

Holiday RV Park Members

June 2023 Meeting Packet



Contents are Approved for
Members Only



Agenda

Holiday RV Park
Members Association Meeting
Saturday, June 10, 2022
9:00 am

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

Charlie Weeks
TBD
Denise Gagliardi
Charlie Weeks
Denise Gagliardi

Committee Reports

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

Talley Snow
Tom Barcellos
Darin Batty
Charles Nunes
Mark Schieber
Don Smith
John Watkins
Aaron Cartwright
Denise Gagliardi

Old Business

1. Changes to Reservation Rules & Policies
2. CCR's and Bylaw Points (tabled from May meeting)
3. Deposit into CIM Account-\$20K Transfer Complete (Won't Reflect on May Statement)
4. Electric Vehicle Charging Committee Report
5. Cable/Internet

Aaron Cartwright
Mark Schieber
Talley Snow
Don Smith/Denise Gagliardi
Don Smith

New Business

1. Early Check-in Fee
2. Food Vendor Proposal
3. Snowbird Application Review

Aaron Cartwright
Aaron Cartwright
Aaron Cartwright

Members Comments

Board Member Comments

All Motions

Executive Session

1. Personnel



Board of Directors

Charlie Weeks (2021 – 2024) – President
Mark Schieber (2020 – 2023) – Vice President & Public Relations
Denise Gagliardi (2021 – 2024) – Secretary
Talley Snow (2022 – 2025) – Treasurer
Darin Batty (2022 – 2025) – Management
Tom Barcellos (2021 – 2024) – Collections (Absent)
John Watkins (2020 – 2023) – Rules and Regulations
Don Smith (2023 – 2026) – Maintenance
Charles Nunes (2019 – 2025) – Park Usage

Members Present – 15

Meeting called to order at 9am by Charlie Weeks.

Flag salute led by Darin Batty (Locker 024).

President's Address

- Please silence or turn off all cell phones.
- Members are welcome to participate during the *Member's Comments* section of the agenda.
- 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.
- This is a volunteer Board. No one is paid for their time. Directors are reimbursed for out-of-pocket expenses.
- Holiday RV Park's meetings and procedures are governed by its bylaws, CC&Rs and rules.

Committee Reports

Financial Report – Talley Snow

Park Accounts	Balance (4/30/23)	Monthly Comparison	April 2023	April 2022	Difference	% Change
Mechanics Bank-Operating	\$62,673.71	Income	\$91,368.14	\$96,041.63	-\$7,054.03	-5%
Mech. – Laundry	\$18,828.37	Expense	\$111,636.44	\$63,438.70	\$48,197.74	75%
Mech. – Dues	\$25,935.27	Net Income	-\$23,560.56	\$27,687.35	-\$51,247.91	-185%
Mech. – Emergency Reserves	\$81,798.96					
Mech. – CIM Reserves	\$5,340.05					

I have been keeping an eye on the financials and on our spending and I would have to say things are definitely increasing a bit. I would however like to make a motion to transfer \$20,000 from the operating account into the CIM reserves so we can begin to build up the reserves which would bring us to just under \$43,000 in our operating account based on our April balance.

Reply from Mark Schieber – I will second that.

All Board Members agreed and approved motion.

Collections – Tom Barcellos (Absent) – Aaron Cartwright

We are beginning the process of foreclosing on 3 shares. We originally had 4 shares but we actually had one of the members call in to pay their past due amount in full so we are now focusing on only 3 shares and working directly with the attorney to begin the process.

Management – Darin Batty

There isn't a whole lot going on currently; I hope everyone has gotten a chance to download and look at the app for the laundry room. We also had Kim leave recently and were able to hire a new maintenance guy to take his place whose name is Jose.

Comment from Jerry Bodine (Locker 005) – Have the reasons for Kim's departure been addressed by the Board? I am not sure what the reasons were for his departure but it had to be something since he has been here for many years.

Reply from Darin Batty – It was Kim's personal business why he decided to leave and move on from the park.

Comment from Brenda Critzer (Locker 166) – Was there an exit interview done?

Reply from Aaron Cartwright – No in our employee agreement we have a confidentiality clause so we are not supposed and allowed to talk about Kim for 5 years and he is not supposed to talk about Holiday RV Park. It was his choice to leave and that's all we need to say about the matter.

Park Use – Charles Nunes

I was in talking with Jennifer this morning and from April 1st to April 31st of 2022 there was an occupancy of 4,673 nights used in the park which is about 74.25% of the park being used. From April 1st to April 31st of 2023 there was an occupancy of 4,291 nights used in the park which is about 68.14% of the park being used. It is pretty normal for it to decrease a little bit in April due to kids being in school but this year it was a little bit different. It is down a little more but we attribute that mostly to the weather playing a big part with the rain. But, talking with Jennifer earlier we are about 95% full for June, July and the beginning half of July already with members and also with some off the street guests as well. We are projecting we will continue this trend through August and September as we continue to take more reservations.

Correspondence / Public Relations – Mark Schieber

As far as our correspondence goes there seems to be a lot of the same commentary as normal such as our spaces are too tight and close together and the cable is not great in the park. I know I have spoken with a couple of people in park who have some concerns on the next steps we are going to be taking in regard to changes in the park but this is a great reminder how we are a board of 9 and not one person on this board can make a decision on their own. It would take a majority of this board in order to make a movement in this park. We are all just committed to making this place a better place to stay and continue making things better around the park.

April 2023 Guest Survey Comments: *Please refer to the attached comments at the end of this document.*

Park Maintenance – Don Smith

It has been pretty quiet for the last month and Luke, Mike and Aaron have done a great job of filling in the gaps and taking the extra time to make sure everything is done as well. They are doing some of the patchwork on the roadway so it doesn't lift around where the gutter ways are. Another thing we are going to need to do this year is replace the two BBQs up front in the Magnolia Center since they aren't working really well. There were some minor leaks in the pool that were fixed so other than that everything seems to be running really smooth. And we are still working on getting the solenoids in the restroom fixed so we are getting a hold of the builder to take care of that in the next couple weeks.

Rules and Regulations – John Watkins

Aaron and Jennifer completed all the site checks in the last couple of weeks so he will be reevaluating all the sites at the end of the month. He has been doing a really good job of making sure the park looks good and making sure all the rules and regulations are being followed. If you have received a letter please make sure you get everything taken care of and keep up the great work of keeping the park clean and presentable.

Manager's Report – Aaron Cartwright

As Darin mentioned earlier the Dexter app is in the laundry and is working really well. It is pretty straightforward and easy to use. One thing I will note is depending on the phone you are using, please make sure to scroll all the way to the bottom because some of the screens will give you more options but do not show it on the screen until you scroll down. Our office hours will be changing for the summertime coming up so we will be open until 6pm on Fridays starting Memorial Day weekend. The pool, spa and clubhouse will be open until 10pm starting Memorial Day weekend so we will be changing out the signage around the park very soon. Please get used to the idea that around 9:30pm or 9:45pm the maintenance will be coming in to start winding things down so we can make sure the facilities are closed on time. The Spectrum tv service in the park is awful and seems to be getting worse so we currently have a call out to them and have an appointment set for them to come and take a closer look at it on Sunday May 14th and we will not be letting them leave until everything is fixed considering we have been paying close to \$1500 a month for the service. We believe it should be a simple fix and we have an idea of which direction to send them when they arrive since this is an issue we were not having prior to them doing the previous fix which they assumed would fix it but unfortunately we did not have success then. So, we are definitely working on the cable issue and are feeling confident we will have it fixed by tomorrow morning with Spectrum. There was a comment made by Domingos Silva (Locker #160) last meeting in regard to whether we are obligated to offer cable and internet and we sort of glossed by it but I would like to answer that question. I wouldn't say we are obligated to offer it but it has been a part of our business for a very long time and we do advertise it heavily on our sign, website and throughout the park that we offer cable tv and internet so we aren't obligated to but I believe there is an obligation to the board to offer to our members and guests. Site inspections as John went over have been completed and will be reinspected at the end of the month. I am very happy with the way the sites looked when we inspected them. They were looking very, very, very good! The guests have done a good job maintaining the sites and we are seeing fewer and fewer comments about the sites looking bad and so I want to thank all of the long-term guests staying for the great job they have been doing. We noticed a few weeds here and there and some cobwebs here and there which seem to be getting taken care of quickly. One thing that was common was some people who did not have updated registration sticker displayed or even some people who did not have the plates affixed on the outside of the trailer but unfortunately it is stated it must be visible from the outside that each RV have up to date registration. And the other thing we received was a formal complaint that a snowbird utilized their electrical pedestal for their neighbor's belongings so if you have electrical that is plugged into your neighbor's pedestal, you just need to plug it into your own box. If the neighbor wants to share or exchange RV installations and everyone is okay with it and there aren't too many things plugged into one pedestal, I am okay with that and we encourage everyone to be neighborly. Last but not least, we want to welcome Jose Castillo to the park as our new maintenance employee. He is a very nice young man and I was hoping to find someone with a great personality. He may not have RV maintenance experience but he did previously work for the City of Solvang and he is a really hard worker and did an amazing job maintaining those facilities and the work here comes as no surprise to him because he has been doing it. He is learning all the RV stuff from Luke and Mike and they have commented he is young and eager and ready to learn and catching on very quickly. We hope since he is young he will settle in here for many years to come so we can have another long-term employee on board.

Reportable Actions – Denise Gagliardi

We only have two reportable actions from last meeting to report today. The Board approved the motion to pay invoice #1497 for Mountaineer IT to replace the camera equipment and install the new camera equipment throughout the park which came to a grand total of \$1,437.90. So those will get placed on order and Mountaineer IT will install them once they arrive. The Board also waived the 7-day occupancy requirement for one of the monthlies for the first quarter due to a medical issue.

