at their May meeting. The Committee also reviewed the rules pertaining to shareholder time usage, dog runs, etc., and guest comments received regarding the new fence and landscaping.

AUDIT COMMITTEE REPORT

Mr. Enns, Chair, said the Committee met yesterday with Accounting Manager Kitty Karstetter. Ms. Karstetter shared new hire training documents for daily register entries and the forms and printouts used to balance the daily register entries. The Committee also discussed items to be address at future committee meetings.

NOMINATING COMMITTEE REPORT

Mr. Hearne, Chair, said the Committee met yesterday. At their meeting, the Committee interviewed one prospective candidate for Board membership, reviewed the committee's goals and objectives for the current year, and made a minor change to the Board of Directors' Application Form.

ENVIRONMENTAL, HEALTH & SAFETY ADVISORY COMMITTEE REPORT

Mr. Buchaklian, Chair, reported that the Committee met yesterday. At that meeting, Charles Amian, Operations Manager, gave the Committee an update on accidents and injuries to guests and employees. The Committee also reviewed the list of employee safety training classes from 2013 to the present date, toured the General Store and Restaurant, and updated the List of Advisories.

SHAREHOLDERS' COMMENTS

A shareholder asked for the Board's consideration of the letter he submitted outlining suggestions for the current reservation system in regards to shareholders that want to make reservations in excess of a month.

A shareholder commented that the new perimeter fence along Dolliver Street really looks nice. He also appreciates the fact that the swimming pool has a designated time for lap swim.

Mr. Nunlist recessed the meeting at 10:32 a.m., asking the shareholders to leave the meeting room. He reconvened the meeting in Closed Session at 10:46 a.m.

There being no further business, the meeting was adjourned at 11:56 a.m.

The above minutes of the March 21, 2015, Board of Directors' Meeting are correct and accepted as presented.

George Pappi, Jr.

George Pappi, Jr., V. P. – Secretary