



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 (Zoom)
John Watkins (2020 – 2023) – Rules and Regulations
Don Smith (2023 – 2026) – Maintenance
Charles Nunes (2019 – 2025) – Park Usage

Members Present – 25

Meeting called to order at 9:02 am by Charlie Weeks.

Flag salute led by Don Smith (Locker 090).

President's Address

- Please silence or turn off all cell phones.
- This meeting is for members. We welcome Non-Members to attend the meetings but they are not allowed to make any comments or ask any questions.
- This is a volunteer Board. No one is paid for their time. Directors are reimbursed for traveling expenses.
- Members are welcome to participate during the *Member's Comments* section of the agenda.
- 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.
- 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 (8/31/23)	Monthly Comparison	August 2023	August 2022	Difference	% Change
Mechanics Bank-Operating	\$69,571.45	Income	\$125,790.43	\$124,518.79	\$1,271.64	1%
Mech. – Laundry	\$23,723.46	Expense	\$90,869.01	\$90,703.17	\$165.84	.2%
Mech. – Dues	\$78,717.77	Net Income	\$27,766.15	\$30,067.34	-\$2,301.19	-8%
Mech. – Emergency Reserves	\$151,820.73					
Mech. – CIM Reserves	\$61,106.86					

It looks like from our Labor Day weekend, we did really well with keeping the park fully booked and we were able to fully fund our emergency reserves. We will continue to fund the CIM reserves and get that fully funded. Things are looking really good.

Talley made two motions – Seen under motions.

Collections – Tom Barcellos (Zoom) – Aaron Cartwright

The total outstanding balance in the park right now is \$2,905 between all the past due amounts including the two shares we are currently in the process of foreclosing on. We can attribute half of the \$2,905 to the shares currently going through the foreclosure process and only \$1,500 is past due from the members who owe for current dues. So that means only about 10 – 15 people out of the 875 are past due from July 2023 dues. Most of those people are either currently working on getting payment to us or have agreed to pay late and incur the late fee. We will be processing those late fees today after the meeting and we will be sending out statements to anyone that still owes.

Comment from Charlie Weeks – How many shares are we currently processing for foreclosure?

Reply from Aaron Cartwright – There are 3 we are currently pursuing, one of which is currently going through a personal bankruptcy so we are not actively pursuing that one at this time. There will be a couple more we will most likely need to pursue next year.

Management – Darin Batty

There isn't really anything new to report from the management side of things other than thanking the staff for the great work they continue to do as it is really appreciated. Other than that, all is well!

Park Use – Charles Nunes

For the month of August 2023, the use was at 80.18% with a revenue of \$190,183.80. In the month of August 2022, the use was at 75.64% with a revenue of \$192,984.22 which means we were up 4.54% as far as our park use goes. We were up a little bit more on our revenue last year which was due to so many members using the park this year versus last year. We are still running really good though and still getting some of the general public in the park to have some of the revenue coming in. My understanding is that this week we are already at 85% occupancy, which is great and it looks like we estimate to continue this trend for the rest of September. Normally, after Labor Day we start to slow down and not be as full but seems like we are going to continue to stay pretty busy throughout the month of September with members and even some off the street folks.

Comment from Charlie Weeks – Yes we are staying very stable. The staff has been able to fill a lot of those gaps now with off-the-street guests because of the new way the reservations are being made with longer time frames of making the reservations. And I don't believe we have been hearing a lot of complaints from the members because we are still able to get the members in as well. They have really been working hard on it and done a great job.

Reply from Charles Nunes – We are also going to be getting some more Diablo members that are here for about 3 months and they are paying off the street pricing, which will help us out with our revenue as well. We already have a good amount that showed up at the beginning of September and we should be getting a couple more in the coming weeks.

Correspondence / Public Relations – Mark Schieber

There are a couple of things I try to ask people to find out how things are going and what the issues are in the park and everyone seems to always respond with everything is good and quiet and things are trending better. I tend to agree everything seems to be trending better and running smoothly. It's more a question of what we can change and what we can't change. Even though everything may not be the way everyone wants it, this board is working on changing things to be more of what we can and not so much of what we can't.