1. Membership Classification – Charlie Weeks

Last month we had an open conversation about membership classification and it was more of an informational item and not something we have to vote on or fix in the meeting. It was something we were aware of and something we wanted to discuss with the membership during an open session. There may be some things in the future that we look at and we may change but it is not something we are going to change at this time.

2. Magnolia Center – Charlie Weeks

In regard to the Magnolia Center, we are looking at ways to improve the Magnolia Center but unfortunately as far as executing those ideas it is just not the right timing. It is something we would like to have discussions on and talk about ways to improve it. We want to see if there is anything we need to do in order to make it more welcoming and we have had a couple of discussions with people who have ideas but once again the timing is just not correct right now due to it being a financial expense. One of the discussions was about coverage against the weather so people can sit out there no matter what kind of weather we are having. One of things that was really great when Mark and I were sitting out there having a discussion was Doug went over and lit the firepit and it changed the experience and made it really comfortable to be over there.

Comment from Jerry Bodine (Locker 005) – Have there been any complaints by anybody about the Magnolia Center?

Reply from Charlie Weeks – There have not been any complaints because essentially there is nothing wrong with it. We are just looking at ways to improve the area and the experience.

Reply from Aaron Cartwright – I have had a few complaints that were made to maintenance and the office about the BBQ not working and having minimal use on it. Otherwise, as far as the firepit itself and the seating are concerned there have been no complaints.

Reply from Jennifer DelMonte – The only concerns I have heard from an office standpoint which I think was what Charlie is touching on is in the summertime it does get very warm in that corner and people were asking about some possible coverage over there.

Reply from Charlie Weeks – Yes we really enjoyed having the meetings outside in the nicer weather but the public did not enjoy sitting out there because there was no shade to be able to sit out there comfortably.

Comment from Jodi Garges (Locker 602) – I believe we have umbrellas over in the Magnolia Center. Do we need to ask permission to open those or have a staff member open them for us?

Reply from Charlie Weeks – No, you can open them up yourself. You can definitely ask for assistance from maintenance if you are having difficulty opening them yourselves but no one has to rent them or get permission to use them. We do try to keep them closed so they don't have any weather damage to them.

3. Golf Cart Fee – Charlie Weeks

There was a discussion about possibly implementing a golf cart fee for people who are charging their golf carts at their sites and whether we as a Board would want to start charging for it. At this point we have no intention of implementing a fee for golf cart charging at your own site but it may be something we look into later on down the road as a fee. It may be something we look at when we start looking at the charging systems we will need to install in the park possibly for electric cars. But as of right now, we are taking it off the table and it is not something the Board wishes to discuss at this time or in the near future.

4. Cable/Internet – Don Smith

I reached out to Spectrum Industrial recently and I am currently asking them pricing on 1-, 3- and 5-year contracts that would include internet and cable as well as ones that would just be for internet to get an idea of price range and availability. They did question why I was asking for just internet and I explained to them the current service they are providing is subpar. I am hoping to get some quotes back by next week so I am able to forward them to the Board and Aaron so we will be ready to present them to the membership by next month. I feel confident by next meeting we should have some options to present to the membership. If there is any multi-year contract we do have to make sure the membership votes on it and agrees for us to sign it so we will need to send it to the membership for a vote. Right now, the issue is we have fuzzy channels, bad connections and we seem to be losing channels in our channel line-up so that is something we are hoping for with a contract and maybe an upgrade in the equipment they will be able to assist us with. We are also hoping with a contract we will not be paying as much since right now we are paying month to month which is a huge expense and they are less likely to help us fix the problem since we aren't in a contract and could drop their service at any time.

Comment from Jerry Bodine (Locker 005) – Are cable and internet a packaged deal like if you get rid of one then you have to get rid of the other one?

Reply from Aaron Cartwright – Not from my understanding. What I was told from Spectrum is the reason why our cable continues to get worse and worse is because of the complications between our cable tv running through the same infrastructure as the internet.

Comment from Jerry Bodine (Locker 005) – So why can't we just get rid of the cable and keep the internet?

Reply from Aaron Cartwright – I believe there are additional companies out there that would offer better cable options but may not have the internet as well and may or may not cost us more in the long run.

Comment from Jerry Bodine (Locker 005) – If people do not have streaming capabilities then maybe we have Roku's available in the office for people to rent for \$20 a day during their stay. We don't have to offer cable we can just offer internet. I mean the cable bill is \$5000 a month and it would be a way to cut it back.

Reply from Aaron Cartwright – The cable bill is only \$1500; the rest of the bill is internet and licensing.

Reply from Mark Schieber – I believe we need to make sure the cable is working and is fixed prior to us worrying about the contracts but we have to start those conversations now so we can see where we need to go in the future once it is fixed.

Comment from Don Smith - I currently am only looking at Spectrum for options right now because they have thousands of dollars' worth of equipment currently installed in our park so they have a vested interest to make it work but I will definitely be researching other companies as well.

Reply from Aaron Cartwright – I believe across the street at Pismo Coast Village they do have Dish or Direct TV but they also have installed all of the electrical and do their own internet installation because they have an in-house IT so they don't have to rely on anyone to do their setup. They have many infrastructures they can put the equipment on whereas here we do not have a lot of places to be able to put the equipment.

Comment from John Watkins – Something I would like an answer from Spectrum on is some of us used to have our own boxes in the park and when I spoke to the representative at Spectrum they told me they no longer support that and it is not allowed in our park. I would like to know why that is and if it is also true to our park only or just a service they do not support anymore.

Reply from Don Smith – Oh that is interesting and definitely something I will discuss with them and find out an answer for.

5. Utility Expenses, Emergency Reserves, Monthly Bills/Deposit into CIM Account – Talley Snow

The long and the short of it is that we need to cut expenses in order to be able to build our reserves. As we begin cutting expenses we will have the money to be able to pay our monthly bills and still move money into our reserves to start to build the emergency reserves.

Comment from John Watkins – When does the next installment of the dues go out? And about how much will that generate for us?

Reply from Liz Cuccia – The next installment is due July 1st so we generally like to get them out by June 1st. We will generate approximately \$80,000 if everyone pays on time. We will be able to pay both installments of the property taxes in November and that will leave around \$20,000 left in the account which we can then move over to the CIM account or the Emergency Reserves.

Reply from John Watkins – And then right behind that payment of the property taxes in November we will have another installment of dues that will be coming in, correct?

Reply from Liz Cuccia – Yes and we typically keep those in there and access at that point. Typically, we will use the July dues to pay the property taxes and this year we will have excess of money we can move to the Emergency Reserves as well in order to begin building that account up.

New Business

1. Proposed Changes to Reservation Rules & Policy – Aaron Cartwright

For a very long time, as far as I can tell, members have been allowed to book 90 days in advance and only 30 days in advance for the general public. If one of our goals as a business is to get more people in and make more money and we are bound by our CC&Rs, we will need to cater to our members and give them priority however we should be aggressively pursuing business from outside of this property that helps pay our bills. One of the hurdles we have as reservationists in the years we have been here, it is very difficult to tell the general public you need to call a month in advance and even to tell a member you need to call us 3 months in advance. Other properties allow their members to call 6 months or even a year in advance. So, in the spirit of giving members a priority but still make this a solid business, I am asking the Board to adjust from 90 days advanced booking for members to 6 months advance booking and then adjust from 30 days advance booking for the general public to 3 months advance booking. This allows us to still give members double the amount of time to make reservations. I know a question that will come up is well what happens if a member calls 2 months in advance and we don't have a spot; we know how to do our jobs and if we see that 3 months in advance there is no room we aren't going to let John Q public in. We have waiting lists and other ways to track business and to get back to customers when it is appropriate. It will be an easier sale for interested parties and it will be easier to advertise the park if we can at least say a couple of months in advance rather than just a month or couple of weeks in advance. I also believe it would be appropriate to then change the cancellation policy from 3 days to a week, which is what they also have across the street at Pismo Coast Village. The other item would be that it has always been a rule if someone calls on their 90th day they can pick a space in the park of their choosing and it is more or less guaranteed. Unfortunately, we can't always guarantee a site for any one guest coming in because there are situations that are out of our control. In my mind, we go back to what has always been the park's tradition since the 70s which is there is no guarantee for a site selection but instead we can guarantee you a site in the park and we will take into consideration any requests made but it is only a request and not a guarantee. If this is all something the Board can entertain, I think the time is right to get this changed and start practicing it and get the information out to everyone with the dues mailing so everyone understands June 1st you can start planning your end of year reservations. If we wait to change the rules until January, the timing is not right because people will not understand the concept and won't have time to adapt to the concept before making reservations for July 4th week/weekend. If we start the process now, it gives us time to explain the process and answer any questions people may have. It would be our task in the office to make sure the information got out to all the members and general public by jumping on social media, mailing out instructions, emailing people and reaching out to them via telephone call. I would ask the Board to discuss the proposed changes and hopefully come to a decision so the staff is able to send the notice out with the dues in order to have the process be effective June 1st.

Comment from Charles Nunes – I definitely think this is a positive change and I would like to make a motion that we entertain this idea and discuss it.

Reply from Mark Schieber – If I may suggest, I think that requires a little more discussion in order to review those changes because there is a lot there and we want to make sure we hit every point. I am 99% on board with it but I just want to make sure to review the information and I just received it this morning so I need about 15 minutes to look at it.

Reply from Charles Nunes – I believe we started discussing this last meeting in executive session.

Reply from Mark Schieber – We did begin a discussion on it but now it is being put in print. So, I want to look at the revisions and make sure we don't see something we don't like.

Reply from Talley Snow – We need to discuss and vote on it in executive session because if we don't we are going to miss the mailing.

Reply from All Board Members – We agree to discussing and voting on it in executive session.

