

Holiday RV Park Members

February 2023 Meeting Packet



Contents are Approved for
Members Only



Agenda

Holiday RV Park
Members Association Meeting
Saturday, February 11, 2022
9:00 am

Call to Order
Flag Salute
Roll Call
President's Address
Minutes to Previous Meeting

Charles Nunes
TBD
Talley Snow
Charles Nunes
Talley Snow

Committee Reports

Financial Reports
Collections
Management
Park Use
Correspondence/Public Relations
Park Maintenance
Rules & Regulations
Manager's Report
Reportable Actions

John Watkins
Tom Barcellos
Darin Batty
Denise Gagliardi
Mark Schieber
Charlie Weeks
Joyce Aldrich
Aaron Cartwright
Talley Snow

Old Business

1. Annual Meeting

Mark Schieber

New Business

TDB

Members Comments

Board Member Comments

All Motions

Executive Session

1. Personnel



Board of Directors

Charles Nunes (2019 – 2025) – President (Zoomed In)
Charlie Weeks (2021 – 2024) – Vice President & Maintenance
Talley Snow (2022 – 2025) – Secretary
John Watkins (2020 – 2023) – Treasurer
Darin Batty (2022 – 2025) – Management (Absent)
Tom Barcellos (2021 – 2024) – Collections (Absent)
Joyce Aldrich (2020 – 2023) – Rules and Regulations
Mark Schieber (2020 – 2023) – Public Relations
Denise Gagliardi (2021 – 2024) – Park Usage (Zoomed In)

Members Present – 12

Meeting called to order at 9am by Charlie Weeks.

Flag salute led by Mark Schieber (Locker #155).

President's Address

- Please silence or turn off all cell phones.
- This meeting is restricted to members only.
- Members are welcome to participate during the *Member's Comments* section of the agenda.
- To maintain decorum, member comments are limited to two (2) comments per person.
- As stated in the rules, all complaints to Park Management must be in writing and signed by the person making the complaint. Anonymous statements will not be taken into consideration.
- Discussion can become emotional, but all members deserve to be treated with dignity and kindness.
- The Board aims to answer member questions at every meeting. However, responses to specific comments or questions may be deferred for review and placed on next month's agenda.
- The Board represents the interests of 875 shareholders. While consideration is made for individual concerns, decisions are based on what is best for all members.
- This is a volunteer Board. No one is paid for their time. Directors are reimbursed for out-of-pocket expenses and receive two (2) free days use for their RV when attending a meeting.
- Holiday RV Park's meetings and procedures are governed by its bylaws, CC&Rs and rules.

Committee Reports

Financial Report – John Watkins

Park Accounts	Balance (12/31/22)	Monthly Comparison	December 2022	December 2021	Difference	% Change
Mechanics Bank-Operating	\$65,546.28	Income	\$89,951.32	\$74,311.01	\$15,640.31	-17%
Mech. – Laundry	\$16,954.62	Expense	\$91,113.76	\$83,833.57	\$7,280.19	-8%
Mech. – Dues	\$4,470.65	Net Income	-\$1,162.44	-\$9,522.56	\$8,360.12	-719 %
Mech. – Emergency Reserves	\$81,788.29					
Mech. – CIM Reserves	\$4,575.74					

As we have stated in previous meetings, expenses are going up every day and each month. Utilities have gone up about \$45,000 over the last year. Gas & Electric are almost \$27,000 of the increase in the expenses. The overall health of the park is going good though. We now just need to see who will be doing our financial statement for the coming year. I believe we are going to stick with Glen Burdette and my personal recommendation and not that of the Board is to continue with them for the next year and not to switch companies. The Board will discuss this in executive session and get together with Liz to see what the best plan of action is to take so we will have a decision by the start of the fiscal year.

Collections – Tom Barcellos (Absent) – Aaron Cartwright

The first installment of the annual dues were mailed out about a week and half ago so everyone should be receiving those in the coming weeks. Those will be due by end of February and will be considered late as of March 1st. As far as any members that have outstanding dues, there are only seven accounts that have outstanding dues at this time and the office staff is currently working on trying to collect from those seven prior to Tom starting the foreclosure process.

Management – Darin Batty (Absent)

None.

Park Use – Denise Gagliardi (Zoom) – Charlie Weeks

We were at 87% park usage in the month of December which is great. We had a very heavy Christmas with lots of our members and the general public filling up the park. The staff did a great job of making sure to fill every site and keep the occupancy up. Right now, it is currently very light in the park due to the weather and it being the off season which is expected during this time of year. We are looking forward to the coming months when the park will start filling up a little more and we will be ready for summer.

Correspondence / Public Relations – Mark Schieber

We have had a lot of the same concerns as prior months/years such as spaces are too small and we had one guest who requested we have two laundry facilities which was very interesting. The vibe around the park seems to be very mellow and relaxed. Even some of the people who used to be really critical and usually had a lot to say have seemed to have quieted down and seem to be okay with the general vibe of the park. So, looking forward to 2023 and we will be looking at making even more better changes in January.

December 2022 Guest Survey Comments: *Please refer to the attached comments at the end of this document.*

Park Maintenance – Charlie Weeks

We have a lot of different things going in this last month as far as park maintenance goes. The maintenance crew has done a phenomenal job of getting many of our projects knocked out and just keeping up with the general maintenance of the park with the weather and small issues we have ran into with some of the projects. We now have our water machine moved back to it's original location near the restrooms. We had the maintenance crew remove the artificial turf that was located in the dog park and filled it with dg. The concrete side still has a little bit of a smell but it is definitely not as bad as it used to be. We have had some operational errors going on in the pool room but we have worked out the kinks with the pool and everything seems to be working really well. We had a pipe burst a couple of weeks ago prior to the repairs and it flooded the pool room and part of the clubhouse. So in response to that, the maintenance crew installed a mini dam in between the pool room and the clubhouse in order to keep the water out and it is working exactly as it was meant to work as far as we can tell by keeping the water out of the clubhouse. We had a small leak this morning due to some pieces not being tight and the dam kept all the water of the clubhouse. We expect some water will be in the pool room due to the equipment being housed there but the dam made sure that no water entered the clubhouse. We will be keeping an eye on everything and making sure we do not have any further issues going forward!

Rules and Regulations – Joyce Aldrich

Aaron and I planned on walking the park on Thursday and Friday to do some site checks and make sure everyone was maintaining their lots but unfortunately we were met with rain and were unable to complete the site checks. We are hoping to get those checked in the coming months though in order to ready ourselves for the end of the snowbird season which is coming up in April. I was able to walk the park early in the morning and noticed that everyone seems to be keeping their sites well maintained. I noticed a few people were starting to pull weeds and also organizing their sites to make sure there was minimal trash and clutter in their lots. I have noticed though that due to the rain, we do have a lot of weeds popping up in the sites and as the sun comes out in the coming days we will see a lot more of those. Just a reminder we all need to do our due diligence and make sure to maintain the weeds in our sites and stay within our lines. We need to make sure we are leaving the roads open and clear especially for when these big trailers are coming in being towed by a Dually and they need all the room they can get in the roadway to get by and park them.

Manager's Report – Aaron Cartwright

The day after the last Board meeting we had the power go out for about 36 hours which we all did well during and I want to thank everyone for their patience and sticking with us through the storm. This last storm we had we did okay and there wasn't any major outages or damage. Make sure just as a general advisement that you have fresh water and fresh batteries just in case we do have any major power outages or emergencies happen again so you are prepared. We are going to be doing the annual mailing coming up in about two weeks so the office will be a little preoccupied with it since it does consume a lot of our time with printing and assembling the packets that need to go out. We do have to print about 15,000 pages and then bind the packets together to give the nice presentation everyone sees every year. One minor issue which maintenance will be working on is the faucet is currently not working in the clubhouse. We should have it fixed within the next couple of days. I am also working with the Housing Community and Development in order to issue an emergency alert plan to any residents of the park as well as have it posted in all the common areas. This plan will make anyone aware of the actions to take when any natural disaster or emergency occurs and has a lot of useful information for anyone who may need it.

Reply from Mark Schieber – Now does this apply to RV parks or Mobile Home Parks?

Reply from Aaron Cartwright – This would apply to both. It is interchangeable for both types of parks.

Reply from Anna Brown (Locker 001) – We talked last meeting about the Spectrum. I noticed we are missing a lot of our channels from the current lineup. Do we happen to have an ETA of when this will be fixed?