Another thing I know has come up every time in our surveys; the issues with the spaces and how small they are or how close they are. The only way I can respond is our sites have been like this since day one and there is no way for us to change the size of the lots. If you're going out to purchase a new RV, might be a good idea not to look at the larger RVs. If you choose to buy a larger RV where you need a forklift or spotter in order to park your RV and you need extra spaces

to park your vehicle pulling the trailer, the responsibility cannot be put on the park to try and fix the problem. It's not the park's responsibility to accommodate the choice that was made by the guest coming into the park.

The last thing I want to discuss is the restrooms. We had a meeting with the staff the other day in regard to the restrooms being a mess. It is a combination of manpower, tooling, scheduling, busyness and all these things come into play. I will say this really delicately though; after listening to all of our staff members, the personal habits of our membership and/or the people who come into the park, I want to encourage everyone these are public restrooms for everyone and not anyone's personal restrooms even though you have a membership in them so treat them that way. They didn't name any names but mentioned that members of our park treat our facilities so bad that no one would be happy with the behavior. All I want to say is I was so appalled by the treatment of these brand-new facilities that I categorized it as vandalism; it was absolutely disgusting. If anyone witnessed people doing the behaviors they were speaking about, they would not be happy either and would want to call someone out on the disgusting behavior but Aaron and the staff have been professional about it. I just encourage people to be respectful of the facilities, the staff that has to clean them and the other guests using them.

Comment from Aaron Cartwright – Something I would like to mention because it was on the guest survey from August and since we are all here I think it is a great time to bring it up. We had a complaint on our survey about people blocking the path to the clubhouse with golf carts, cars and bicycles. They are parking in the area right next to 206 which makes it difficult for the guests staying in 206 to even park their cars in the site they are renting and also makes it difficult to walk to the clubhouse entrance without walking through the guest staying in 206 or having to walk all the way around the pool to the other entrance. So, we don't want to be ogres in the office or be unreasonable but I feel we need to come up with a solution to please everyone. If the site is empty, is the board okay with allowing people to utilize this area for parking if they ask a staff member and then if there is a guest staying in the site would it be reasonable to put up a sign or some sort of delineator in order to block the area off or clarify there is no parking in the area?

Reply from Charlie Weeks – I believe that is probably the best idea is to block it off in one way or another to show it is a no parking area when guests are staying in the sites around it.

Reply from Mark Schieber – Correct me if I'm wrong, but if it is a fire zone there shouldn't be anyone parking in it?

Reply from Aaron Cartwright – The problem is I am not 100% sure it is a fire zone or not. They are red now but used to be blue lines before.

Reply from Mark Schieber – When you put the diagonal red lines there, you state it is a fire zone and no one can park there. If they used to be blue then that indicates it was handicap. What I am trying to encourage is let's mark it appropriately.

Reply from Talley Snow – We painted it red which means the intention is no parking so no one can park there.

Reply from Don Smith – I believe we should look at the plans and see what that area needs to be marked as so we can mark it appropriately. If the plans don't have any indication then we can make a decision.

Reply from Mark Schieber – Okay but we need to make a decision about the problem until we are able to research that information since it is a problem happening to guests staying in 206 and they have voiced a concern to the office and management.

Reply from Charlie Weeks – I agree. Let's look at the plans and then we make a decision on what we do and how we accommodate it. We will agree and say, if there is a camper in 206, we are not going to allow anyone to park in the area next to the site so as not to disturb the camper or block the area leading up to the clubhouse door. If there is not a camper in 206, then it is at the discretion of the office / staff whether a golf cart can park in that area to use the facilities.

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

Park Maintenance – Don Smith

Now that we are getting out of the busy season, we mentioned earlier we had a meeting with the maintenance team and the main reason for the meeting was to get some feedback from them about the things we can do to facilitate them doing their jobs better like what kind of tools will help them to do their jobs better. Something that came up was the new tables we purchased have plastic tops and they said it would be really nice to have a pressure washer in order to clean the tables more effectively and we agreed so we are going to be purchasing them a new pressure washer to assist in making the process faster. And now that is slower we will work on focusing on the little details more like pulling weeds in sites, fixing issues in the facilities and get more of the projects we had to put aside until we had more time done.

