



### Board of Directors

Fernando Da Silva (2019 – 2022) – President (Absent)	Brien Carlson (2018 – 2021) – Rules and Regulations
Lorena Lemus (2019 – 2022) – Vice President	Charles Nunes (2019 – 2022) – Maintenance
Joyce Aldrich (2020 – 2023) – Secretary	Brenda Critzer (2018 – 2021) – Management (Absent)
John Watkins (2020 – 2023) – Treasurer	Tom Barcellos (2018 – 2021) – Collections
Mark Schieber (2020 – 2023) – Park Use & Public Relations	

Members Present – 7

Meeting called to order at 9:05 am by Lorena Lemus

Flag salute led by John Watkins (Locker 559)

### Vice President’s Address

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1. Please turn off all cell phones.
2. This meeting is restricted to members 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. All meetings of the Board are open to any members of the Association. Members who are not on the Board may not participate in any deliberations or discussions unless expressly so authorized by a quorum of the Board of Directors.
6. Members may participate in the meeting during the Member’s Comments section of the agenda.
7. Questions, comments or suggestions will be referred to a Board member, as appropriate or taken into consideration by the Board for research, review and discussion, and placed on next month’s agenda.
8. Holiday RV Park’s meetings and procedures are governed by our bylaws, CC&Rs and rules adopted by the Board.

**Lorena Lemus made a motion to approve the minutes of the January 9, 2021 meeting, seconded by Brien Carlson.**

Thank you for joining the Board today as we continue to host our monthly meetings online because of the ongoing pandemic. It is great to have you here and interacting with us and thank you to Julie and Aaron for organizing everything online.

### Correspondence – Mark Schieber

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I received a note about the construction noise level being high; I can certainly hear quite a bit of noise from my RV as well. Another complaint was about the lack of fire pits in our Park. I’ve had to let non-members know that we are too close for fire and smoke. I also have a comment that simply reads “Wi-Fi.” I don’t know if this person was having technical difficulties, but the new Wi-Fi in the Park *rocks!* Lastly, both Kim and Aaron received nice comments from our guests.

**January 2021 Guest Survey Comments:** *Please refer to the attached comments at the end of this document.*

## Committee Reports

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### Financial Report – John Watkins

Park Accounts	Balance (1/31/21)	Monthly Comparison	Jan 2021	Jan 2020	Difference	% Change
Mechanics Bank–Operating	\$110,676.97	Income	\$144,388.86	\$134,936.57	\$9,452.29	7%
Mech. – Laundry	\$18,438.87	Expense	\$71,703.45	\$117,064.97	-\$45,361.52	-39%
Mech. – Dues	\$77,627.13	Net Income	\$72,685.41	\$17,871.60	\$54,813.81	307%
Mech. – Emergency Reserves	\$100,509.82					
Mech. – CIM Reserves	\$313,863.87					
Morgan Stanley Dean Witter	\$228,595.18					

We continue to remain in good shape during the early phases of construction. I know that the rainstorm last month set us back a little bit in terms of off-the-street revenue, but we are at full capacity this weekend because of President’s Day. We’re also watching our expenses closely to make sure we stay on track with our revenue stream.

**John Watkins made a motion to pay the bills and payroll, seconded by Mark Schieber.**

### Management – Brenda Critzer (Absent) – Lorena Lemus (Representing)

The staff continues to make strides ensuring that we remain booked with reservations and keeping our facilities sanitized to reduce the spread of COVID-19.

### Collections – Tom Barcellos

There is roughly \$15,500 left outstanding from the January 2021 assessment. I expect to see much of that amount resolved in the month of February. \$2,800 is outstanding beyond January, and the shareholders that are most delinquent will be receiving a notice that states we are going to file a lien with San Luis Obispo County if payment is not remitted soon. We may have more foreclosures if we do not see any action from these parties.