2. Financial Understanding – Mark Schieber

One of the things I would like to touch on just real lightly and one of things we always discuss is just financial understanding of where we stand in the park today because there are always questions about the member's dues and rates and the emergency funds. I have had many discussions with Liz our bookkeeping and I have asked her many times "are we saving money and paying the bills, yes" and "are we ideal where we should be, maybe not". I am paraphrasing a little so Liz if I am saying something that is out of line please let me know.

Reply from Liz Cuccia – The only thing I will say is I said financially we are okay and it isn't like the park is going to go under like you said. I think the biggest thing is that the comfort of where we are with our reserves is really diligent upon each board that is sitting up there. So, the bigger question is "is this board comfortable with what they have?" and you guys have to make that evaluation.

That is correct and with that discussion with her we realized we really need to get another reserve study because we are supposed to have one every 3 years and the one we just had was not complete with all the new facilities. The reserve study will help give us a snapshot of where we need to be today, tomorrow, 1-3 years down the road and gives a pretty general idea of what needs to be done in order to be on track and healthy in the park. We agree though that the reserve studies do not discuss in great detail about our financial health. With those discussions, the board will discuss in open meetings how fast we would like to get to the goal that we comfortable being at. The faster we do it the more painful it will be but the slower we do it the riskier it will be. I just want to make sure everyone understands we are not perfect by any means with our financial health but also we are not dying either; we have room for improvement.

Comment from Jerry Bodine (Locker 005) – Is there a number the Board has decided on for where they would like to see the reserves be at and a time frame of when you would like to be at that number? Then once we hit that number we should see all the fees that were raised for the members go back to where they were before.

Reply from Mark Schieber – That is exactly why we want to get the reserve study done so we are able to get our projections and then decide a goal of how much we want to have as well as a timeline on how we want to reach that goal. Once the goals are met, according to the CC&Rs we are supposed to reduce and sustain the rates. We can't do that until we get the new reserve study and once we have it we will absolutely be sharing it with the membership. But to be clear the financials will always direct what the rates will be and we can't guarantee the rates will go down as much as we hope they do because economy is always up and down and the rates are based solely on the financial health of the park. The reality of the financials at this point is we are going to have to continue increasing dues every year to keep up with the economy. The question of how much and how long into the future is something that is not definitive at this time.

Reply from Liz Cuccia – The reality of the situation is that the park will never be in a place where the park will be able to go back on dues unless you find a cash cow on the property because inflation goes up every year so the cost of your reserves will go up since you are factoring in what it will cost to rebuild this building 30 years from now today and you aren't able to budget what it will cost to rebuild it 30 years from now because the reserve study won't show what the cost

will be 30 years from now. I mean look at the utilities; our gas bill is astronomical compared to what it was because the government has put a huge surtax on cost. We have no control over the cost that go up every year. Hopefully we can get as many off the street people in that can subsidize the cost increases and help with inflation going up. The only possibility we see right now is not increasing dues but I don't see us going backwards at this time or the near future.

Reply from Charles Nunes – I have been in this park for a little over 40 years now and I have only seen the dues decrease one time about 25 years ago and then it ended up getting increased once again because they were in trouble financially for cutting the dues and has continued that trend over the last 20 years.

3. CC&Rs & Bylaws Points – Mark Schieber

I would like to table this topic for next meeting so we can discuss it a little further and more in depth. I would like to discuss with the board what our understanding is of the CC&Rs and make sure we are all on the same page as well as we are all educated on them by reading them. I do want to encourage any and all members to read the CC&Rs so that way you have a better understanding of where we are and where we need to be and how we go about making the decisions we do as a board. This way any time any member feels we are outside of these documents you are able to properly ask questions and we can then have a discussion about it.

Comment from Brenda Critzer (Locker 166) – Let's do executive right here. Let's do executive downstairs where all the members can be apart of it after the general meeting.

Comment from Jerry Bodine (Locker 005) – Why does the board go upstairs to have executive session?

Reply from Mark Schieber – For years the board has operated under these conditions. So, when you get on this board you kind of continue to operate as such as well. My whole concern is we have a new board that has been here for only one month. So, we will continue to operate as we always have and then we will discuss it and as a board we will decide how we would like to have it structured going forward. We all want transparency and I think we are all in agreement on that but what we aren't going to have happen is be bullied into doing something right this minute just because someone wants it done now in their time. When we have reportable actions, it gets reported in the meetings and we are transparent about the subjects we discuss. As far as things go today, I am going to have an executive session and I am going to discuss with this board how to move forward.

4. Electric Vehicle Charging Committee Report – Don Smith & Denise Gagliardi

Don and I volunteered to be on the electric vehicle Charging Committee in order to do a little research on the upcoming changes we may have to make for electric car/vehicle charging that the county may require us to have charging stations. I will note I do have an electric car but I do not charge it inside of the park but instead I go to the outlet mall and use their charging stations. The company I use is Electrify America in order to have a charging plan for when I go to the charging stations. I wanted to look into the company to see what they offer to the park if we choose to be a site host or have a vendor partnership in order to get some revenue opportunities. I have reached out to the company just recently so I am just waiting to hear back from them. I don't have any additional information at this time other than once we do the initial investment, the company will install and maintain any equipment that is installed into the park.

Comment from Mark Schieber – My understanding of the charging stations is it would require us to sign a contract possibly for longer than a year with the company and I am assuming we would need to have the proper infrastructure and easements in place prior to them installing, is that correct?

Reply from Denise Gagliardi – It is my understanding as well but I do not have all the information as I am just in the first stages of the process. I will have more information hopefully by next board meeting to present. We formed the committee to start the process and receive information so we would have an idea of what we can expect if this becomes something we are required to have in our park. As I receive information and as I do more research, I will pass that along to the board and the members. As a consumer of an electric vehicle, I would want to have a charging station in my home and so I would start the research of looking at different companies to educate myself on expectations going forward.

Comment from Liz Cuccia – The only requirement we have as of right now is to have a plan in place for IF they decide to make it a requirement in the park which is why the research and conversations are starting.

Member's Comments

Brenda Critzer (Locker 166) – In reference to some upgrades in the park, I would like to suggest possibly getting some activities for elementary-aged children to do in our park. I know when I was on the Board, I looked into it and it was difficult to do some of the larger items because of space constraints and us not being able to remove spaces in the park. Maybe we can get a ping pong table inside of the clubhouse that can be brought out for the kids to enjoy.

Reply from Charlie Weeks – That is a great suggestion and something we can definitely look into and see what we can come up with. The more we can do to appeal to more people is something we are looking forward to doing.

Jerry Bodine (Locker 005) – In the financials, there is a section for director expenses which is the money being reimbursed to the Board Members for their travel. How come the reimbursements aren't being broken down by every single board member so we know what each person is being reimbursed for their travel expenses and any additional reimbursements?

Reply from Liz Cuccia – It is just the fuel rate so mileage reimbursements only. At this time, there is only one board member who is not getting reimbursed for their mileage.

Reply from Jerry Bodine – Okay but how much is being reimbursed to each board member and where is the breakdown on it? Since this is a volunteer board that is not supposed to get paid but they are getting paid, shouldn't we have a breakdown of who is getting paid and what they are getting paid?

Reply from Liz Cuccia – The reason we don't break it down into individual columns is because from an accounting standpoint the GL codes would be ridiculously long and I would have to retire the GL codes and replace them with a new GL code each time a new board member was voted onto the board. We would be adding so many more pages to the financial report to list each person individually. I will not put it on the P&L because this P&L is already far too large and the CPA has agreed with that. We should not have this many account numbers on this P&L.

Reply from Mark Schieber – It is standard practice at any type of business for a board of directors to get reimbursed for their mileage because it is an out-of-pocket expense for the wear and tear on the vehicle as well as the gas spent to actually show up to each and every meeting since that is a requirement to serve on the board. We go off of the government mandated amount for reimbursement of mileage. In the future, I agree we need to take a look at things and see if there is a way we can possibly cut some of those costs but as of right now the board has decided we are going to stick with the government mandated amount for reimbursement and that is it.

Reply from Jerry Bodine – That is fine that everyone is reimbursed. We as members should have a breakdown from what everyone is getting paid for at each and every board meeting.

Reply from Liz Cuccia – Here is the breakdown for what each person currently serving on the board will get per meeting they attend in person. Charlie Weeks \$317.94, Mark Schieber \$0, Denise Gagliardi \$242.09, Talley Snow \$735.04, John Watkins \$173.18, Don Smith \$172.79, Charles Nunes \$169.12, Darin Batty \$236.32, Tom Barcellos \$219.95. When they aren't here, they do not get paid.

Reply from Aaron Cartwright – It will now be in the minutes so anyone who reads the minutes will know.

Meredith Oates (Locker 091) – I was hoping we could do something about the babies in the hot tub. I don't want to look out while I am playing cards in the clubhouse and see babies in the hot tub with their diapers on. Are we able to do something about them not being in there at all?

Reply from Aaron Cartwright – There is a posting by the hot tub from the county that children under the age of 5 years may not be in the hot tub regardless of if they have adult supervision or not. Please, if you see this, flag down the maintenance or call the office so we may take care of the issue.

Meredith Oates (Locker 091) – Mark you live in the park so you should be reimbursed from that RV in the park not from your mailing address.

Reply from Mark Schieber – I actually do not live in the park contrary to what is being said around the park. Prior to me purchasing my new home that I have now, I stayed in the park yes and so therefore I did not get a mileage check. Now that I am living out of state and just leave my trailer here for the convenience of being able to stay it in when I am in town, I should be receiving a mileage check but I actually do not take the mileage check that is offered. I choose to decline the mileage check.

Elsie Metzler (Locker 828) – I know we have discussed in the past couple of meetings about the upgrade of the roads and I understand it is going to be in the future. I have noticed the left side of the park is in worse condition than the right side of the park. And I notice the maintenance guys are working on the roads and trying to patch it as best as they can but that is not a long-term solution. Do we have a plan or any idea of how far in the future it will be?