Reply from Aaron Cartwright – Spectrum had it resolved but then there was another issue that presented. The problem is the folks here who have their own internet and pay for their own services, the services operate on a higher frequency to get them the speeds that they need. That does unfortunately conflict with our cable services which need a lower frequency in order to operate. We are still currently waiting on them to figure it out with their programmers as it is an adjustment that needs to be done on their end in order to figure out the programming issue with our cable and the internet services they are providing to independent customers.

Reply from Brenda Critzer (Locker 166) – Are you going to be selling tickets for the Annual Dinner in the office or what is the plan on that?

Reply from Aaron Cartwright – Yes we will be selling the tickets in the office and we will touch on the pricing and details a little later on in the meeting.

Reportable Actions – Talley Snow

I really don't have anything to report other than last meeting the Board of Directors approved the financials and payroll in executive session due to us not getting to it in the general meeting.

1. Construction Committee – John Watkins

We need to double check any repairs on broken items are not covered under warranty. There will no longer be a construction committee as they have completed their job and no longer have a reason to still be involved. Any items that need to be repaired at this point will be the responsibility of the Board and Park Manager to discuss and figure out the avenue we need to take in order to have them repaired.

Reply from Charlie Weeks – Any items that broken are that need to be repaired need to be reported to Maintenance or they need to be reported to the manager so we can work on getting them fixed.

Reply from Mark Schieber – Yes please make sure to report any issues to Aaron or to Maintenance so they can be taken care of as quickly as possible and they will make sure to include the Board in any issues needing to be resolved.

2. Beach Club Updates – Mark Schieber

Joelyn and Elsie have been making calendars and putting on events throughout the month. We are no longer calling them the Beach Club but instead we will call them the Social Committee. There used to be a Beach Club fund which would be held in the safe in the office and when they needed money they would come to the manager and get the money. Then when they would make money at the events, they would deposit it back into the safe for the next event.

Reply from Elsie Metzler (Locker 828) – We are going to be putting on BBQs starting in May this year and will need some help with people selling tickets and volunteering to set up and clean up.

Reply from Mark Schieber – Do we post the events on our Facebook or anywhere for everyone to see?

Reply from Aaron Cartwright – Yes we will be posting them on Facebook and making flyers to hang around the park and hand out in the office when it gets closer to the events. Once we have the calendar, the office staff will start doing that every month and making sure they are hung around the park and included in the welcome packets.

Reply from Elsie Metzler (Locker 828) – We also need two new electric roasters for the BBQs coming up in May.

Reply from Brenda Critzer (Locker 166) – It may be better to ask for two new crockpots instead since there is an issue with the electrical outside.

Reply from Joelyn Lutz (Locker 369) – I am going to start getting together with Aaron and finding out when we have the most amount of occupancy in the park so we can start planning events around that time. And Kim has been really great about putting the activities on the front light up board in order for people to know what is coming up as well. So let the office know and they will make sure someone will put the information up on the board.

3. Reserve Study – John Watkins

The Reserve Study is posted on the Member's website and is available to anyone to view. You can go to the office and purchase a copy of it if you would like but it is a very large packet to print. It will show the improvements we have made in the park as well as the lifespan of the remaining projects we will need to work on and when we will need to work on them i.e. the road for instance – we have 3 years left until we will need to work on the road. It gives us plenty of time to plan and build up the reserves in order to redo the road. This is just me speaking and not that of the Board but I believe we should grind it all down and redo the entire road.

Reply from Brenda Critzer (Locker 166) – May I make a suggestion that we consider using cement this time in order to replace the roads instead of doing the slurry (asphalt) again. It looks much better and cleaner than the asphalt and will hold up better in the long run.

Reply from John Watkins – It would be good but just have to think of costs of materials and how much it will be once we get to the point of actually redoing them. But I agree cement would be a good option to have since it does hold up better and lasts longer.

Reply from Charlie Weeks – The cement does last longer and the cost of the material is much lower than asphalt but the prep and work to put it in is double the cost than it is to put asphalt in. And when we have to remove and replace the roads, it will mean whichever part of the park is being worked on will need to be completely shut down and will not be able to be used at all for at least 7-10 days. So, it is definitely something we have to factor in when making a decision on which materials we want to use and what is best for the longevity of the park.

4. Rules & Regulations – Review Changes for 2023 – Joyce Aldrich

We are working on trying to minimize the rules and regulations for the year 2023. For example, there was a laundry list of times for check in and check out. I have made it where check in time is 2pm and check out time is 12 noon. If there is anything else that is needed between those two statements, then that's when you talk to the office. I also checked into the definitions of what we are; our guests don't need to know what those definitions are. There is additional information that members get outside of the rules and regulations that give them those definitions and so it is not needed for the rules of the park that get distributed to the general public. The Board discussed all the concerns and comments everyone had last meeting and agreed that we needed to cut back on rules and simplify them. I was able to work on that again over the last couple weeks and got it cut down significantly so we will be discussing the changes in executive session and hopefully will have them complete by end of today otherwise it won't go out with the annual mailing. We will have to have it decided by the end of this meeting so the office staff can include it in the annual mailing. So we are working on it to your benefit and making it where you don't have to read all 25 pages to find a rule you are looking for. And I have always believed if you aren't going to enforce it then we aren't going to have it in the rules and regulations.

Reply from Mark Schieber – As a reminder, we don't want this Board to have anymore power than it is supposed to or any less power either. The rules are currently so redundant so we need to cut those back, simplify them and try to put a little more common sense in them and not treat everyone here like children.

5. Annual Meeting – Mark Schieber

We will be finalizing the Annual Meeting today in executive session. Brenda actually started the process end of last year of reaching out to the manager at the Portuguese Hall in Arroyo Grande as the facility can accommodate our needs for the meeting and the dinner. The manager over there penciled us in for the dates needed while we work on finalizing all the details. The plan is to go in the morning for the meeting at the Portuguese Hall and then we will return for the dinner later that night. They have a menu set up for sausage appetizers and then beef and chicken dinner plate with beans, bread and salad. They priced it out at about \$18 a plate plus the rental of the Hall. They do have a minimum of \$1,000 bar tab which means if we don't have a minimum of \$1000 sales the night of the meeting, we will have to pay the difference on top of the rental fee. So, we do encourage people to go and have a good time and drink up so we can make sure to minimize the amount we need to pay after the evening comes to an end.

Reply from Anna Brown (Locker 001) – I do recall when we had the dinners before we would hire a DJ or a band perform and people were leaving well before the time allotted that we paid the DJ or band to perform. So, I believe that is why it was transitioning to a lunch and we were doing away with the dinners. Are we now trying to do the dinners again in order to see if it starts working out? Also, will there be transportation being provided in order to get to and from the Portuguese Hall if someone wants a ride to and from there? Maybe like Uber or Rideshare?

Reply from Charlie Weeks – We have done a shuttle in the past to and from the park but the reason we had done it in the past is because we were doing it at the Moose and there was limited parking at the Moose. The Portuguese Hall has ample amount of parking in the lot so we will not have to worry about having shuttles or transportation set up this year. It will be the responsibility of the people attending to set up transportation on their own to get to and from the event. They are more than welcome to use Uber or Rideshare or even ride together if they so choose. And we want to try out the dinner again because we wanted to have more people attending as well. We have noticed in the past couple of years that we got outside of tradition that the attendance has gone down. We are hoping to get the attendance back up and set it up so people will want to come celebrate and enjoy themselves.

Reply from Joelyn Lutz (Locker 369) – Have you thought about possibly doing it at the Elks Club? I am a member there and they have ample room for parking, BBQs set up in an outside area that anyone can grill on as well as their drinks are super super cheap. I know I have seen birthday parties and other types of events held there as well as people will bring guests into the location even if they are not a member. I can definitely ask them what their rules are in regard to holding events there and what would be needed of the park in order to hold something there for next year if this is something the Board is interested in.

Reply from Mark Schieber – That is definitely something we can look into for the next year as we are already at the finish line and set up for this year at the Portuguese Hall. If you would like to check for future reference if they will let us host it even if we aren't Elk's members that would be great! We are always looking for new places and ideas from the membership to be able to make it fun and entertaining.