### Park Use – Mark Schieber

It’s more difficult to gauge our total usage because of the spaces being unoccupied due to construction, but the bottom line is that we are still we are generating a little *more* revenue from rentals than last year. That is in spite of the spaces lost due to construction, and the fact that generally business is slower in the winter months.

### Park Maintenance – Charles Nunes

The maintenance staffed remains focused on achieving smaller tasks like painting and repair small fixtures and keeping the shop clean and organized. This is in addition to the extra sanitization of the facilities due to COVID. I really appreciate seeing positive comments about the maintenance staff from our guests that take the online survey.

### Rules and Regulations – Brien Carlson

I don’t have any reports since last month that are related to the rules and regulations, unless Julie has anything to report?

Comment from Julie Hill – I would like to remind everyone that COVID presents unique challenges to us that prohibit me from doing things like perform regular inspections on our long-term RVers and ask people to travel for site cleanups, especially if these persons are at a higher risk of health complications. Other than true emergencies, it has been quiet on that front for a reason.

### Public Relations – Mark Schieber

It has been kind of quiet around the Park, nothing much to report from the month of January. Aside from survey comments, I did not receive any other correspondence from our guests.

### **Manager's Report – Julie Hill**

Thanks again to everyone participating in our general session today. Using the Zoom platform has worked out well so far, and I would appreciate our members asking each other to give it a try for the annual meeting and beyond.

We have a question in the chat about accessing the monthly paperwork for the meetings. That is available the Friday afternoon before the meeting, please visit the office, call or email to request that information printed or sent digital to you.

Our lead project managers and developers are trying to be as conscientious as possible when it comes to noise from construction, but at a certain point we all need to understand that noise is unavoidable during their workday. I wish I could do more to eliminate that, but we are doing all we can to inform incoming guests and mitigate any complaints about the noise.

### **Reportable Actions – Joyce Aldrich**

There was a single motion passed during the last executive session on January 9, 2021:

**The Board passed a motion to utilize the meeting room at the Inn at the Pier for the executive session and annual general session meeting on March 13, 2021.**

### **Old Business**

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#### **1. Beach Social Club Events & Announcements – Brenda Critzer (Absent)**

*Nothing to report.*

#### **2. Construction Improvement Committee – Construction Update / Loan Update – John Watkins / Tom Barcellos**

Construction is moving along quite well. There was a change order related to the work on the clubhouse, it amounted to \$5,800. The soil under the clubhouse was saturated from the heavy rainstorm in January and it was not of a compactable quality. It was very sandy and probably met the standards of 1979 when the clubhouse was originally planned out, but not suitable for today's standards. Everything else is clicking on, running smoothly and Robertson Builders is doing an excellent job communicating to Julie and the Board any issues that require our attention.

As Mark has mentioned previously, Robertson has taken great effort to allow the Park access to rent RV spaces during the busiest weekends that are normally blocked off for construction use.

The loan has transitioned from a "construction" loan to a "term" loan. It has been approved by the bank; we are merely waiting on a title company to sign off on a few required items. The money would then be wired to the Park within 10 – 14 business days.

*Question from Kimberly McKenzie (Locker 107) – Which bank did we acquire a loan from, what is the interest rate and how are the Park's payments planned for that loan?*

We're using out funds currently, but Central Valley Community Bank is fronting the loan and we will reveal the exact terms and conditions after the loan has been received by the Park.

Comment from John Watkins – I would like to appreciate how clean Robertson has kept the Park during construction. I've never seen a jobsite so well maintained. They are taking a lot of care to make sure we still look presentable to our members and guests. I'm pleased with their professionalism.

### **3. Transformers – Julie Hill**

*Nothing to report.*

### **4. Annual Meeting – Julie Hill**

Our annual meeting will be a virtual event this year due to COVID, using Zoom at the streaming platform. There was a set of instructions sent with the annual mailing that details how to join the meeting. A member must email me before the annual meeting to receive an invitation to the Zoom session.