Reply from Charlie Weeks – We do have a desire to fix the roads and come up with a long-term solution. No, we do not have a plan as of right now. Once we do have a plan and a long-term solution, we will definitely bring it up to the membership and have a discussion about it.

Board Member's Comments

Talley Snow – There have been a lot of questions about the ending cost of construction and I am going to tell you what it is in the spirit of being transparent. I am also going to say though I won't be answering any questions or discussing the topic because I was not on the board when construction happened. I do not agree with how it went and how much we spent but it is what it is. The final cost of all the construction was \$1.5 million.

Reply from Charles Nunes – It was discussed at many meetings why there was an increase in the amount that was spent for construction and it had to do with multiple other issues coming to light when construction started. We needed to complete those upgrades in order to complete construction and ensure that issues would be minimal going forward with the new facilities.

Reply from Mark Schieber – Yes and also there were many other projects completed at the time of construction as well that were lumped in with the construction funds as well which were outside of the scope of the construction.

Reply from John Watkins – \$1.3 million was the original budget. It went to \$1.4 million during the pandemic because of the cost of materials. It ended up at \$1.5 million when everything was said and done with materials and additional items which came up while construction was being completed.

Meeting adjourned at 10:49am.

Respectfully Submitted,

Denise Gagliardi
Board of Directors – Secretary

Cc

Jennifer Del Monte
Senior Reservation Agent

Guest Survey Comments from April 2023

- The woman's restroom when I used it, was not clean. Hair and junk in the showers. The office staff very friendly, courteous!
- We will be back soon!! 😊
- Love this park.
- Always enjoy our stay, thank you!
- We hardly got any tv channels in our trailer. Don't think we got a single channel past 20. Also, toilet paper in the restrooms need to be replaced more frequently.
- Our main issue was that while the park claimed to be dog friendly, any place that would have been good for a dog was off limits. Therefore, we left early and went across the street.
- I liked being close to the swimming pool and spa area.
- Don't change the site number after I arrive. I wanted against a wall and had a middle spot. I paid the same amount only to have more people surrounding us. Was very disappointed.
- Maintenance and office staff were extremely helpful. Appreciate the coffee in the clubhouse.
- The only thing I was unhappy with was the new bathrooms. It seems the water pressure in the showers is very low. The sinks in the bathroom made it very difficult to shave. The water was freezing cold and every time I reached down the soap dispenser would let our soap into the sink. My family and I enjoyed the new pool area and club house. Also, I tried to use the BBQs in the park area and the one to the left only went up to 320 degrees with all burners on full blast and I couldn't get the one on the right to light.
- Everything was great. My only recommendation is to update clubhouse/game room for kid's activities. Ping pong or pool table would be amazing updates.
- Rated food for the services I know you provide but we did not use. Only services used were hookups. Only downside is how close we are to our neighbors. One neighbor played music at fairly loud rate. Turned off at 10 which I think is park rule but 10 is late for some.
- Could use a couple more hangers in the shower stalls.
- The cable picture was very staticky but it may have been my cable hook up.
- There was a misunderstanding with the maintenance guy. He said something completely different. We are not happy with the service offered.

All Motions

John Watkins made a motion to approve the minutes of the April 2023 meeting, seconded by Talley Snow.

Roll Call: Charles Nunes, Charlie Weeks, Darin Batty, Denise Gagliardi, Don Smith, John Watkins, Mark Schieber (Abstained) and Talley Snow.

Talley Snow made a motion to approve paying the bills and payroll, seconded by Don Smith.

Roll Call: Charles Nunes, Charlie Weeks, Darin Batty, Denise Gagliardi, Don Smith, John Watkins, Mark Schieber and Talley Snow.

Talley Snow made a motion to transfer \$20,000 from the operating account to the CIM reserve account, seconded by Mark Schieber.

Roll Call: Charles Nunes, Charlie Weeks, Darin Batty, Denise Gagliardi, Don Smith, John Watkins, Mark Schieber and Talley Snow.

Talley Snow made a motion to adjourn to executive session, seconded by Darin Batty.

Roll Call: Charles Nunes, Charlie Weeks, Darin Batty, Denise Gagliardi, Don Smith, John Watkins, Mark Schieber and Talley Snow.

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06/08/23

Cash Basis

Holiday RV Park

Profit & Loss Prev Year Comparison

May 2023

	May 23	May 22	\$ Change
Ordinary Income/Expense			
Income			
Non TOT Taxable Revenue			
7200 · Members Dues	499.00	944.00	-445.00
7212 · Late Checkout	936.00	70.00	866.00
7214 · Weekly Rent-No Tax	7,008.29	2,661.00	4,347.29
7220 · Monthly - Members	23,898.00	7,453.27	16,444.73
7231 · Snowbird - Non-Members	0.00	2,416.00	-2,416.00
7234 · Snowbirds - Members	0.00	25,971.43	-25,971.43
7242 · Member Daily - Non taxable	18,549.00	7,698.00	10,851.00
7245 · Mobile Home Rental Income	800.00	1,277.00	-477.00
7295 · Washer & Dryer	2,393.41	1,849.00	544.41
7310 · Parking Fee	1,300.00	1,100.00	200.00
7320 · Water Commission	30.84	24.48	6.36
7800 · Transfer Fee Income	25.00	0.00	25.00
7994 · Late Fee on Dues	54.25	70.80	-16.55
Total Non TOT Taxable Revenue	55,493.79	51,534.98	3,958.81
TOT Taxable Revenue			
7210 · Non-Member Daily	39,840.45	29,051.16	10,789.29
7219 · Mid Week Special	10.00	195.00	-185.00
Total TOT Taxable Revenue	39,850.45	29,246.16	10,604.29
7620 · Escapee- 15% Discounts	-1,194.57	-441.00	-753.57
7640 · FMCA/Camp CA - 10% Discounts	-146.50	-191.00	44.50
7650 · Military/LE Discount - 15%	-1,310.17	-236.73	-1,073.44
7660 · Long Weekend Discount	-188.66	-48.00	-140.66
Total Income	92,504.34	79,864.41	12,639.93
Gross Profit	92,504.34	79,864.41	12,639.93
Expense			
Business Promotional Costs			
8050 · Advertising Expense	0.00	1,373.31	-1,373.31
Total Business Promotional Costs	0.00	1,373.31	-1,373.31
Computer IT Dept			
9056 · Software	384.21	319.19	65.02
9062 · IT Service Labor	4,244.20	2,539.72	1,704.48
Total Computer IT Dept	4,628.41	2,858.91	1,769.50
Meetings & Events			
9090 · Annual Meeting	0.00	76.05	-76.05
9092 · Monthly Meeting Expenses	244.77	423.86	-179.09
9093 · Staff Meeting Expense	209.94	163.55	46.39

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Cash Basis

Holiday RV Park

Profit & Loss Prev Year Comparison

May 2023

	May 23	May 22	\$ Change
9650 · Travel (Not Meals)	28.30	0.00	28.30
Total Meetings & Events	483.01	663.46	-180.45
Professional Fees			
9120 · Accounting & Auditing	3,700.00	1,275.00	2,425.00
9130 · Legal Fees	0.00	6,237.75	-6,237.75
9170 · Directors Expense	2,046.48	1,787.60	258.88
Total Professional Fees	5,746.48	9,300.35	-3,553.87
8149 · Auto Expense	0.00	363.09	-363.09
8201 · Bank Fees & Charges			
8240 · Credit Card Processing Costs	1,845.92	1,949.73	-103.81
8250 · Bank Charges	0.00	25.00	-25.00
8201 · Bank Fees & Charges - Other	239.32	152.41	86.91
Total 8201 · Bank Fees & Charges	2,085.24	2,127.14	-41.90
8439 · Taxes			
9070 · Property Tax	181.57	0.00	181.57
Total 8439 · Taxes	181.57	0.00	181.57
8600 · Utilities			
8260 · Cable Television (Park)	5,078.38	4,678.30	400.08
8650 · Garbage	2,743.57	1,807.74	935.83
8660 · Gas	3,459.68	401.86	3,057.82
8670 · Water & Sewer	3,655.89	2,716.82	939.07
8680 · Electric	10,834.84	12,044.05	-1,209.21
9600 · Telephone & Internet	267.96	33.00	234.96
9602 · Internet	0.00	139.98	-139.98
Total 8600 · Utilities	26,040.32	21,821.75	4,218.57
8700 · Insurance Expense			
8702 · Insurance - General Liability	4,562.79	2,951.31	1,611.48
8770 · Insurance - Employee Health	1,707.18	2,165.80	-458.62
8772 · Insurance - Employee Vision	171.67	341.36	-169.69
Total 8700 · Insurance Expense	6,441.64	5,458.47	983.17
9001 · Payroll			
9060 · Payroll Tax	2,936.48	1,949.28	987.20
9075 · Payroll Service Fees	763.69	378.39	385.30
9350 · Salary & Wages	21,871.77	23,154.15	-1,282.38
9352 · Hiring Expenses	217.95	0.00	217.95