Reply from John Watkins – I know some things we have done in the past to keep things exciting is Tony Damiano used to do Bingo after dinner which people seemed to enjoy. Then later on in the night we would have a DJ or band start playing which would engage people again. Then we would normally end the night with the silent auction and raffle ticket prizes which would again engage people to stay and enjoy themselves. We might want to look into adding a couple of activities in order to keep people engaged to stay throughout the night. We will be having the silent auction and raffle prizes again but maybe we can add some other activities as well. The Board can discuss this when we are finalizing the details and figure out something to do in order to keep people engaged and wanting to remain at the event.

Reply from Brenda Critzer (Locker 166) – I know when I was working on this prior to leaving the Board and I was working with the Portuguese Hall, I was told by the manager that it is a requirement that the Hall does need to be cleaned after any event. They do have a cleaning fee of \$300 in order for them to do it by themselves but I know I was talking with Liz about this and Liz has a company she works with and that has worked with the Park in the past that can come in and clean for \$150 instead of the \$300 fee it would take for the Hall to do it themselves. They would come in after the event is done and clean up anything that we would need them to. This would also help in making sure that staff and guests do not have to volunteer in order to clean up so they can enjoy and celebrate the night of since that is the purpose of the annual dinner.

Reply from Liz Cuccia – Yes we have worked with J&E in prior years and they were actually the company that cleaned the portable restrooms for the park. They also have cleaned many of the rentals I work for and they do an amazing job, are very professional and are licensed and bonded.. Since the cost is only \$150 in order to do the cleaning it would allow us to save some money since the Portuguese Hall is asking \$300 for them to take care of the cleaning themselves. This makes it where the staff and guests can enjoy the event and not worry about cleaning or stacking tables and chairs while still saving a little bit of money.

Reply from Mark Schieber – So I am going to give my opinion on this and I believe when it comes to some kind of event like this I would rather just keep it in house so it removes the responsibility from the park and staff. I would rather pay the \$300 cleaning fee for them to clean it to their standards and it allows everyone to walk away from it and also enjoy their night with no worries. It's only an extra \$150 and we hold no responsibility if it isn't cleaned properly. But it is something the Board can discuss in executive session and decide which way we would like to go by the time the annual meeting comes around.

1. Committee to Amend Bylaws (Board Travel Expenses) – Brenda Critzer & Joyce Aldrich

Denise, Joyce, Jean and I got together on a zoom call one evening and discussed the expenses that accrue from the Board traveling and coming for the Board meetings and trying to come up with options to help curtail those expenses on the membership. Joyce actually came up with a resolution of doing a \$300 cap and receipts to be turned in. This was voted on by the majority of the committee and now the Board has to make a decision on whether it is put on the ballot or not to have it changed in the CC&Rs and Bylaws. If we are going to move forward with the expenses that we have now and raising the rents than we believe the Board should share in curtailing the expenses that we have in the park. Once again as a reminder this will only affect the new Board members coming in as of 2023 or 2024 if it has to go on the ballot.

Reply from Joyce Aldrich – We had a lot of good conversation and a lot of input from everyone. I had the idea of going with the Federal mileage rate and turning in receipts but when I went to ask Liz how this would all work out she said it would be a nightmare when it comes to the receipts. You would be so much better off if you were to put a cap in place. Yes the Federal mileage rate is the standard that is used across the board even though we aren't a city/county business. We will go further into this in the executive meeting today. I don't know that it will look exactly how all of us saw it looking but I do think we will be able to at least try to get it on the annual mailing if not have some sort of decision made.

Reply from Charlie Weeks – There are definitely some legalities that need to be looked at in regard to changing the rules as well as what decisions need to be made. There needs to be some serious conversation about this between the Board prior to us making any decisions. Thank you to the committee though for doing the research and coming up with some options for us to seriously discuss.

Reply from Mark Schieber – I think it is a disservice if we are asking people to volunteer their time and only get reimbursed the Federal mileage amount and I think we are telling people they need to live within a certain mileage of the park or in the park in order to serve on the Board or it is going to injure you to serve on the Board. I think asking for the receipts and all the other tom foolery is ridiculous – I think if the government says we are going to pay you this much based on your mileage then you should be paid that much based on the mileage. I am curious to see how the rest of the Board feels and what their thoughts are on the subject. I think the timing is interesting because we are bringing something up that has been happening for over 40 years in this park and finally we got somebody that is a little farther away than some of the past Board members and we decide to start fighting it.

Reply from Liz Cuccia – I think the reason it is coming up is because past practices of previous Board members was they come on the Board and were told you cap out at \$300 and they said okay that's fine. And only with this most recent Board did someone not agree with the cap of \$300.

Reply from Mark Schieber – Okay and that's fine if that was a gentleman's agreement with the past Board then that's all fine but that does not coincide with our CC&Rs and our Bylaws.

Reply from Liz Cuccia – I agree but I am just explaining that is why it is coming to light because those gentleman agreements were in place for 40 years and no one batted an eye until recently.

Reply from Joyce Aldrich – So what Mark is saying isn't wrong because when you look at our CC&Rs one of our founding Board members was from Switzerland. So he's right in saying we cannot limit who runs for the Board and where they are located but we do need to work through how it affects the parks finances and also the people who are volunteering their time. We need to find a happy medium for everyone and work through it.

Reply from Brenda Critzer (Locker 166) – I think moving forward for the Board members that are coming on for the 2024 – 2025 Board the Federal mileage rate should be plenty and should compensate everyone for their time and travel. Everyone is a volunteer here and they volunteer a couple hours of their time on Saturday so paying a little bit of the expenses out of

pocket is not a lot to ask. Everyone should know going forward that should they choose to run for the Board then they will only be reimbursed a certain amount.

Reply from Talley Snow – However when I ran – Because this is obviously about my expenses – Everyone was well aware that I lived in Arizona and I was still voted to be on the Board so they knew they would have to reimburse me for my time and travel.

Reply from Liz Cuccia – From an office standpoint I was one of the people that brought it up as being problematic and I will explain why. There was this concept of a cap on actual expenses with one or the other and the concern wasn't with the current Board and with the Boards that I have been reimbursing; everyone has been really well intentioned and not exorbitant and it's not because Talley is on a plane that is super expensive it is because when you have verbiage in your governing documents like that people can take advantage of it. The verbiage in your CC&Rs and Bylaws is so open ended that someone in Canada can be like hey I can run on the Board and be reimbursed for all my travels to California and I can stop in this hotel and this restaurant and those are my actual expenses to get here. Not to say we have had or will have anyone who has abused this but with the current verbiage it leaves it open for someone to abuse it. It wasn't an issue now but it could be if we don't get a handle on it. I don't want it to seem like we are attacking anyone on the Board because everyone on this Board and previous Board members have never tried to abuse the system ever. So, we want to just be preventative and mindful of what we are doing now and I hope when we go into executive session we can come up with a solution that is prudent for the membership but also fair to the Board members who do put in a lot of time and hopefully it is a good solution for everybody!

2. Spectrum Options – Cable TV – Mark Schieber

I am going to be looking into options as far as our cable goes. One of the things I find interesting is in the modern world almost every single TV out there is a smart TV which you can download apps or have some sort of device connected to it. If anyone uses the internet-based Spectrum app that is available through most smart TVs and smart devices, you can get almost all of the channels out there as well as it has a guide and comes through in High Definition. If you use the basic cable channels, it only filters through with what Spectrum has chosen can be available. I also want to speak to them about removing the filter on the IP address so it will not log us out of the internet every 24 hours. I don't believe they will remove it because it has to do with IP leasing but I am going to work with them to see if it is possible to come up with a different solution.

Reply from Don Smith (Locker 090) – That was definitely something I was going to ask about since it is a really big inconvenience when we have to log back in after 24 hours and that is a process in itself.

Reply from Mark Schieber – Exactly which is why I want to talk with them and bring all the issues to the table and ask them what kind of improvements/solutions they can come up with.

Reply from Anna Brown (Locker 001) – That is another issue is we are an RV park and I don't think if I were visiting an RV park I would want to have to download an app just to be able to use the cable that is offered.

Reply from Mark Schieber – Yes there are two sides to the coin. Most people now days do just want access to the internet because they want to be able to access the Netflix and YouTube and other apps like that because they have brought their own stick or have the apps on their TV.

The other part of this is if Spectrum wants us to sign a contract or make a commitment of more than a year which is not allowed according to our CC&Rs and Bylaws. If it comes to that we then have to go to the membership and ask for permission to be able to sign a contract in excess of a year or the Board makes a decision to go ahead with it and deal with the people who will be mad at us for doing it. And to those people that get mad at us then I say okay then sue us. There are a lot of little pieces that are going to need to come together in order for us to have an absolute fix for the cable TV.

