

February 3, 2009

To Golden Vista RV Resort Board of Directors;

The Ad Hoc Electric Committee has completed its mission and submits its conclusions and suggestions to the GVRVR Board regarding the Electrical Pedestals in the Park electrical distribution grid.

**\*\*\*\*\* PEDESTAL OWNERSHIP: \*\*\*\*\***

The CC&R's is the governing document regarding Pedestal ownership. The CC&R's state that the electrical pedestal is owned by the Association. The ARC Guidelines section 5.27 Electrical Pedestal should reflect guidelines that are consistent with the CC&R's. Reference paragraph 3.36 of the CC&R's. ARC Guidelines should be changed accordingly. Since the pedestals are owned by the Association they should be included in the Capital Equipment Inventory and should be budgeted accordingly for annual maintenance and repair and when planning a Capital Equipment Reserves Budget.

The ARC Guidelines should include a definition of the ownership as it relates to the property/lot owner. We suggest the following as a defining statement. "SRP owns the electrical cable to the pedestal and the meter attached to the pedestal. The lot owner owns the electrical cable to the park model, shed, habitable room or RV that is connected to the pedestal. The pedestal and all internal parts of the pedestal are owned by the Association."

**\*\*\*\*\* PEDESTAL MAINTENANCE & REPAIR: \*\*\*\*\***

Since the Pedestals are Association property the maintenance and repair of them should be addressed by the Association as a maintenance item of Association property. We suggest that the Association implement a annual maintenance and repair program. A five to ten year cycle where the pedestal population is divided equally during the term of the selected program seems appropriate. The program should include inspecting the physical and electrical integrity of all components of the pedestal, removing dust and debris and repair of problems found. All work could be accomplished during the "off season" to limit the impact on residents/owners. It is anticipated that the majority of the pedestals will only require inspection, cleaning, burnishing of contact surfaces and lug tightening. Fixed bids are recommended to be extended to potential electrical contractors to complete the annual maintenance tasks. Any repairs not covered in the annual maintenance program should be done as beyond the scope of the maintenance program. They should be accomplished as a time and material effort, to be added to the annual maintenance contract.

We suggest that GVRVR attach a identification label to each pedestal stating that the pedestal is owned by GVRVR. The label should state that any modifications or repairs to the pedestal must have GVRVR approval.

**\*\*\*\*\* PEDESTAL MODIFICATIONS: \*\*\*\*\***

Any cost incurred to modify the pedestal or circuit breaker configuration of the pedestal to allow it to be connected to a park model, shed, habitable room or RV shall be at the lot owners expense and must be approved by the GVRVR, ARC Office Compliance Manager. All modifications must comply with existing electrical codes in effect at the time of the modification. If a park model is replaced the pedestal circuit breaker configuration must also be brought up to the current electrical codes.

**\*\*\*\*\* PEDESTAL AND RELATED PARTS FAILURE: \*\*\*\*\***

The costs to repair any pedestal or related parts failures are the responsibility of the lot owner, if it is determined that the failure was due to negligence on the part of the lot owner or renter.

Respectfully Submitted, Electrical Ad Hoc Committee

Barry Jones, Bob Griswold, Jerry Bray, Ed Borner