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Cash Basis

Holiday RV Park

Profit & Loss Prev Year Comparison

May 2023

	May 23	May 22	\$ Change
Total 9001 · Payroll	25,789.89	25,481.82	308.07
9002 · Repairs & Maintenance			
8960 · Dump	600.00	0.00	600.00
9003 · Pest Control Services	95.00	95.00	0.00
9028 · ADA Repairs	0.00	117.12	-117.12
9030 · General	1,777.51	818.87	958.64
9032 · Electrical	0.00	1,799.87	-1,799.87
9033 · Plumbing	0.00	485.00	-485.00
9034 · Restrooms & Showers	0.00	80.50	-80.50
9035 · Clubhouse	0.00	157.54	-157.54
9081 · Water Salt Softner	27.91	0.00	27.91
Total 9002 · Repairs & Maintenance	2,500.42	3,553.90	-1,053.48
9050 · Office Expenses			
9037 · Timeclock Machine & Software	24.00	24.00	0.00
9051 · Office Expense	660.06	-59.29	719.35
9052 · Office Supplies	511.77	354.32	157.45
9059 · Printing, Copy Expenses	186.62	0.00	186.62
9071 · Customer Amenities	121.52	0.00	121.52
9100 · Postage & Delivery	30.00	410.99	-380.99
9050 · Office Expenses - Other	189.00	0.00	189.00
Total 9050 · Office Expenses	1,722.97	730.02	992.95
9370 · Supplies			
9023 · Janitorial Supplies	13.30	485.00	-471.70
9026 · Park & Grounds Supplies	634.98	0.00	634.98
9371 · Clubhouse Supplies	250.51	1,403.06	-1,152.55
Total 9370 · Supplies	898.79	1,888.06	-989.27
9400 · Safety & Security			
9401 · Fire Prevention	400.00	0.00	400.00
9402 · Locks & Keys	0.00	43.58	-43.58
Total 9400 · Safety & Security	400.00	43.58	356.42
Total Expense	76,918.74	75,663.86	1,254.88
Net Ordinary Income	15,585.60	4,200.55	11,385.05
Other Income/Expense			
Other Income			
9870 · Interest Income	3.26	1.25	2.01
9871 · Dividend Income	0.00	0.00	0.00
9872 · Capital Gain Distribution	0.00	-21,187.66	21,187.66
9900 · Gain (Loss) on Sale	0.00	-4,725.05	4,725.05

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Cash Basis

Holiday RV Park
Profit & Loss Prev Year Comparison
May 2023

	May 23	May 22	\$ Change
Total Other Income	3.26	-25,911.46	25,914.72
Other Expense			
9820 · Foreclosure Expenses	7.50	5,119.19	-5,111.69
9909 · Net Change- Morgan Stanley	0.00	-20,194.83	20,194.83
9911 · Garnishment Payable	382.79	0.00	382.79
9922 · Interest Expense	3,235.42	3,914.63	-679.21
Total Other Expense	3,625.71	-11,161.01	14,786.72
Net Other Income	-3,622.45	-14,750.45	11,128.00
Net Income	11,963.15	-10,549.90	22,513.05

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Cash Basis

Holiday RV Park

Balance Sheet Prev Year Comparison

As of May 31, 2023

	May 31, 23	May 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	66,270.66	24,849.03	41,421.63
1060 · Mechanics-Laundry Room - 7211	21,136.80	1,423.62	19,713.18
1063 · Mechanics- Dues Account - 6422	25,935.27	12,981.57	12,953.70
Total 1001 · Cash Accounts	114,842.73	40,754.22	74,088.51
1065 · Reserves			
1070 · Mechanics Emergency Reserves	81,801.92	6,933.72	74,868.20
1075 · Mechanics CIM Reserves	5,531.26	36,136.12	-30,604.86
Total 1065 · Reserves	87,333.18	43,069.84	44,263.34
Total Checking/Savings	202,175.91	83,824.06	118,351.85
Accounts Receivable			
11000 · Accounts Receivable	-13,359.32	-8,504.20	-4,855.12
Total Accounts Receivable	-13,359.32	-8,504.20	-4,855.12
Other Current Assets			
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 Income Taxes	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	69,721.48	63,097.10	6,624.38
Total Current Assets	258,538.07	138,416.96	120,121.11
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	42,375.50	0.00
Electrical Upgrades - Other	919.42	919.42	0.00
Total Electrical Upgrades	325,366.78	325,366.78	0.00
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	16,309.65	0.00
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

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Cash Basis

Holiday RV Park

Balance Sheet Prev Year Comparison

As of May 31, 2023

	May 31, 23	May 31, 22	\$ Change
Total 4039 · Improvements	384,057.69	384,057.69	0.00
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
4053 · Pool Construction	84,636.00	84,636.00	0.00
4054 · Pool Furniture	5,064.20	5,064.20	0.00
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	124,509.24	15,090.00
4058 · Submersible Pump (2)	41,985.44	25,116.84	16,868.60
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	1,710,869.91	1,594,435.06	116,434.85
4059 · Buildings - Other	122,802.00	122,802.00	0.00
Total 4059 · Buildings	1,869,889.39	1,833,454.54	36,434.85
4070 · Laundry Facility	98,880.26	86,637.83	12,242.43
4080 · Equipment			
4081 · Laptop	1,800.71	1,800.71	0.00
4082 · Office Equipment	4,060.21	2,155.10	1,905.11
4080 · Equipment - Other	43,335.43	43,335.43	0.00
Total 4080 · Equipment	49,196.35	47,291.24	1,905.11
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	2,203,597.06	2,122,556.07	81,040.99
Other Assets			
4500 · Unrealized Gain/Loss Investment	-772.85	-772.85	0.00
4510 · Suspense	12,750.00	0.00	12,750.00
Total Other Assets	11,977.15	-772.85	12,750.00
TOTAL ASSETS	2,474,112.28	2,260,200.18	213,912.10
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			

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06/08/23

Cash Basis

Holiday RV Park

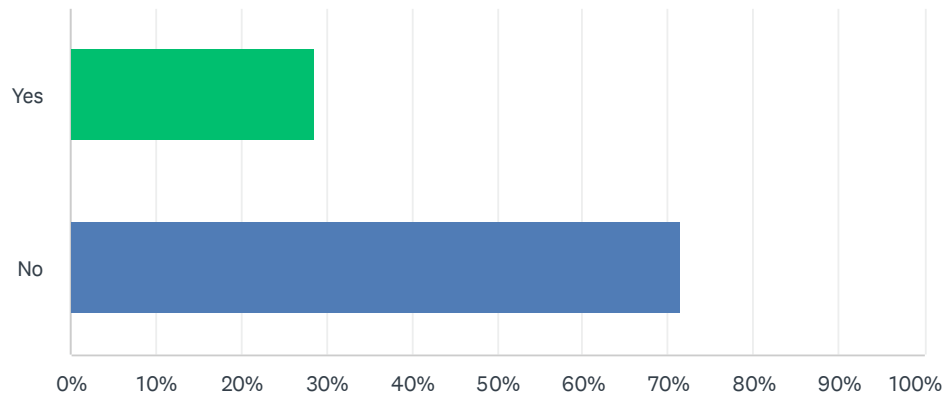
Balance Sheet Prev Year Comparison

As of May 31, 2023

	May 31, 23	May 31, 22	\$ Change
Accounts Payable			
20000 · Accounts Payable	-0.01	-0.01	0.00
Total Accounts Payable	-0.01	-0.01	0.00
Credit Cards			
Bank of America- 0282 Julie	0.00	19,355.17	-19,355.17
Home Depot - 3600	-283.37	380.72	-664.09
Mechanics Bank CC	2,830.45	0.00	2,830.45
Total Credit Cards	2,547.08	19,735.89	-17,188.81
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
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	346,406.51	421,181.02	-74,774.51
5040 · Gift Certificate Payable	-157.50	-157.50	0.00
5170 · T.O.T. Payable	-4,878.23	-7,574.31	2,696.08
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	27.05	0.00	27.05
Total Other Current Liabilities	384,030.42	456,081.80	-72,051.38
Total Current Liabilities	386,577.49	475,817.68	-89,240.19
Total Liabilities	386,577.49	475,817.68	-89,240.19
Equity			
6800 · Capital Contributions	32,300.00	32,300.00	0.00
6900 · Retained Earnings	1,957,470.15	1,674,426.02	283,044.13
Net Income	97,764.64	77,656.48	20,108.16
Total Equity	2,087,534.79	1,784,382.50	303,152.29
TOTAL LIABILITIES & EQUITY	2,474,112.28	2,260,200.18	213,912.10

Q1 Is this your first visit?

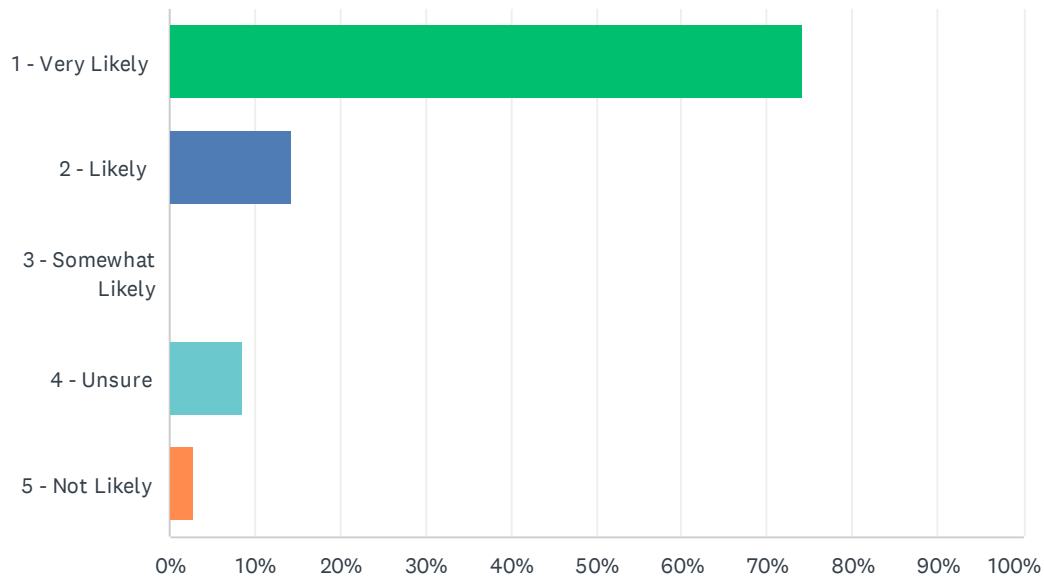
Answered: 35 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	28.57%	10
No	71.43%	25
TOTAL		35