Reply from John Watkins – Spectrum will want us to sign a three year contract minimum in order to move forward with any improvements. We currently were renewed for another year as of 12/14/22 so we will need to make a decision in the coming year before the next renewal date comes up.

Member's Comments

Joelyn Lutz (Locker 369) – Can we have some hooks out here at the hot tub and the pool in order to hang our towels on because I don't want to have to put my things on the ground and I have to grab a chair to put all my things on?

Brenda Critzer (Locker 166) – Can we have a clock out there too?

Elsie Metzler (Locker 828) – What about a pool cover as well?

Reply from Charlie Weeks – So to start off we learned something about the pool cover. Overnight when the pool heaters are off during the winter time when it is really cold, the pool temperature only drops about 7 degrees. By the time maintenance turns the pool heaters back on in the morning for two hours it is normally back to temperature. There were also safety issues that came up with maintenance. So, when you look at all the pros and cons of it, it just isn't worth it to purchase it. I will get together with maintenance and see if we can find a way to hang hooks on the wall in order to be able to hang the towels and everything up.

Anna Brown (Locker 001) – When will the water machine be up and running again? And if we do put hooks on the wall, can we please put them aesthetically so we don't have a bunch of hooks on the wall?

Reply from Jennifer DelMonte – The company is closed over the weekend due to it being Martin Luther King Holiday so they will be out on Tuesday or Wednesday to fix the machine.

Board Member's Comments

None.

All Motions

Talley Snow made a motion to approve the minutes of the December 10, 2022 meeting, seconded by Joyce Aldrich.

John Watkins made a motion to accept the January 2023 financials and pay the bills and payroll, seconded by Talley Snow.

Mark Schieber made a motion to adjourn to executive session, seconded by Talley Snow.

Meeting adjourned at 10:34am.

Respectfully Submitted,

Talley Snow

Board of Directors – Secretary

Cc

Jennifer Del Monte

Senior Reservation Agent

Guest Survey Comments from December 2022:

- Well run park, thanks.
- My campsite really wasn't acceptable, especially since there were other sites available. I checked in just before the office closed and I was unhappy enough to leave hours before the sun came up. I have no problem with the sites being parking lot style, but I really didn't expect to be given a site right next to pet toilets (even if they weren't currently in use.) I could be wrong on this, but I also think I was paying a premium/high rate for some reason – maybe it was a premium spot because my side window had a close up view of those pet toilets? We were self-contained (luckily) because I remember the restrooms were not accessible (since the pool was close, the showers and everything were locked) and the bathroom in the laundry room just had a toilet/sink and limited availability. After setting up, there was no posted info at the office. No one to answer questions and no paperwork to look up if facilities were available at a neighboring park. I spent several weeks along the coast, this was the worst park overall. I'm not sure you will have anything to say, but if you want you can contact me at 614oskar@gmail.com.
- Maintenance Crew was so helpful this weekend that we stayed. Friendly, courteous and check with us if we needed anything. Keep up the great job!
- Always a pleasure to stay. The staff goes beyond measure. Would like to have the tv station published again in the welcome brochure.
- Still lots of opportunities to improve things.
- Little crowded, needs easier access to your spot.
- Merry Christmas

3:00 PM
03/10/23
Cash Basis

Holiday RV Park

Profit & Loss Prev Year Comparison

January 2023

	Jan 23	Jan 22	\$ Change
Ordinary Income/Expense			
Income			
Non TOT Taxable Revenue			
7200 · Members Dues	84,286.50	73,092.80	11,193.70
7214 · Weekly Rent-No Tax	4,944.00	690.00	4,254.00
7220 · Monthly - Members	25,890.00	20,230.53	5,659.47
7231 · Snowbird - Non-Members	6,880.00	5,450.00	1,430.00
7234 · Snowbirds - Members	31,930.00	29,749.20	2,180.80
7245 · Mobile Home Rental Income	800.00	1,463.00	-663.00
7295 · Washer & Dryer	2,839.00	1,265.00	1,574.00
7310 · Parking Fee	640.00	530.00	110.00
7320 · Water Commission	80.52	49.55	30.97
7800 · Transfer Fee Income	9.40	0.00	9.40
7990 · Miscellaneous Income	79.80	0.00	79.80
7994 · Late Fee on Dues	23.60	32.40	-8.80
Total Non TOT Taxable Revenue	158,402.82	132,552.48	25,850.34
TOT Taxable Revenue			
7210 · Non-Member Daily	14,064.86	23,730.88	-9,666.02
7219 · Mid Week Special	408.00	0.00	408.00
7235 · Snowbirds - taxed	0.00	2,438.80	-2,438.80
7237 · Monthly Rent - Taxable	0.00	547.00	-547.00
Total TOT Taxable Revenue	14,472.86	26,716.68	-12,243.82
7620 · Escapee- 15% Discounts	-39.00	-73.50	34.50
7640 · FMCA/Camp CA - 10% Discounts	-52.28	-137.00	84.72
7650 · Military/LE Discount - 15%	-167.80	-539.55	371.75
7660 · Long Weekend Discount	0.00	-47.50	47.50
Total Income	172,616.60	158,471.61	14,144.99
Gross Profit	172,616.60	158,471.61	14,144.99
Expense			
Business Promotional Costs			
8050 · Advertising Expense	0.00	917.20	-917.20
9055 · Website Expense	50.00	341.04	-291.04
9381 · Funeral & Flowers	0.00	511.30	-511.30
Total Business Promotional Costs	50.00	1,769.54	-1,719.54
Computer IT Dept			
9056 · Software	209.48	4,341.48	-4,132.00
9062 · IT Service Labor	1,736.72	1,552.52	184.20
Total Computer IT Dept	1,946.20	5,894.00	-3,947.80
Meetings & Events			
9090 · Annual Meeting	1,584.80	1,215.27	369.53
9092 · Monthly Meeting Expenses	261.64	124.78	136.86
9093 · Staff Meeting Expense	70.01	189.57	-119.56
9650 · Travel (Not Meals)	74.63	0.00	74.63
Total Meetings & Events	1,991.08	1,529.62	461.46
Professional Fees			
9120 · Accounting & Auditing	2,500.00	1,275.00	1,225.00
9130 · Legal Fees	225.00	0.00	225.00
9170 · Directors Expense	1,698.16	937.17	760.99
Total Professional Fees	4,423.16	2,212.17	2,210.99
8149 · Auto Expense	0.00	336.62	-336.62
8201 · Bank Fees & Charges			
8240 · Credit Card Processing Costs	1,520.95	1,504.35	16.60
8201 · Bank Fees & Charges - Other	76.40	0.00	76.40

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Cash Basis

Holiday RV Park

Profit & Loss Prev Year Comparison

January 2023

	Jan 23	Jan 22	\$ Change
Total 8201 · Bank Fees & Charges	1,597.35	1,504.35	93.00
8600 · Utilities			
8260 · Cable Television (Park)	4,751.50	4,452.49	299.01
8650 · Garbage	2,690.87	1,807.74	883.13
8670 · Water & Sewer	0.00	3,188.10	-3,188.10
8680 · Electric	13,877.34	13,739.10	138.24
9600 · Telephone & Internet	211.53	33.00	178.53
9602 · Internet	139.98	134.98	5.00
Total 8600 · Utilities	21,671.22	23,355.41	-1,684.19
8700 · Insurance Expense			
8702 · Insurance - General Liability	4,562.79	1,495.17	3,067.62
8770 · Insurance - Employee Health	1,707.18	2,158.90	-451.72
8772 · Insurance - Employee Vision	171.67	341.36	-169.69
Total 8700 · Insurance Expense	6,441.64	3,995.43	2,446.21
9000 · Licenses & Permits	0.00	823.00	-823.00
9001 · Payroll			
9060 · Payroll Tax	3,548.00	3,334.36	213.64
9075 · Payroll Service Fees	868.36	532.01	336.35
9350 · Salary & Wages	23,178.54	25,046.98	-1,868.44
9352 · Hiring Expenses	0.00	59.95	-59.95
Total 9001 · Payroll	27,594.90	28,973.30	-1,378.40
9002 · Repairs & Maintenance			
8152 · Golf Carts	0.00	519.00	-519.00
9003 · Pest Control Services	95.00	95.00	0.00
9020 · Pool/Spa Regular Maintenance	1,373.60	885.00	488.60
9030 · General	63.51	1,006.68	-943.17
9032 · Electrical	317.50	0.00	317.50
9033 · Plumbing	1,045.00	0.00	1,045.00
9038 · Mobile Home	91.09	0.00	91.09
9081 · Water Salt Softner	459.22	11.80	447.42
Total 9002 · Repairs & Maintenance	3,444.92	2,517.48	927.44
9050 · Office Expenses			
9037 · Timeclock Machine & Software	24.00	48.00	-24.00
9051 · Office Expense	1,698.93	726.19	972.74
9052 · Office Supplies	435.89	2,031.74	-1,595.85
9059 · Printing, Copy Expenses	189.74	1,525.84	-1,336.10
9100 · Postage & Delivery	2,483.93	2,982.72	-498.79
9050 · Office Expenses - Other	0.00	606.76	-606.76
Total 9050 · Office Expenses	4,832.49	7,921.25	-3,088.76
9370 · Supplies			
9023 · Janitorial Supplies	513.61	0.00	513.61
9024 · Small Tools	130.44	0.00	130.44
9026 · Park & Grounds Supplies	756.84	0.00	756.84
Total 9370 · Supplies	1,400.89	0.00	1,400.89
9400 · Safety & Security			
9401 · Fire Prevention	195.00	0.00	195.00
Total 9400 · Safety & Security	195.00	0.00	195.00
Total Expense	75,588.85	80,832.17	-5,243.32
Net Ordinary Income	97,027.75	77,639.44	19,388.31
Other Income/Expense			
Other Income			