The two members running for the Board who are not incumbents, Kimberly McKenzie and Charlie Weeks have been invited to join the Board at the meeting room at the Inn at the Pier, where the 9 Board members, our bookkeeper, Robertson Builders, Aaron and I will be live streaming the meeting from in socially distant manner. We need Mr. Weeks and Mrs. McKenzie there in the event that one or both of them are elected to the Board, so that executive business following the general session can be attended to without delay.

I received a question from a member that is normally not in the Park for the monthly meetings, and they wanted to know how to gather the information presented at each meeting. That can be requested and sent very easily over email, ideally the Friday before the Board meeting or afterwards on Saturday.

### **5. Auction on Foreclosure Share – Tom Barcellos**

I know that we previously discussed the idea of holding the auction for the December 2020 foreclosure after the annual meeting, but I think our needs will be best served by waiting to announce a later date. Perhaps we can give a firmer date at the annual meeting so that information reaches more ears and piques more interest.

## **New Business**

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### **1. Ballot Tabulations – Joyce Aldrich**

I will need volunteers from around the Park to assist Julie and I with sorting, confirming, and preparing the ballots for tabulation on March 12<sup>th</sup>. We'll be meeting at the Inn at the Pier that Friday evening. Thank you to Danette Coonce (Locker 297) for volunteering in advance! Please remember that it will be necessary to keep the tabulation confidential, and an agreement must be signed. Julie has informed me that we have already reached more than enough ballot returns to establish a quorum for March, which is very encouraging to see. Lastly, any Board members or members that are candidates may not participate in the tabulation process.

## **Member's Comments**

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*None.*

## **Board Member's Comments**

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*None.*

## **All Motions**

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**Lorena Lemus made a motion to approve the minutes of the January 9, 2021 meeting, seconded by Brien Carlson.**

**Roll Call: Joyce Aldrich, Tom Barcellos, Charles Nunes, Mark Schieber and John Watkins voted yes. Brenda Critzer and Fernando Da Silva absent, Motion carried.**

**John Watkins made a motion to pay the bills and payroll, seconded by Mark Schieber.**

**Roll Call: Joyce Aldrich, Tom Barcellos, Brien Carlson, Lorena Lemus and Charles Nunes voted yes. Brenda Critzer and Fernando Da Silva absent. Motion carried.**

**John Watkins made a motion adjourn to executive session, seconded by Charles Nunes.**

**Roll Call: Joyce Aldrich, Tom Barcellos, Brien Carlson, Lorena Lemus and Mark Schieber voted yes. Brenda Critzer and Fernando Da Silva absent. Motion carried.**

Meeting adjourned at 9:39 am.

Respectfully Submitted,

Joyce Aldrich  
*Board of Directors – Secretary*

Cc

Aaron Cartwright  
*Senior Reservation Agent*

#### **Guest Survey Comments from January 2021:**

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- “The portable showers were shut down without notice.”
- “Excellent staff, keep up the great job.”
- “Always a pleasure staying at this Park. The staff is always very pleasant and always willing to help out.”
- “Thanks for helping me back in. Staff is super friendly.”
- “Keep up the good work.”
- “The showers are NOT hot, lukewarm at best. Very disappointed.”
- “Cleanliness is good. The sites are too close to each other. Fortunately, for most of our stay the adjoining sites were empty.”
- “No parking made it difficult.”
- “The night staff was very helpful as we just purchased our trailer and new to the Park.”
- “Where you put us at 404, up against a wall, very close to the street, very noisy and way too close to other trailers.”
- “Could use a little more parking.”
- “The sites were way too small and tight.”
- “The construction noise was worse than expected and there really isn’t any pet area to speak of. Will definitely try again after construction is complete. Loved the location.”
- “I’ve stayed at the parks across the street and the experience I had Holiday was way better. I will be staying at Holiday from now on.”
- “With plenty of spaces available, you put us in #113 where we couldn’t back in all the way. Also, your Park is ridiculously cramped, and the spaces are too narrow. We won’t be staying here again and would never recommend this Park to anyone else.”