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

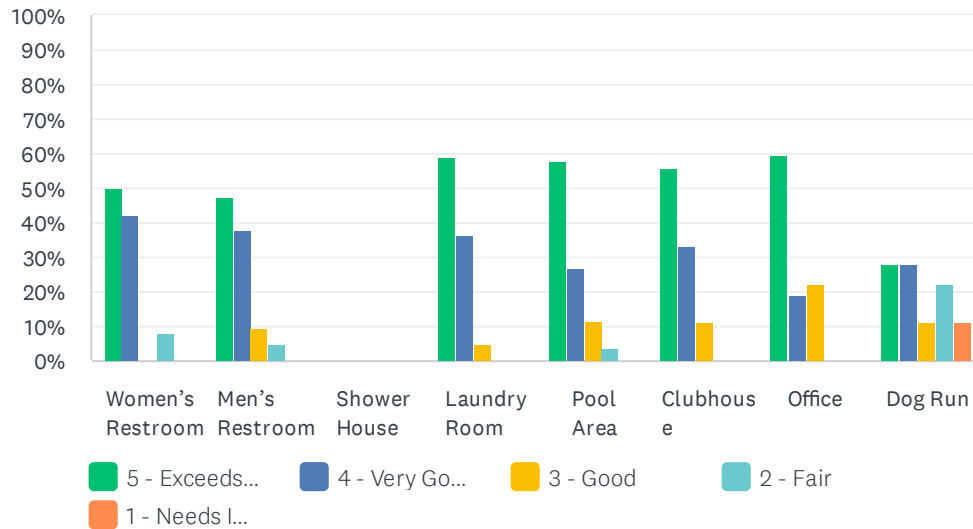
Answered: 35 Skipped: 0



ANSWER CHOICES	RESPONSES	
1 - Very Likely	74.29%	26
2 - Likely	14.29%	5
3 - Somewhat Likely	0.00%	0
4 - Unsure	8.57%	3
5 - Not Likely	2.86%	1
TOTAL		35

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

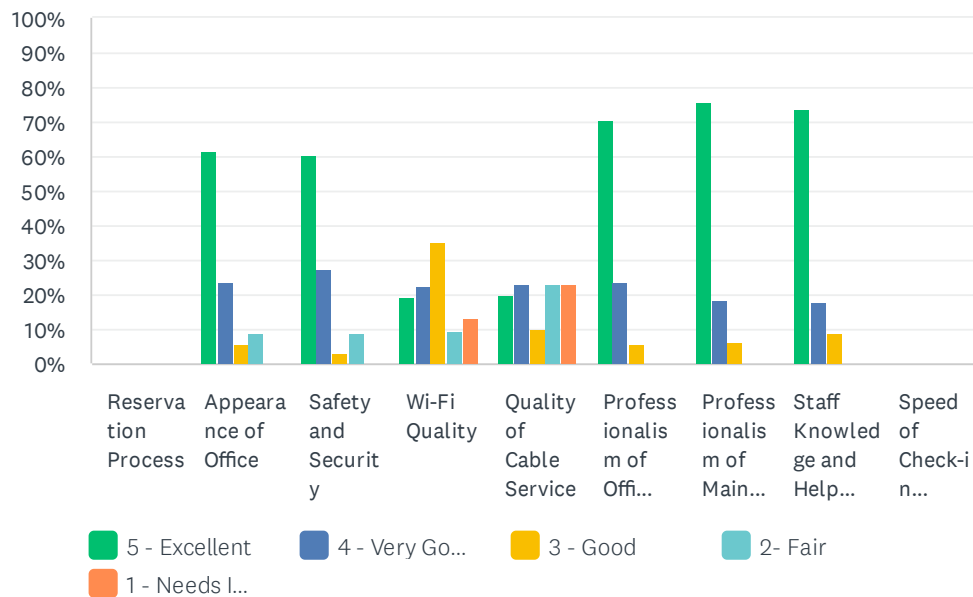
Answered: 34 Skipped: 1



	5 - EXCEEDS EXPECTATIONS	4 - VERY GOOD	3 - GOOD	2 - FAIR	1 - NEEDS IMPROVEMENT	TOTAL	WEIGHTED AVERAGE
Women's Restroom	50.00% 13	42.31% 11	0.00% 0	7.69% 2	0.00% 0	26	1.65
Men's Restroom	47.62% 10	38.10% 8	9.52% 2	4.76% 1	0.00% 0	21	1.71
Shower House	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0	0.00
Laundry Room	59.09% 13	36.36% 8	4.55% 1	0.00% 0	0.00% 0	22	1.45
Pool Area	57.69% 15	26.92% 7	11.54% 3	3.85% 1	0.00% 0	26	1.62
Clubhouse	55.56% 10	33.33% 6	11.11% 2	0.00% 0	0.00% 0	18	1.56
Office	59.38% 19	18.75% 6	21.88% 7	0.00% 0	0.00% 0	32	1.63
Dog Run	27.78% 5	27.78% 5	11.11% 2	22.22% 4	11.11% 2	18	2.61

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

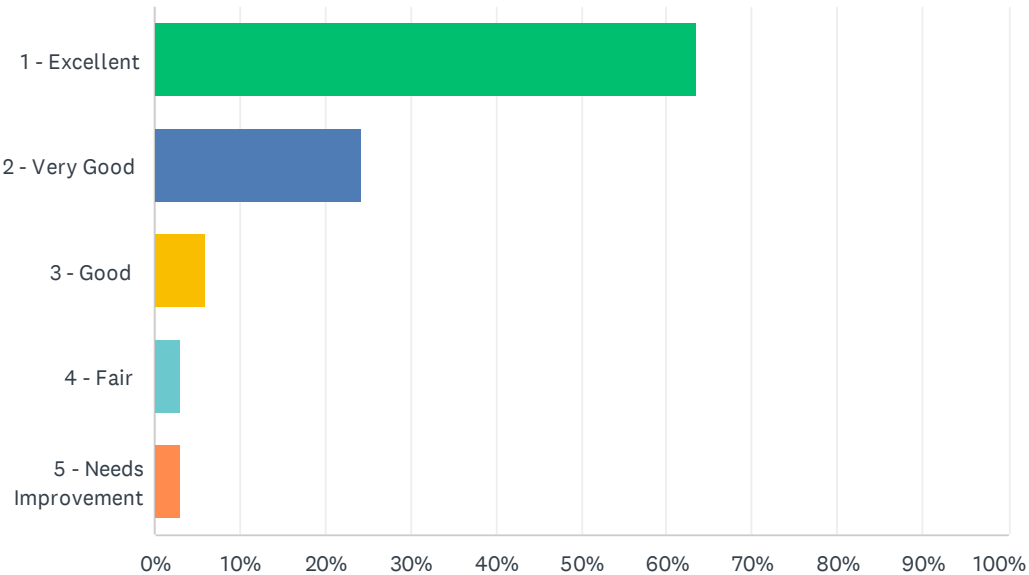
Answered: 34 Skipped: 1



	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	61.76% 21	23.53% 8	5.88% 2	8.82% 3	0.00% 0	34	1.62
Safety and Security	60.61% 20	27.27% 9	3.03% 1	9.09% 3	0.00% 0	33	1.61
Wi-Fi Quality	19.35% 6	22.58% 7	35.48% 11	9.68% 3	12.90% 4	31	2.74
Quality of Cable Service	20.00% 6	23.33% 7	10.00% 3	23.33% 7	23.33% 7	30	3.07
Professionalism of Office Staff	70.59% 24	23.53% 8	5.88% 2	0.00% 0	0.00% 0	34	1.35
Professionalism of Maintenance Staff	75.76% 25	18.18% 6	6.06% 2	0.00% 0	0.00% 0	33	1.30
Staff Knowledge and Helpfulness	73.53% 25	17.65% 6	8.82% 3	0.00% 0	0.00% 0	34	1.35
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: 33 Skipped: 2



ANSWER CHOICES	RESPONSES	
1 - Excellent	63.64%	21
2 - Very Good	24.24%	8
3 - Good	6.06%	2
4 - Fair	3.03%	1
5 - Needs Improvement	3.03%	1
TOTAL		33

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: 13 Skipped: 22

#	RESPONSES	DATE
1	Had trouble connecting to Wi-Fi for my tv.	5/29/2023 5:19 PM
2	Abigail has great customer service, and all staff are just exceptional as always.. Robertson family loves this park and refer people all the time. May be toght squeeze but thats ok with the way we are greeted and treated when we stay here... only complaint thjs time was all thw children with no supervision causing mischief.. lol	5/29/2023 2:24 PM
3	I always appreciate the front office accommodating my requests . The maintenance team is the reason I chose this park. The guys are very helpful and excellent with making a person feel welcomed!	5/28/2023 8:57 PM
4	Cable has horrible service and parking Spaces are way to small	5/28/2023 2:13 PM
5	The Park is great and all the staff are so friendly and always so helpful. We always enjoy our statin May and October	5/27/2023 3:37 PM
6	We very much enjoyed our stay! The spots are large and super clean! The pool and jacuzz were fabulous! Staff is hard working and very friendly! Very nice guests staying as well!	5/26/2023 8:59 AM
7	I had called at beginning of the week to make sure pool and bathrooms were available and was told "yes". Was very disappointed that pool was NOT available :(5/24/2023 2:39 PM
8	Thanks guys 😊	5/22/2023 7:16 AM
9	Spots are very tight. Electric 30watt plug-in are very loose	5/21/2023 2:37 PM
10	Thank you so much for your good job	5/18/2023 9:52 PM
11	Only half of the listed cable stations worked. Five days before we left eight more stations were not working. Otherwise everything else as previously stated was awesome!	5/12/2023 12:44 PM
12	We have never been disappointed with any aspect of the park employees service or the park amenities. Thank you all!!	5/9/2023 7:22 PM
13	If the park is not expected to be filled up, why are RVs placed close to one another. When we arrived there were ample spots but we were squeezed in between two other rigs. Spread us out!	5/2/2023 5:45 PM