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Cash Basis

Holiday RV Park

Profit & Loss Prev Year Comparison

January 2023

	Jan 23	Jan 22	\$ Change
9870 · Interest Income	3.05	14.45	-11.40
Total Other Income	3.05	14.45	-11.40
Other Expense			
5400 · Payable to the State of CA	-1,402.46	0.00	-1,402.46
9820 · Foreclosure Expenses	1,396.50	0.00	1,396.50
9911 · Garnishment Payable	0.00	0.00	0.00
9922 · Interest Expense	3,870.14	4,125.00	-254.86
Total Other Expense	3,864.18	4,125.00	-260.82
Net Other Income	-3,861.13	-4,110.55	249.42
Net Income	93,166.62	73,528.89	19,637.73

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Cash Basis

Holiday RV Park
Balance Sheet Prev Year Comparison
As of January 31, 2023

	Jan 31, 23	Jan 31, 22	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
1001 · Cash Accounts			
1010 · Petty Cash	200.00	200.00	0.00
1030 · Cash on Hand	800.00	800.00	0.00
1040 · Bill Changer	500.00	500.00	0.00
1050 · Mechanics-Operating Acct - 0802	88,963.34	74,971.04	13,992.30
1060 · Mechanics-Laundry Room - 7211	19,793.62	17,500.62	2,293.00
1063 · Mechanics- Dues Account - 6422	53,998.65	83,839.75	-29,841.10
Total 1001 · Cash Accounts	164,255.61	177,811.41	-13,555.80
1065 · Reserves			
1070 · Mechanics Emergency Reserves	81,791.16	52,005.73	29,785.43
1075 · Mechanics CIM Reserves	4,766.83	134,412.71	-129,645.88
1100 · Morgan Stanley Dean Witter			
1101 · Morgan Stanley - Cash	0.00	-50.00	50.00
1102 · Morgan Stanley - Mutual Funds	0.00	25,139.87	-25,139.87
Total 1100 · Morgan Stanley Dean Witter	0.00	25,089.87	-25,089.87
Total 1065 · Reserves	86,557.99	211,508.31	-124,950.32
Total Checking/Savings	250,813.60	389,319.72	-138,506.12
Accounts Receivable			
11000 · Accounts Receivable	-8,634.20	-6,142.20	-2,492.00
Total Accounts Receivable	-8,634.20	-6,142.20	-2,492.00
Other Current Assets			
12000 · Undeposited Funds	-141.50	0.00	-141.50
2010 · A/R Member Dues	-1,965.50	-1,965.50	0.00
2301 · Deposit-Workers Comp	1,557.60	1,557.60	0.00
2400 · Prepaid Insurance	21,105.38	20,585.00	520.38
2410 · Prepaid Expenses	4,104.00	0.00	4,104.00
2460 · Prepaid IncomeTaxes	2,000.00	0.00	2,000.00
2461 · Prepaid Expenses Annual Meeting	1,050.00	1,050.00	0.00
2462 · Prepaid Holiday Dinner	500.00	500.00	0.00
3150 · Deposits - Other	41,370.00	41,370.00	0.00
Total Other Current Assets	69,579.98	63,097.10	6,482.88
Total Current Assets	311,759.38	446,274.62	-134,515.24
Fixed Assets			
Electrical Upgrades			
4044 · Electrical Phase 1	141,996.13	141,996.13	0.00
4045 · Electrical Phase 2	37,527.00	37,527.00	0.00
4046 · Electrical Phase 3	49,008.16	49,008.16	0.00
4047 · Electrical Phase 4	28,357.00	28,357.00	0.00
4048 · Electrical Phase 5	25,183.57	25,183.57	0.00
4049 · Electrical Phase 6	42,375.50	41,717.50	658.00
Electrical Upgrades - Other	919.42	0.00	919.42
Total Electrical Upgrades	325,366.78	323,789.36	1,577.42
4015 · Clubhouse Improvements			
4019 · Other FF&E	2,600.00	2,600.00	0.00
Total 4015 · Clubhouse Improvements	2,600.00	2,600.00	0.00
4038 · Office Remodel			
4036 · New Office Furniture	4,141.19	4,141.19	0.00
Total 4038 · Office Remodel	4,141.19	4,141.19	0.00
4039 · Improvements			
4033 · Camera Security System	13,446.35	13,446.35	0.00
4034 · Magnolia Center Refurbish	16,309.65	8,270.87	8,038.78
4035 · Outside Lighting	5,458.00	5,458.00	0.00
4040 · Improvements Prior to 2015	288,961.17	288,961.17	0.00
4042-1 · Capital Improvements 2017	51,113.97	51,113.97	0.00
4042 · Capital Improvements (2014)	8,768.55	8,768.55	0.00
Total 4039 · Improvements	384,057.69	376,018.91	8,038.78
4052 · Pool & Spa Upgrades			
4030 · Pool Chair Lifts	11,277.10	11,277.10	0.00
4050 · Spa	12,603.30	12,603.30	0.00

