



Board of Directors

Lorena Lemus (2019 – 2022) – President (Absent)
Mark Schieber (2020 – 2023) – Vice President
Charlie Weeks (2021 – 2024) – Secretary
John Watkins (2020 – 2023) – Treasurer
Brenda Critzer (2021 – 2024) – Management
Charles Nunes (2019 – 2022) – Maintenance

Tom Barcellos (2021 – 2024) – Collections
Joyce Aldrich (2020 – 2023) – Park Use & Public Relations
Fernando Da Silva (2019 – 2022) – Rules and Regulations

Members Present – 39

Meeting called to order at 10:00 am by Mark Schieber.

Flag salute led by Charles Nunes.

Mark Schieber asked for a moment of silence in observance of the recent passings of Kari Olafsson (Locker 291), Annie Delmage (Locker 73) and Brien Carlson (Locker 134).

Charlie Weeks reminded the member in attendance that any unreturned ballots must be submitted now.

Dona Weeks (Locker 7) made a motion to approve the minutes of the March 13, 2021 meeting, seconded by Lesli Leigh (Locker 88).

Correspondence – Joyce Aldrich

Thanks to everyone for turning out and joining us on this beautiful day! The trend this year has been more members visiting the Park, which we are thrilled to see. While I don't have any specific correspondence for this meeting, I have recently received comments about the construction as we near the end of the project.

President's Address

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.

Certification of Quorum – Charlie Weeks

As the Chairman of Elections, I can report that the ballots were tabulated yesterday evening by a group of volunteers and I. A total of 525 ballots were received, which is more than enough to certify a quorum today.

Committee Reports

Financial Report – John Watkins

Park Accounts	Balance (12/31/21)	Annual Comparison	Jan - Dec 2021	Jan - Dec 2020	Difference	% Change
Mechanics Bank-Operating	\$55,428.07	Income	\$1,200,794.35	\$1,344,508.67	-\$143,714.32	-11%
Mech. – Laundry	\$16,235.62	Expense	\$873,910.60	\$933,222.40	-\$59,311.80	-6%
Mech. – Dues	\$27,298.95	Net Income	\$326,883.75	\$411,286.27	-\$84,402.52	-21%
Mech. – Emergency Reserves	\$52,003.96					
Mech. – CIM Reserves	\$161,223.52					
Morgan Stanley Dean Witter	\$25,089.87					

The last year Holiday RV has been under construction, we've lost usable RV sites and we've lost revenue. That being said, I'm happy to report that we are still financially solid under these trying conditions. The staff has managed the Park extremely well and kept our balance sheet strong. Thanks to careful management of our expenses, we only had to take a \$450,000 loan to see construction through, which is significantly less than estimated.

Dale Critzer (Locker 166) made a motion to approve the annual financials, seconded by Ed Dewitt (Locker 334).

Management – Brenda Critzer

Things are moving rapidly as the restroom construction concludes. We'll be reopening 10 additional RV sites for rental again very soon.

Collections – Tom Barcellos

In the last year we've had to foreclose a pair of shares, and I'm pleased to report that those shares sold at auction for over \$17,000. It's great to see the increasing value of our investments reflects the improvements we're making to the Park's facilities. This year we are anticipating at least 3 more shares entering the foreclosure process due to lack of payment.

Park Use – Joyce Aldrich

Our annual occupancy is up over last year, but revenues are down, as John mentioned. This is attributed to an increase in members using their shares compared to the previous year that was heavily skewed by COVID. We look forward to more guests joining us this summer once all the brand-new facilities are open again.

Park Maintenance – Charles Nunes

We've recently serviced the Park's forklift, repaired the sewage lift station, and resolved some electrical issues at the RV site pedestals. The maintenance staff continues to clean and maintain the Park, as always.

Comment from Debra McCorkle (Locker 578) – What's the status of the streetsweeper?

The sweeper was no longer working and beyond regular repair, so the Board decided to sell the machine to a scrapyard some time ago. We don't have any current plans to replace it.

Rules and Regulations – Fernando Da Silva

This is my last meeting, and I would like to humbly thank everyone for the opportunity to serve on this Board. It's been a great experience!

Public Relations – Joyce Aldrich

We have a greater presence on social media, including Facebook, Instagram, etc. There has been a steady flow of information about construction added to those services over the last year. If you don't use that kind of social media, please visit the membership portal on the website instead, we welcome your comments!

Comment from Debra McCorkle (Locker 578) – I saw on the website that the pool is not opening until 2023, is that still true?

That's not accurate, but keep in mind that approval to open the Park's facilities is granted by the Department of Housing and Community Development (HCD). Until HCD says "yes" to the whole project, we don't get to open anything!

Comment from Talley Snow (Locker 818) – I know that question had been raised on the Park's Facebook page previously, and I appreciated it being responded to, rather than leaving it unresolved.