Holiday RV Park

Occupancy By Site Type

From 01 May 2023 To 31 May 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	1209	0	730	479	29.40	60.38	1,790.22	0.00	35,539.72	35,539.72	48.68	48.68	5.89	0.00	242
Back-in 33ft Site (30/50 Amp)	Days	43	1333	0	842	491	18.43	63.17	837.88	0.00	24,571.94	24,571.94	29.18	29.18	6.33	0.00	262.5
Back-in 36ft Site (30 Amp)	Days	8	248	0	171	77	14.45	68.95	26.40	0.00	3,584.14	3,584.14	20.96	20.96	7.77	0.00	44
Back-in 36ft Site (30/50 Amp)	Days	47	1456	1	1069	387	20.09	73.42	506.44	0.00	29,249.00	29,249.00	27.36	27.36	6.77	0.00	318
Narrow Back-in Site (No Slides - 30 Amp)	Days	15	465	0	118	347	16.27	25.38	272.83	0.00	7,566.35	7,566.35	64.12	64.12	3.47	0.00	68.5
700s Oversized Back-in Site (30/50 Amp)	Days	4	124	0	96	28	28.28	77.42	17.60	0.00	3,506.44	3,506.44	36.53	36.53	8.00	0.00	24
Pull-Thru (30/50 Amp)	Days	15	465	0	106	359	23.27	22.80	1,000.30	0.00	10,821.56	10,821.56	102.09	102.09	6.24	0.00	40
Monthly	Days	39	1209	0	1209	0	20.27	100.00	0.00	0.00	24,503.33	24,503.33	20.27	20.27	31.00	0.00	78
Grand Total:		210	6509	1	4341	2168	21.41	66.69	4,451.67	0.00	139,342.48	139,342.48	32.10	32.10	8.05	0.00	1077

Holiday RV Park

Occupancy By Site Type

From 01 May 2022 To 31 May 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	1209	0	751	458	16.97	62.12	672.02	0.00	20,512.08	20,512.08	27.31	27.31	6.59	0.00	212.5
Back-in 33ft Site (30/50 Amp)	Days	42	1302	0	860	442	20.48	66.05	597.26	0.00	26,662.91	26,662.91	31.00	31.00	7.89	0.00	203.5
Back-in 36ft Site (30 Amp)	Days	8	248	0	172	76	9.43	69.35	24.00	0.00	2,338.08	2,338.08	13.59	13.59	8.60	0.00	40
Back-in 36ft Site (30/50 Amp)	Days	48	1488	0	1158	330	16.22	77.82	354.85	0.00	24,137.26	24,137.26	20.84	20.84	8.64	0.00	269
Narrow Back-in Site (No Slides - 30 Amp)	Days	15	465	0	165	300	20.29	35.48	62.50	0.00	9,434.84	9,434.84	57.18	57.18	6.60	0.00	51
700s Oversized Back-in Site (30/50 Amp)	Days	4	124	0	43	81	27.66	34.68	138.00	0.00	3,430.10	3,430.10	79.77	79.77	3.91	0.00	23
Pull-Thru (30/50 Amp)	Days	15	465	0	135	330	8.12	29.03	115.50	0.00	3,778.05	3,778.05	27.99	27.99	6.14	0.00	45
Monthly	Days	39	1209	0	1200	9	17.19	99.26	0.00	0.00	20,786.00	20,786.00	17.32	17.32	30.77	0.00	78
Grand Total:		210	6510	0	4484	2026	17.06	68.88	1,964.13	0.00	111,079.32	111,079.32	24.77	24.77	9.46	0.00	922

Holiday RV Park

Occupancy By Rate

From 01 May 2023 To 31 May 2023

Description	Total Res	Available Nights	Used Nights	% Total of Report Reservations	% Used Against	Gross Revenue	Nett Revenue	% of Total Reports
Board Meeting	2	6509	4	0.09	0.06	0.00	0.00	0.00
Member Daily (No Charge)	263	6509	1917	44.16	29.45	0.00	0.00	0.00
Member Rate (Non-Prime)	40	6509	323	7.44	4.96	17,646.09	17,646.09	12.66
Mid-Week Special	1	6509	4	0.09	0.06	467.16	467.16	0.34
Monthly	40	6509	1240	28.56	19.05	25,133.33	25,133.33	18.04
Non-Member	159	6509	686	15.80	10.54	94,505.90	94,505.90	67.82
Parking	34	6509	167	3.85	2.57	1,590.00	1,590.00	1.14
Grand Total:	539	6509	4341	100.00	66.69	139,342.48	139,342.48	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 May 2022 To 31 May 2022

Description	Total Res	Available Nights	Used Nights	% Total of Report Reservations	% Used Against	Gross Revenue	Nett Revenue	% of Total Reports
Construction	3	6510	82	1.83	1.26	0.00	0.00	0.00
Member Daily (No Charge)	173	6510	1591	35.48	24.44	40.00	40.00	0.04
Member Rate - Pull-Thru (Non-Prime)	6	6510	6	0.13	0.09	312.00	312.00	0.28
Member Rate (Non-Prime)	5	6510	131	2.92	2.01	6,105.80	6,105.80	5.50
Member Rate (Prime)	1	6510	4	0.09	0.06	463.77	463.77	0.42
Mid-Week Special	1	6510	4	0.09	0.06	223.28	223.28	0.20
Monthly	40	6510	1231	27.45	18.91	21,296.53	21,296.53	19.17
Non-Member	151	6510	499	11.13	7.67	64,385.34	64,385.34	57.96
Parking	35	6510	110	2.45	1.69	1,090.00	1,090.00	0.98
Snowbird (Member)	46	6510	644	14.36	9.89	12,257.00	12,257.00	11.03
Snowbird (Non-Member)	4	6510	56	1.25	0.86	1,848.00	1,848.00	1.66
Snowbird P/T (Member)	9	6510	126	2.81	1.94	3,057.60	3,057.60	2.75
Grand Total:	474	6510	4484	100.00	68.88	111,079.32	111,079.32	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.



Dear Holiday RV Park Members,

In an effort to better serve our members and guests, the Board of Directors recently approved changes to the rules and regulations concerning reservations. We would like to offer our members and guests the ability to make reservations further in advance than ever before! Effective **June 1, 2023**, the common rules for reservations are changed to the following:

E. Reservations:

*(1) Members may make reservations for themselves or their Guests by calling the Park at (805) 773-1121 (between 8:00 a.m. and 5:00 p.m.) up to **six (6) months** in advance of their arrival.*

a) Members calling for reservations at least thirty (30) days in advance of arrival will be given reservation priority over reservation requests from Guests of the public.

b) Members reserving less than thirty (30) days in advance of arrival will not have such priority.

(2) Guests of the public may make reservations up to three (3) months in advance of their arrival. All reservations for the public are based on space availability, with reservation priority given to Members as stated.

(3) Requests for a specific RV Lot or area may be given to Park Management when reservations are made but are not guaranteed.

*(4) Reservations may be canceled only upon providing notice at least **seven (7) days** in advance of the scheduled arrival. Any Member who cancels a reservation without providing the required notice may be charged two (2) days against that Member's annual allotment of free days. For every day that a Member does notify the Park of a cancellation, an additional day will be charged against his/her/its allotment of free days. Guests of the public who cancel a reservation without providing the required notice may be charged one (1) day of their stay as a cancellation fee. Public reservations may not be honored if a guest does not notify the Park of a cancellation.*

Starting **June 1, 2023**, members can now book **6 months** in advance of arrival instead of only 90 days!

We hope that every member will appreciate having greater flexibility in making reservations moving forward. To keep things simple, please contact the Park Office a maximum of **6 months** ahead of the date you wish to arrive. For example, if you wish to arrive December 20, 2023, make your request to the Park Office no earlier than June 20, 2023.

Please note that part of this policy change includes an adjustment to our cancellation policy from 3 days to **7 days** moving forward. As we hope to book more members and guests in advance than before, we will require additional notice of cancellations. This will allow for the consideration of others that may be waiting for accommodations.

We are very excited to update our reservation policy for the first time in many years, and hope that you will take the opportunity to better enjoy your Park! If you have any questions about the new reservation policy, please feel welcome to contact the Park Office and speak with myself or our friendly reservation agents for assistance.

Sincerely,

Aaron Cartwright – Park Manager

Updated 6/4/2023 - Possible Early check-in (ECI) fee schedules – Board suggested times:

10am – 11am - **\$16**

11am – 12pm - **\$12**

12pm – 1pm - **\$8**

1pm – 2pm - **\$4**

Or

10am – 12pm - **\$14**

12pm – 2pm - **\$6**

Current ECI fees and policies:

None. There is no precedent in the rules and regulations or past practices aside from letting people in early for free or charging an additional night to arrivals before check-out time. In the rules, check-in time is 2pm, check-out time is noon. There is a late check-out fee, subject to availability and approval. The fee is currently **\$10** and past practice establishes caps late check-out time at 5pm.

Information collected from other RV parks:

After visiting many RV park websites in SLO and SB county, I found only a few parks that advertise ECI fees: Sun Outdoors Paso Robles, Wine Country RV Resort, and Vines RV Resort at **\$30** for each with no specific times listed. These parks are owned by the same property management company. Flying Flags RV Resort in Buellton charges **\$45** for ECI, no specific times, and late check-out is possible, but no fees are listed.