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Cash Basis

Holiday RV Park
Balance Sheet Prev Year Comparison
As of January 31, 2023

	Jan 31, 23	Jan 31, 22	\$ Change
4053 · Pool Construction	84,636.00	84,636.00	0.00
4054 · Pool Furniture	5,064.20	0.00	5,064.20
4055 · Pool Re-Wiring	1,291.00	1,291.00	0.00
4056 · Pool Heaters	15,090.00	0.00	15,090.00
4057 · New Pool Cover (020117)	6,290.00	6,290.00	0.00
4052 · Pool & Spa Upgrades - Other	3,347.64	3,347.64	0.00
Total 4052 · Pool & Spa Upgrades	139,599.24	119,445.04	20,154.20
4058 · Submersible Pump (2)	41,985.44	20,787.73	21,197.71
4059 · Buildings			
4021 · Pre Construction 2020 - 10/31	18,777.48	18,777.48	0.00
4022 · Portable Restrooms and Showers	17,440.00	97,440.00	-80,000.00
4051 · CIP	1,710,752.79	1,319,351.41	391,401.38
4059 · Buildings - Other	122,802.00	122,802.00	0.00
Total 4059 · Buildings	1,869,772.27	1,558,370.89	311,401.38
4070 · Laundry Facility	90,946.67	83,287.83	7,658.84
4080 · Equipment			
4081 · Laptop	1,800.71	1,800.71	0.00
4082 · Office Equipment	4,060.21	513.29	3,546.92
4080 · Equipment - Other	43,335.43	43,335.43	0.00
Total 4080 · Equipment	49,196.35	45,649.43	3,546.92
4090 · Vehicles	28,717.89	30,217.89	-1,500.00
4999 · Accumulated Depreciation			
4220 · Accum Depr. - Building	-114,451.04	-114,451.04	0.00
4230 · Accum Depr- Pool Chair Lifts	-7,387.00	-7,387.00	0.00
4233 · Accum Depr- Security Sysytem	-10,564.96	-10,564.96	0.00
4240 · Accum Depr - Improvements	-279,456.04	-279,456.04	0.00
4241 · Accum Depr- Land Improvements	-14,990.96	-14,990.96	0.00
4242 · Accum Depr- Capital Improve	-7,187.96	-7,187.96	0.00
4250 · Accum Depr-Spa	-10,778.00	-10,778.00	0.00
4253 · Accum Derp- Pool	-42,536.04	-42,536.04	0.00
4260 · Accum Depr - Furniture & Fixtur	-5,438.06	-5,438.06	0.00
4270 · Accum Depre-Washer/Dryer	-54,898.00	-54,898.00	0.00
4280 · Accum Depr - Equipment	-46,822.04	-46,822.04	0.00
4290 · Accum Depr - Vechicles	-30,218.00	-30,218.00	0.00
4300 · Accum Depr - Phase 1	-50,093.08	-50,093.08	0.00
4301 · Accum Depr - Phase 2	-12,509.04	-12,509.04	0.00
4302 · Accum Depr - Phase 3	-15,792.00	-15,792.00	0.00
4303 · Accum Depr - Phase 4	-26,938.96	-26,938.96	0.00
4304 · Accum Depr - Phase 5	-21,406.00	-21,406.00	0.00
4305 · Accum Depr - Submersible Pumps	-226.96	-226.96	0.00
4306 · Accum Dep - Phase 6	-157.00	-157.00	0.00
Total 4999 · Accumulated Depreciation	-751,851.14	-751,851.14	0.00
5000 · Mobile Home-Furniture & Fixture	11,013.97	11,013.97	0.00
Total Fixed Assets	2,195,546.35	1,823,471.10	372,075.25
Other Assets			
4500 · Unrealized Gain/Loss Investment	-772.85	0.00	-772.85
4510 · Suspense	12,750.00	0.00	12,750.00
Total Other Assets	11,977.15	0.00	11,977.15
TOTAL ASSETS	2,519,282.88	2,269,745.72	249,537.16
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20000 · Accounts Payable	29,274.63	-0.01	29,274.64
Total Accounts Payable	29,274.63	-0.01	29,274.64
Credit Cards			
Bank of America- 0282 Julie	0.00	12,939.87	-12,939.87
Home Depot - 3600	0.00	370.95	-370.95
HRVP Credit Card - 4018	232.48	0.00	232.48
HRVP Credit Card - 8098	4,683.03	0.00	4,683.03
Total Credit Cards	4,915.51	13,310.82	-8,395.31
Other Current Liabilities			
5001 · Snowbird Deposits	4,884.16	4,884.16	0.00
5002 · Mobile Home Security Deposit	-11.96	-11.96	0.00

3:04 PM

03/10/23

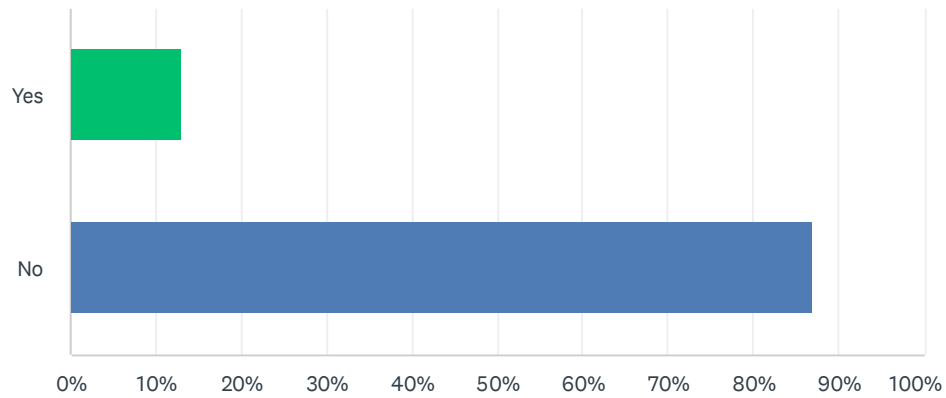
Cash Basis

Holiday RV Park
Balance Sheet Prev Year Comparison
As of January 31, 2023

	Jan 31, 23	Jan 31, 22	\$ Change
5030 · Accrued Payroll	8,118.96	8,118.96	0.00
5032 · Accrued Compensated Abs	4,801.73	4,801.73	0.00
5037 · Loan - Westwood Capital	372,246.43	444,340.91	-72,094.48
5040 · Gift Certificate Payable	-157.50	-157.50	0.00
5170 · T.O.T. Payable	-12,424.29	-10,636.00	-1,788.29
5240 · Corp Income Tax Payable	616.00	616.00	0.00
5250 · Garnishments	1,023.70	1,023.70	0.00
5300 · Deferred Tax Liability	23,200.00	23,200.00	0.00
5325 · Calsavers	-13.26	0.00	-13.26
Total Other Current Liabilities	402,283.97	476,180.00	-73,896.03
Total Current Liabilities	436,474.11	489,490.81	-53,016.70
Total Liabilities	436,474.11	489,490.81	-53,016.70
Equity			
6800 · Capital Contributions	32,300.00	32,300.00	0.00
6900 · Retained Earnings	1,957,342.15	1,674,426.02	282,916.13
Net Income	93,166.62	73,528.89	19,637.73
Total Equity	2,082,808.77	1,780,254.91	302,553.86
TOTAL LIABILITIES & EQUITY	2,519,282.88	2,269,745.72	249,537.16

Q1 Is this your first visit?

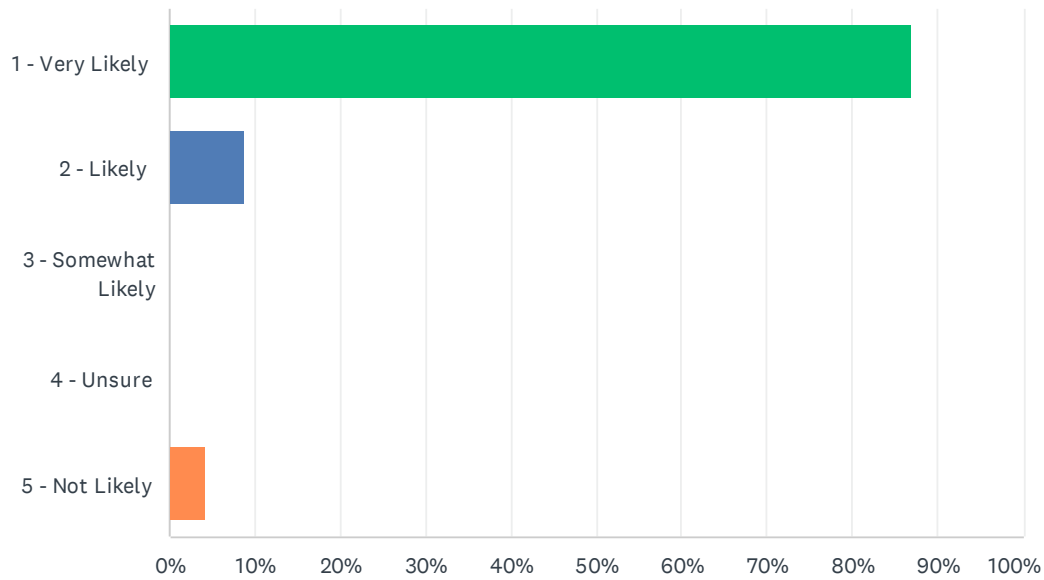
Answered: 23 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	13.04%	3
No	86.96%	20
TOTAL		23

Q2 How likely would you be to stay at this Park again?