Comment from Tom Barcellos – The clubhouse is basically done, it made no sense to finish the pool other construction was going on. The final installation of the pool equipment is ongoing, and there have been delays in finding suitable parts to construct the drainage system. We *hope* to have that construction finished in about 30 days. Again, as Joyce stated, none of the facilities will be reopening until HCD has approved their use.

Comment from Kim McKenzie (Locker 107) – As stated in previous meetings, there was damage to the pool interior during construction. What's the resolution on who is responsible for paying those expenses?

Comment from Tom Barcellos – Those costs will be split between Holiday RV and the contractor. All swimming pools have a lifespan on how long the concrete and finish will last.

Comment from Debra McCorkle (Locker 578) – Are we under budget?

Comment from Tom Barcellos – We're currently about \$2,500 over budget, which is pretty good considering the pandemic.

Manager's Report – Julie Hill

I would like to thank all the members for attending today's meeting, it's nice to see everyone in person again after taking a year off due to COVID. Please join us for lunch this afternoon following the meeting. Thanks so much to the Board for working very hard this year to help take care of the Park, at a lot of time and expense in their personal lives. Remember that this is volunteer Board, they're not employees. Much of their work is done behind the scenes and after they have come home from their own jobs and business that they run.

2022 Election Results:

Comment from Charlie Weeks – A committee of members and volunteers met yesterday evening to count all the ballots; and I've got to say that the work was impeccable! There is no doubt in my mind that we have accurate results. At one point we were a single ballot off, but after an hour's time spent, we found the correction. I was impressed with the thoroughness of the procedure. The election results are as follows:

- Charles Nunes – 347 votes
- Talley Snow – 345 votes
- Darin Batty – 251 votes
- Denise Gagliardi – 163 votes

- George Lemus – 161 votes and Bonnie Thomas – 161 votes (tie)
- Jerry Bodine – 108 votes

Congratulations to our new and returning Board Members: Charles, Talley and Darin!

Old Business

None.

New Business

1. 2022 Operating & Capital Budget – John Watkins

In your annual packet you received a budget that the Board approved last fall, and it includes the rates for this year as adopted by the Board. Based on trends, we are anticipating a healthy income like previous years. We've got capital improvements allocated for the roads, landscaping and our IT equipment. Now, let's keep in mind that gas prices were very different 6 months ago! We will adjust our spending to account for inflation and diminished revenue where it is possible. I think it may be forthright for future treasurers to reevaluate our budget quarterly.

Member's Comments

Anna Brown (Locker 1) – Is there any thoughts on what the potential expenses might be for the Park when it comes to guests charging electric cars onsite?

Response from Mark Schieber – That subject comes up for discussion every couple of years or so, and it runs hot and cold. Some Board members are very keen to start adding fees for that additional usage, and others are concerned it opens a door to eventually charge extra fees for golf carts or outdoor appliances. Our current opinion as a Board is that we've made enough adjustments to our rates based on all the costs the Park incurs, not just for electricity. I think that we will continue to discuss the topic yearly to see where we're at. Maybe someday we'll see more electric cars here than not!

Debra McCorkle (Locker 578) – I heard a rumor that the Board is going to cut back on the allotted number of snowbirds in the Park. Is there any truth to that?

Response from Mark Schieber – That's not the case. The number of snowbirds allowed every year is an arbitrary figure that the Board can change anytime. Long ago, it might have been 30 snowbirds, a few years ago it was 60, and so on. There are no active discussions among the Board to raise or lower that number, but that usually happens before a new snowbird season starts. In case anyone didn't know, the current limit on snowbird spaces is 60 in the rules and regulations.

Talley Snow (Locker 818) – I've got a few questions that some members wanted me to ask the Board, beginning with why the office is closed for lunch. I understand there are staffing issues, but can we not alternate breaks? Another member had moved 2 years ago, and the office still had not verified their address properly, so they did not receive their ballots until they had to call the office again and ask; even then it was a jpeg file of the ballot and not a printed copy. Lastly, the bylaws on the website were corrected, but still rewritten compared to older copies. Why is that?

Response from Mark Schieber – We leave scheduling decisions up to the manager. When it starts getting busy we actually extended our hours on certain days to accommodate our guests. Sorry to hear that member did not receive their ballot in a timely manner; we expect the office to have that resolved for any future mailings, as it can be a process. As far as the bylaws go, I know that I saw a few typos and brought it to Aaron's attention. I believe he got that resolved and Fernando let me know that the bylaws have been referred to our attorney's attention.

Debra McCorkle (Locker 578) – Is extra vehicle parking \$5 or \$10 this year?

Response from Mark Schieber – Parking is \$10 currently. Rates and fees are always subject to change.

Kim McKenzie (Locker 107) – I am aware of numerous people that applied for snowbird that were owners and were not approved ahead of non-owners. We used to post a list of all the snowbirds that were approved; now we don't. I think that the Board should not approve non-owners over owners if the RVs will fit. Also, there are so many rules not being followed in the Park right now. Lastly, I've seen a lot of expired license plates on the RVs here recently. I don't even understand how these folks can have insurance on their units.