Otherwise, I didn't find parks with an ECI policy. Most parks only state their check-in and check-out times, sometimes with a disclaimer about there being no exceptions. However, many RV parks have additional fees for reservation modifications or cancellations, site guarantees, pets and extra persons, resort fees, etc.

Manager's Recommendations:

My recommendation is to keep things simple for our staff to manage while providing a better guest experience. An ECI fee of **\$10** is a reasonable cost to accommodate arrivals between 9am – 2pm. Those times are based on the extension allowed by our current late check-out fee. I think that keeping the fee in line with late check-out and extra vehicle parking will make it consistent and attractive to guests. I can envision the kind of camper that will easily drop a \$20 bill in the morning to check-in earlier and secure an extra parking space or a late check-out time too. This could potentially be a reliable source of additional income in the summer months.

However, I would not recommend checking in guests too early in the morning without charging an additional night. If I chose to arrive at a hotel well before their check-in time, I would likely be paying for 2 nights. Even if someone wants to park their RV that early and promises not to use the facilities, it is considered use or occupancy of the Park by law. Most mornings our staff is too focused on departures, collecting payments from after-hours arrivals, cleaning, taking their lunch breaks, etc. to accommodate early arrivals. It may benefit us to ask simply someone to return later and pay an ECI fee than allow lots of RVs to arrive in the morning; we have established check-in and check-out times for the aforementioned reasons. If we allowed officially recognize ECI, it would be important to remain at our discretion and not just up to whether or not a space is available.

Keep in mind that there could be a common exception if we adopted an ECI fee; guests that have their RV towed in by Pismo Coast Village, Julio, etc. Those companies make an effort to bring trailers in the morning if possible. Occasionally, the guest knows their RV is here and will check-in early. However, it is helpful to the staff when a portion of our arrivals on a busy day are safely delivered prior to check-in time, so we still need to allow towing companies early site access. It might be reasonable to charge ECI fees for these guests too if they arrive really early because they are presumably going to use the facilities once they check-in, and it is also considered occupancy by law.

From: [Lori Couto](#)
To: [Aaron Cartwright](#)
Subject: Kudoz2u Vendor Trailer
Date: Tuesday, May 23, 2023 7:30:55 AM

Aaron,

So nice to speak with you about the possibility of the KUDOZ2U DESSERTS & MORE trailer partnering with you regarding special events, holidays, or other options to discuss.

I want to offer an opportunity for a test run, (potentially two separate weekends) on any upcoming busy weekend to be determined.

Test Run: I could pay \$50 daily plus 20% of the net profits. If things seem to fit well, we could discuss a "permanent" opportunity that mutually benefits both parties.

I Frozen (soft-serve) Yogurt, including Sundaes, shakes, cones, banana splits, and bowls with toppings, floats, etc. Fresh Baked Cookies, Waffle special, Linguica Sandwich, Mac and Cheese (Lobster, bacon, regular) soda fountain, coffee, hot chocolate, hot tea,

I can modify my menu and could add hot dogs as well and I could provide a breakfast menu that includes Breakfast burritos and a waffle special (waffles, yogurt, strawberries, syrup, and butter).



Aaron, I can send a formal request if that would be helpful. Let me know your thoughts. Thank you again.

Sincerely,
Lori Couto
KUDOZ2U.COM
KUDOZ2U2@GMAIL.COM



Snowbird Application Procedures – 2023

Please turn in your completed Snowbird application on August 1, 2023. The office doors will open at 7 am.

If you need help completing an application, the office staff is available to assist you before August 1, 2023.

Please line up in front of the office before 7 am to enjoy priority over persons arriving later. Applicants in line before 7 am will be considered “Group 1.”

At 7 am, a Board Member will arrive to establish two distinct groups. All applicants that line up after 7 am will have less priority and will be considered “Group 2.”

All applicants that submit an application via email or fax will have less priority than “Group 1,” but more priority than “Group 2.” All applicants are responsible for verifying that their application was submitted at the appropriate time (Midnight – 7am on August 1, 2023); Holiday RV is not responsible if applications are not received by fax and email services. Please include a valid reason for not submitting your application in person.

Approval of Snowbird applications is subject to the Board of Directors and Manager’s decision because spaces are limited. A variety of factors affect this decision:

- Snowbird rental history – returning Snowbirds vs. new applicants
- Tenure of membership
- Standing with the Park – dues payment history and rental payment history
- Total length and width of RV
- Personal conduct and observation of the rules and regulations
- Cleanliness of RV and lot
- Duration of requested Snowbird reservation
- Members receive priority over non-members

Incomplete applications will not be accepted.

This means the completed application must include a copy of:

- **Current RV registration**
- **Copy of current RV insurance, including declarations of a minimum \$100,000 liability coverage**
- **Copy of applicant’s photo ID, along with IDs of any listed persons residing with you**
- **1 Color photo of RV**

As a business, Holiday RV Park reserves the right to refuse service to anyone.

Submitting an application does not guarantee anyone to a Snowbird rental, even members.

Space requests will be considered during the decision-making process, based on availability, but cannot be guaranteed.

100 South Dolliver Street • Pismo Beach, CA 93449

Ph. 805-773-1121 • 1-800-272-3672 • Fax: 805-773-6712 • E-mail: info@holidayrvpark.org • www.holidayrvpark.org



Rental Application for 2023 – 2024 Snowbird Season
(9/15/23 – 4/15/24)

Staff Use Only:

Member / Non-Member

Group:

Approved / Not Approved

Applicant:

First & Last Name: _____

Locker # (if Member): _____

Address: _____

Holiday RV Park (100 S. Dolliver St.) is NOT accepted as an address; all applicants listing that address will be declined.

Phone #: _____

Driver's License # / State / Expiration Date: _____

Previous Landlord Name & Phone #: _____

List 2 References (Name, Address, Phone Number)

1.) _____

2.) _____

RV Information:

Please provide *accurate* information on your RV, including the total length from bumper-to-bumper / hitch

RV Year / Make / Model: _____

Motorhome: _____ 5th Wheel: _____ Travel Trailer: _____ Total RV Length: _____ # of Slideouts: _____

RV License Plate #: _____ Registration Expiration: _____

Requested Arrival Date: _____ (No earlier than 9/15/23)

Requested Departure Date: _____ (No later than 4/15/24)

Preferred Site / Lot: _____ ***Not Guaranteed!**

Placement/lot will be determined based on RV size and is subject to availability

Current or Returning Snowbird: Y / N

Applicant agrees that the information provided in this rental application is true and accurate to their best knowledge. Changes to the information provided (RV size, length of stay, etc.) may result in HRVP Management reserving the right to deny applicant a reservation or terminate their Snowbird rental agreement.

Applicant Signature: _____

Date: _____

Snowbird Rental Applications are accepted on August 1, 2023 from 7am – 8am

Rental Application for 2023 – 2024 Snowbird Season

(9/15/23 – 4/15/24)

List name(s) / age of all persons residing with you – limit 4 persons total per RV:

Name(s)	Age	Relationship
_____	_____	_____
_____	_____	_____
_____	_____	_____

List all pets – limit 2 pets per RV:

Type (Dog, Cat, Bird, etc.)	Weight	Breed
_____	_____	_____
_____	_____	_____

List all vehicles:

Vehicle Make	Model	Year	Color	License Plate
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

The following documents must be attached to this Rental Application in order to be considered complete by HRVP Management. Please be prepared to provide these documents on August 1, 2023:

- Copy of current RV registration
- Copy of applicant's photo ID, along with IDs of any listed persons residing with you
- Copy of current RV insurance, including declarations of a minimum *\$100,000 liability coverage*
- 1 Color photo of your RV

Applicant agrees that the information provided in this rental application is true and accurate to their best knowledge. Changes to the information provided (RV size, length of stay, etc.) may result in HRVP Management reserving the right to deny applicant a reservation or terminate their Snowbird rental agreement.

Applicant Signature: _____

Date: _____

Snowbird Rental Applications are accepted on August 1, 2023 from 7am – 8am

All Snowbird rental applications are subject to HRVP Board of Directors and Management approval. Completed application does not guarantee any guest to approval or a reservation.

Snowbird Applicant Rules and Regulations Checklist

By initialing the following, applicant agrees the following rules and regulations will be abided by, failure to do so will result in fines or termination of any rental agreement. For further information, applicant should refer to the rental agreement or the Holiday RV Park rules and regulations. Applicant must initial all terms and conditions.

1. Renter is responsible for all financial obligations to the Park stated in their rental agreement
for the *full duration of the rental term listed* _____
2. All rental agreements are non-negotiable once signed and cannot be altered. _____
3. No “member free days” may be used for the Snowbird rental term _____
4. Any change in RV must be approved by Management. If you purchase a different/new RV
and it does not fit into your assigned lot, your rental agreement may be terminated _____
5. You may not move your RV to another lot without permission from Management _____
6. Management reserves the right to move your RV to a comparable lot _____
7. Management reserves the right to inspect your lot at any time _____
8. Maintain the cleanliness of your RV & lot _____
9. RV, belongings and vehicles must fit in the assigned lot boundary lines _____
10. All sewer hoses must be elevated & secured, PVC sewer connection recommended _____
11. If you have maintenance issues, please notify the Park office _____
12. Any RV repair within the Park must be approved by Management _____
13. Do not park vehicles in empty lots; additional parking for a fee is subject to availability _____
14. The speed limit in the Park is 5 mph _____
15. Pets must be on leash while outside of your RV _____
16. All guests must check in at the Park office _____
17. Guests staying five (5) days or more must be approved by Management _____

Applicant agrees that the information provided in this rental application is true and accurate to their best knowledge. Changes to the information provided (RV size, length of stay, etc.) may result in HRVP Management reserving the right to deny applicant a reservation or terminate their Snowbird rental agreement.

Applicant Signature: _____

Date: _____

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