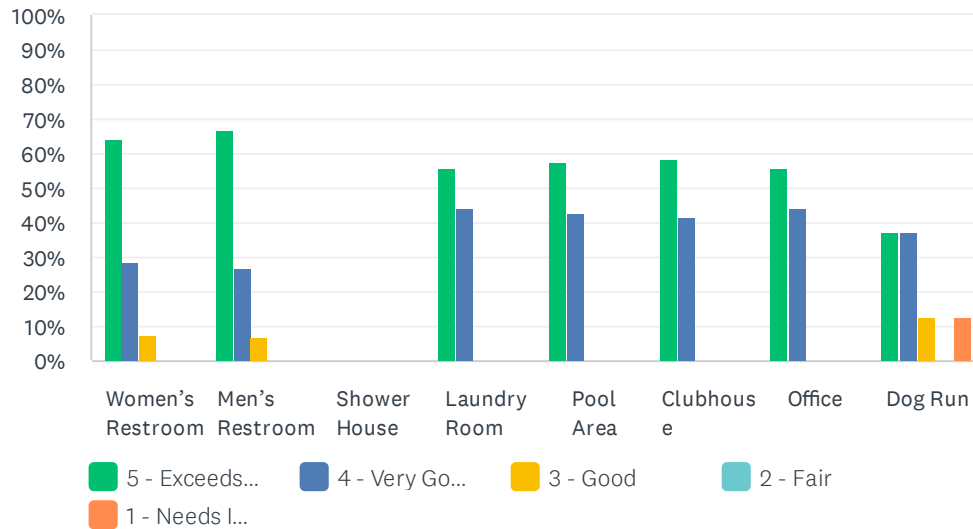
Answered: 23 Skipped: 0



ANSWER CHOICES	RESPONSES	
1 - Very Likely	86.96%	20
2 - Likely	8.70%	2
3 - Somewhat Likely	0.00%	0
4 - Unsure	0.00%	0
5 - Not Likely	4.35%	1
TOTAL		23

Q3 If you used the following facilities, please rate their cleanliness from 1 - 5 , with "5" exceeding your expectations:

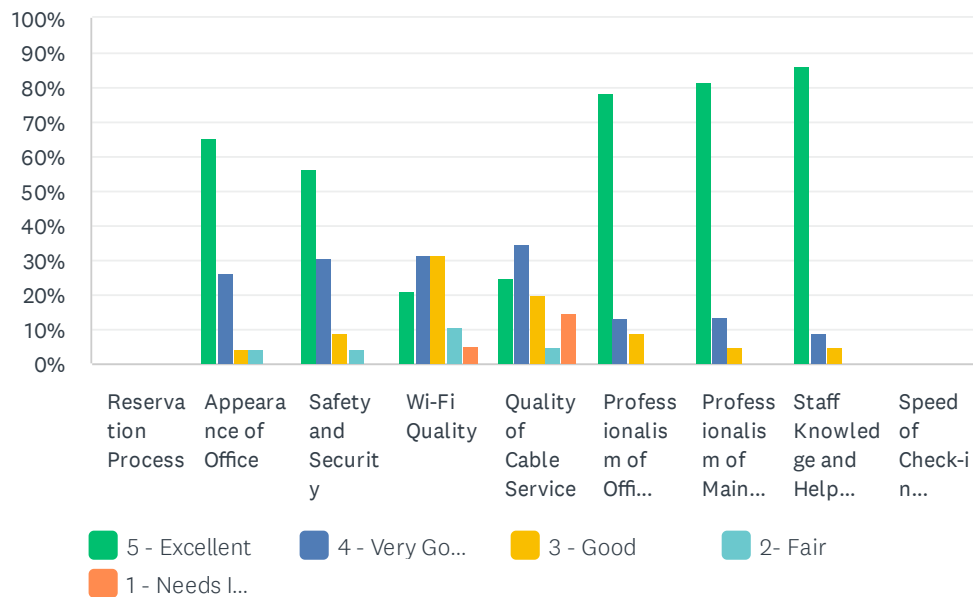
Answered: 22 Skipped: 1



	5 - EXCEEDS EXPECTATIONS	4 - VERY GOOD	3 - GOOD	2 - FAIR	1 - NEEDS IMPROVEMENT	TOTAL	WEIGHTED AVERAGE
Women's Restroom	64.29% 9	28.57% 4	7.14% 1	0.00% 0	0.00% 0	14	1.43
Men's Restroom	66.67% 10	26.67% 4	6.67% 1	0.00% 0	0.00% 0	15	1.40
Shower House	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0	0.00
Laundry Room	55.56% 10	44.44% 8	0.00% 0	0.00% 0	0.00% 0	18	1.44
Pool Area	57.14% 8	42.86% 6	0.00% 0	0.00% 0	0.00% 0	14	1.43
Clubhouse	58.33% 7	41.67% 5	0.00% 0	0.00% 0	0.00% 0	12	1.42
Office	55.56% 10	44.44% 8	0.00% 0	0.00% 0	0.00% 0	18	1.44
Dog Run	37.50% 3	37.50% 3	12.50% 1	0.00% 0	12.50% 1	8	2.13

Q4 Please rate your satisfaction with our Park's services:

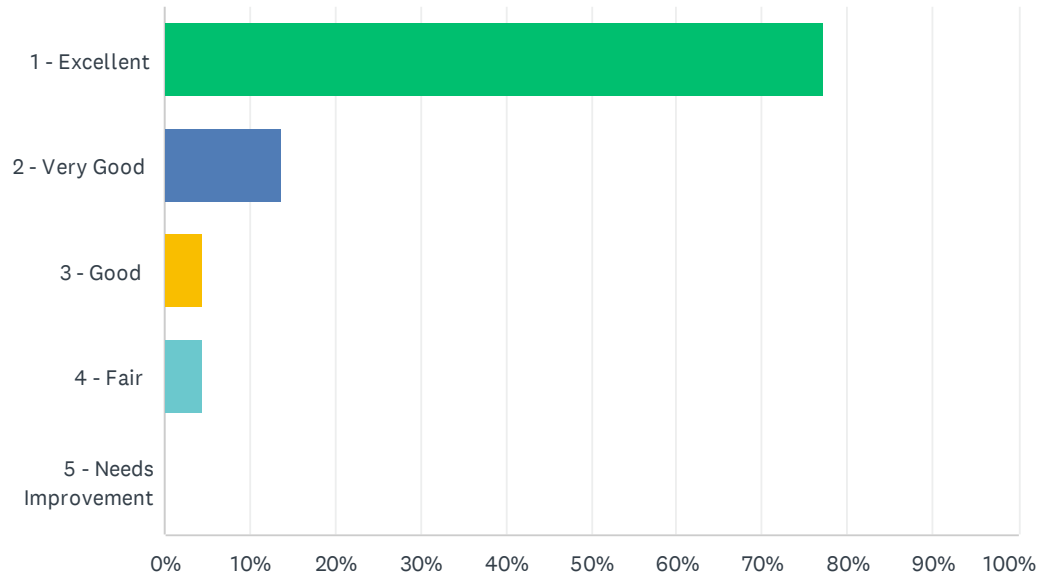
Answered: 23 Skipped: 0



	5 - EXCELLENT	4 - VERY GOOD	3 - GOOD	2 - FAIR	1 - NEEDS IMPROVEMENT	TOTAL	WEIGHTED AVERAGE
Reservation Process	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0	0.00
Appearance of Office	65.22% 15	26.09% 6	4.35% 1	4.35% 1	0.00% 0	23	1.48
Safety and Security	56.52% 13	30.43% 7	8.70% 2	4.35% 1	0.00% 0	23	1.61
Wi-Fi Quality	21.05% 4	31.58% 6	31.58% 6	10.53% 2	5.26% 1	19	2.47
Quality of Cable Service	25.00% 5	35.00% 7	20.00% 4	5.00% 1	15.00% 3	20	2.50
Professionalism of Office Staff	78.26% 18	13.04% 3	8.70% 2	0.00% 0	0.00% 0	23	1.30
Professionalism of Maintenance Staff	81.82% 18	13.64% 3	4.55% 1	0.00% 0	0.00% 0	22	1.23
Staff Knowledge and Helpfulness	86.36% 19	9.09% 2	4.55% 1	0.00% 0	0.00% 0	22	1.18
Speed of Check-in Process	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0	0.00

Q5 Please rate your overall satisfaction with your most recent stay at Holiday RV Park:

Answered: 22 Skipped: 1



ANSWER CHOICES	RESPONSES	
1 - Excellent	77.27%	17
2 - Very Good	13.64%	3
3 - Good	4.55%	1
4 - Fair	4.55%	1
5 - Needs Improvement	0.00%	0
TOTAL		22

Q6 Do you have any other comments, questions, or concerns? Please include your contact information if you wish to be contacted by Park Management.