Response from Mark Schieber – I tend to agree with you on snowbird member priority, but you did qualify that the square peg must fit into the round hole. Size constraints are probably the biggest concern when it comes time to approve snowbirds.

Response from Brenda Critzer – There are numerous reasons that a person may not qualify for a snowbird space, and we have those listed on the front page of the snowbird application. It's not just size or being a member that matters. It is a privilege to snowbird, and sometimes members and non-members are not welcome to snowbird if they cannot follow the rules as established by the Board.

Debra McCorkle (Locker 578) – The woman staying next to me bought a share and trailer but was denied snowbird because you had reached your limit. She's been next to me the whole season paying over \$1,200 a month because of that. Why couldn't we make an exception? I don't understand how she could be allowed to stay there the whole season but still be denied.

Response from Mark Schieber – The honest answer is that the snowbird season was established years ago because the assumption was that we needed to attract business when it was slow; nowadays we don't need to attract as much business. Demand always exceeds the number of spaces we can offer each snowbird season. If we don't stick to our limit of 60 snowbirds, a few exceptions here or there will quickly add up to a lot more members here permanently. Remember that an owner's time is *guaranteed*, and sometimes we cannot honor that because we've got too many snowbirds. It's a difficult business decision, because the rules state that we are supposed to make a snowbird to leave so an owner can use their time. Keep in mind that only the free time is an entitlement, any snowbirds allowed are because of an *agreement* between the Park and that owner. I understand that it's disappointing that your neighbor was not approved, but there are legitimate concerns at work in making these decisions.

Response from Tom Barcellos – To Mark's point, there was a time before Julie when the previous manager approved way too many snowbirds without the Board's consent. We're talking about more than 75 snowbirds, which severely limited the enjoyment of other members that wanted to use their time. We've since gotten that under control, and our philosophy is that no one should be buying a share to try and snowbird. Instead, folks that have owned a share for a long time should have the opportunity to snowbird if they apply. If someone buys a share we're not obligated to rent them a snowbird space.

Shirley Torres (Locker 759) – I would like to know why monthly tenants must abide by a 7-day occupancy requirement, while the snowbirds can be gone as long as they want to? Also, can family members use my free time? I think that the requirement should be lifted while the gas prices are high, and the pandemic is still active.

Response from Brenda Critzer – There is a very long waiting list for members that want to have a monthly site, over 200 members long. If someone is not considerate enough to use their monthly space for at least a week per quarter, then maybe it's time to let someone else have an opportunity to. Snowbirds only get an agreement to rent a space for part of the year, unlike the monthlies.

Response from Mark Schieber – We're dealing with a construct that has been in place for a very long time, and the Board is trying to satisfy everyone's needed. I understand your viewpoint as a monthly is that you shouldn't have to abide by a requirement to be here for a week, but there's also other members that have stated that all monthlies should. As far as using your free time, it must be for a household member. Of course, that is a separate concern from your monthly agreement. I don't think that the Board will accept gas prices as a legitimate reason to waive an occupancy requirement. We did waive it for COVID for over a year, because we do feel that health concerns are a legitimate reason and we had government

agencies enforcing mandates on us to restrict travel. It is unlikely that COVID will ever disappear completely, we've all got to find a way to return to our everyday lives eventually.

Debra McCorkle (Locker 578) – I've seen over the years a number of RVs that are parked here when people are supposed to be using their free time, and it's obvious that nobody is staying there. Certainly, that is taking spaces away from another member. Don't we have a rule against that?

Response from Mark Schieber – Time is time; whether you stay or not, each member is guaranteed use of their 42 free days.

Mary Halberg (Locker 661) – Why do monthly tenants have to sign rental agreements twice per year, while the snowbirds only sign one?

Response from Mark Schieber – To avoid establishing residency at the Park. That's also why snowbird season is not nearly as long as it used to be. Same reason why we ask that people store their RV here for 2 days following the end of a rental term. I know that it's a little weird, but that's the construct I was referring to before.

Board Member's Comments

Charlie Weeks (Locker 7) – Our bookkeeper, Liz, did a phenomenal job tabulating votes yesterday without being distracted by all the conversation and moving around during the whole process.

Charles Nunes made a motion to adjourn to executive session, seconded by Fernando Da Silva.

All Motions

Dona Weeks (Locker 7) made a motion to approve the minutes of the March 13, 2021 meeting, seconded by Lesli Leigh (Locker 88).

Roll Call: All members present voted unanimously to approve the motion; motion carried.

Dale Critzer (Locker 166) made a motion to approve the annual financials, seconded by Ed Dewitt (Locker 334).

Roll Call: All members present voted unanimously to approve the motion; motion carried.

Charles Nunes made a motion to adjourn to executive session, seconded by Fernando Da Silva.

Meeting adjourned at 11:10 am.

Respectfully Submitted,

Charlie Weeks
Board of Directors – Secretary

Cc

Aaron Cartwright
Senior Reservation Agent