Answered: 10 Skipped: 13

#	RESPONSES	DATE
1	On Monday morning around 8:30 ish I was using the laundry room and a homeless lady came out of the restroom. I stayed around until my laundry was done. Another Holiday RV member went to report the issue to the office.	1/29/2023 5:02 PM
2	I would like to see a rules change to allow cooking with wood in a barbeque.	1/17/2023 9:54 AM
3	Be nice to have 2nd dog run up-front closer than way in back.	1/8/2023 2:27 PM
4	The dog area odor was much better this visit. The attention you've put into it is much appreciated.	1/8/2023 11:24 AM
5	The pool should remain open until 10 like it used to be.	1/8/2023 10:50 AM
6	AWESOMENESS	1/4/2023 10:52 AM
7	Happy New Year! I was very impressed by the cleanliness of the park facilities despite all the rain leading up to the New Year weekend. Staff is always helpful and provide great customer service.	1/3/2023 10:26 AM
8	Luke was incredibly helpful.	1/2/2023 9:23 AM
9	Wonderful experience	1/1/2023 1:38 PM
10	This is a parking lot, no grass.	1/1/2023 1:13 PM

Holiday RV Park

Occupancy By Site Type

From 01 Jan 2023 To 31 Jan 2023

Description	Period	Site	Avail	Maint	Used	Unused	RevPAR	Occ %	Discount	Taxes	Gross Revenue	Nett Revenue	Gross Avg (RevPOR)	Nett Avg (RevPOR)	Avg LOS	Conf %	Occupants
Back-in 33ft Site (30 Amp)	Days	39	1207	2	725	482	18.11	60.07	361.84	0.00	21,860.72	21,860.72	30.15	30.15	12.50	0.00	102
Back-in 33ft Site (30/50 Amp)	Days	43	1332	1	773	559	14.13	58.03	70.66	0.00	18,822.13	18,822.13	24.35	24.35	14.05	0.00	96
Back-in 36ft Site (30 Amp)	Days	8	248	0	125	123	16.02	50.40	87.75	0.00	3,972.28	3,972.28	31.78	31.78	12.50	0.00	20
Back-in 36ft Site (30/50 Amp)	Days	47	1455	2	930	525	18.28	63.92	773.99	0.00	26,604.54	26,604.54	28.61	28.61	15.76	0.00	118
Narrow Back-in Site (No Slides - 30 Amp)	Days	15	465	0	87	378	5.40	18.71	60.20	0.00	2,513.19	2,513.19	28.89	28.89	4.14	0.00	42
700s Oversized Back-in Site (30/50 Amp)	Days	4	124	0	32	92	4.43	25.81	0.00	0.00	549.60	549.60	17.18	17.18	3.20	0.00	22
Pull-Thru (30/50 Amp)	Days	17	526	1	96	430	23.60	18.25	24.00	0.00	12,411.61	12,411.61	129.29	129.29	6.86	0.00	28
Monthly	Days	39	1209	0	1207	2	20.36	99.83	0.00	0.00	24,610.00	24,610.00	20.39	20.39	30.95	0.00	78
Grand Total:		212	6566	6	3975	2591	16.96	60.54	1,378.44	0.00	111,344.07	111,344.07	28.01	28.01	14.94	0.00	506

Holiday RV Park

Occupancy By Site Type

From 01 Jan 2022 To 31 Jan 2022

Description	Period	Site	Avail	Maint	Used	Unused	RevPAR	Occ %	Discount	Taxes	Gross Revenue	Nett Revenue	Gross Avg (RevPOR)	Nett Avg (RevPOR)	Avg LOS	Conf %	Occupants
Back-in 33ft Site (30 Amp)	Days	39	1207	2	930	277	16.59	77.05	158.25	0.00	20,024.43	20,024.43	21.53	21.53	11.92	0.00	125.5
Back-in 33ft Site (30/50 Amp)	Days	43	1332	1	1058	274	14.04	79.43	310.31	0.00	18,703.25	18,703.25	17.68	17.68	11.89	0.00	147.5
Back-in 36ft Site (30 Amp)	Days	8	248	0	183	65	6.94	73.79	0.00	0.00	1,722.28	1,722.28	9.41	9.41	12.20	0.00	30
Back-in 36ft Site (30/50 Amp)	Days	48	1488	0	1180	308	16.80	79.30	252.51	0.00	24,996.44	24,996.44	21.18	21.18	11.80	0.00	203
Narrow Back-in Site (No Slides - 30 Amp)	Days	14	434	0	325	109	5.13	74.88	0.00	0.00	2,225.18	2,225.18	6.85	6.85	17.11	0.00	36
700s Oversized Back-in Site (30/50 Amp)	Days	4	124	0	59	65	30.03	47.58	46.50	0.00	3,723.42	3,723.42	63.11	63.11	3.47	0.00	34
Pull-Thru (30/50 Amp)	Days	16	496	0	317	179	9.06	63.91	87.00	0.00	4,494.40	4,494.40	14.18	14.18	9.32	0.00	73
Monthly	Days	39	1209	0	1209	0	17.65	100.00	0.00	0.00	21,333.00	21,333.00	17.65	17.65	31.00	0.00	78
Grand Total:		211	6538	3	5261	1277	14.87	80.47	854.57	0.00	97,222.40	97,222.40	18.48	18.48	13.46	0.00	727

Holiday RV Park

Occupancy By Rate

From 01 Jan 2023 To 31 Jan 2023

Description	Total Res	Available Nights	Used Nights	% Total of Report Reservations	% Used Against	Gross Revenue	Nett Revenue	% of Total Reports
Board Meeting	1	6566	2	0.05	0.03	0.00	0.00	0.00
Member Daily (No Charge)	73	6566	488	12.28	7.43	10.00	10.00	0.01
Member Rate (Non-Prime)	0	6566	0	0.00	0.00	287.28	287.28	0.26
Member Rate (Prime)	1	6566	1	0.03	0.02	51.53	51.53	0.05
Mid-Week Special	2	6566	7	0.18	0.11	406.19	406.19	0.36
Monthly	40	6566	1238	31.14	18.85	25,240.00	25,240.00	22.67
Non-Member	61	6566	387	9.74	5.89	42,859.07	42,859.07	38.50
Parking	30	6566	85	2.14	1.29	570.00	570.00	0.51
Snowbird (Member)	50	6566	1519	38.21	23.13	33,525.00	33,525.00	30.12
Snowbird (Non-Member)	5	6566	155	3.90	2.36	5,665.00	5,665.00	5.09
Snowbird P/T (Member)	3	6566	93	2.34	1.42	2,700.00	2,700.00	2.43
Grand Total:	266	6566	3975	100.00	60.54	111,314.07	111,314.07	100.00

NOTE: Revenue figures represent Tariff Quoted For all reservations. Sundries, Periodic And Repeat Charges are Not included. Rooms marked as maintenance are not counted as available on this report unless you have chosen the option 'Include Maintenance in Avail for Occupancy' under Property Information. Day use reservations are Not counted As used unless you have chosen the Option 'Include Day Use in Used for Occupancy' under Property Information.

Holiday RV Park

Occupancy By Rate

From 01 Jan 2022 To 31 Jan 2022

Description	Total Res	Available Nights	Used Nights	% Total of Report Reservations	% Used Against	Gross Revenue	Nett Revenue	% of Total Reports
Board Meeting	6	6538	9	0.17	0.14	0.00	0.00	0.00
Construction	41	6538	806	15.32	12.33	0.00	0.00	0.00
Member Daily (No Charge)	117	6538	794	15.09	12.14	0.00	0.00	0.00
Member Rate (Non-Prime)	1	6538	31	0.59	0.47	1,403.28	1,403.28	1.44
Mid-Week Special	0	6538	0	0.00	0.00	279.10	279.10	0.29
Monthly	40	6538	1240	23.57	18.97	21,843.53	21,843.53	22.47
Non-Member	89	6538	375	7.13	5.74	34,342.29	34,342.29	35.32
Parking	34	6538	53	1.01	0.81	490.00	490.00	0.50
Snowbird (Member)	50	6538	1550	29.46	23.71	28,352.20	28,352.20	29.16
Snowbird (Non-Member)	4	6538	124	2.36	1.90	3,960.00	3,960.00	4.07
Snowbird P/T (Member)	9	6538	279	5.30	4.27	6,552.00	6,552.00	6.74
Grand Total:	391	6538	5261	100.00	80.47	97,222.40	97,222.40	100.00

NOTE: Revenue figures represent Tariff Quoted For all reservations. Sundries, Periodic And Repeat Charges are Not included. Rooms marked as maintenance are not counted as available on this report unless you have chosen the option 'Include Maintenance in Avail for Occupancy' under Property Information. Day use reservations are Not counted As used unless you have chosen the Option 'Include Day Use in Used for Occupancy' under Property Information.