As Mark was talking about earlier about the restrooms, there is definitely some treatment of the bathrooms that if the health department came in, they would have us close them until they were cleaned properly and no longer a hazard to the people using them. We talked about how they are now going to try to go through the bathrooms more frequently since they will have more time to be able to focus on them more. We have also had issues with people stealing toilet paper so we are going to move over to lockable dispensers with the bigger roles so we don't have to be as concerned with the restrooms not having enough toilet paper. It is just a lot of little things that during the summer months have been inconvenient for everybody but is also a result of people not treating the bathrooms as nicely as they should be. So, we are all going to try to be more aware of this and try to give the restroom some extra wipe downs and more attention.

Another issue we are aware of is an issue from the construction which is located in the pool room; the contractor didn't install a drain in there so every time they drain the filters, it drains all over the floor and they have to squeegee it out. So, we are going to try to come up with a solution for that. But also, when the autofill for the spa is turned on it leaks underneath the cement so we are going to have to get back with the contractor and have them come out to take a look at the piping since it was all supposed to be new piping. We may need to shut down around the spa and tear up the cement around there in order for them to fix that.

Another thing I want to bring up that Aaron and the guys will be working on is back in the back by the 700s. When we get really busy in the park and we have a lot of people driving through the park, a lot of the big rigs have a hard time turning in the back and come too close or goes over the lines and so we are going to be putting in some yellow lines and arrows to show people where to turn and make sure everyone who is in the 700s stays within their lot lines. It will be more visible to those that are driving through and people who are making those turns at the end of the park to not hit the people in the 700 sites and also to make sure they are staying outside of the lot lines.

Comment from Leslie Bodine (Locker 005) – Thank you for cutting down the bush in the front of the park by the laundry room because it is so much easier to see getting out of the park.

Comment from Jerry Bodine (Locker 005) – I was not here earlier in the meeting and wanted to ask a question about the Wi-fi. The reason I was late to the meeting is because I was on the phone with Spectrum for over an hour trying to get my computer connected to the Wi-fi.

Reply from Mark Schieber – There actually might be an issue with cache on the computer and not the actual internet. One of the staff or I can come down and assist you with it to try and get it worked out.

Reply from Aaron Cartwright – There was a gentlemen also in the back of the park who has been here for quite a long time and he was having issues with his internet. He called Spectrum and they could not find anything wrong with the network. Come to find out it was something to do with his device and not the internet. In my opinion, there are enough different points in the back of the park that you are connecting to something it may just not be the one that is directly behind your RV or trailer. Every few spaces there is another access point so unless two went out at the same time then you may not be able to connect at all.

Reply from Charlie Weeks – We will definitely have someone come and take a look at it for you. If we aren't able to troubleshoot it ourselves, we will definitely make a service call for Spectrum to get involved.

Rules and Regulations – John Watkins

Aaron and I had a talk and we are going to get together in the coming weeks to discuss and go over the rules and regulations for next year. We are going to try and focus on what we can do and not what we can't do. We are going to take a look at every rule and if it is something that is not enforceable or we don't think it's good then we are going to make a motion to strike it and bring it back to the board. There are definitely some we would like to get rid of and some we would like to explain better but overall, we are trying to make sure it is not a long-drawn-out process.

Manager's Report – Aaron Cartwright

We have started distributing the guest parking authorization forms to all snowbirds and monthlies. We sent the monthlies a notice in the mail and attached two copies for them to sign and send back. We have copies attached to the back of the snowbird agreements so anyone that has picked up their agreement would have signed and returned theirs as well. We will also have extra copies in the office for anyone that needs extras or needs to pick one up. We are trying to deter bad parking and making sure that anyone that shows up to park in their long-term spot will be able to do so at any time. We will be putting together a spreadsheet for our maintenance staff so they will be aware of who has authorization and who doesn't.

We currently have installed two AED machines at the office and by the restrooms. I picked those locations because they are on camera and it is a way for us to protect our investments. They are encased with an alarm that is not terribly loud but if a little kid were to play with it, it would startle them enough to have them leave it alone. And at Frank Polehonki's suggestion, I purchased a choking rescue device that is equivalent to LifeVac and is very similar to the CPR mask they encourage you to use rather than breathing into someone else's mouth. It has a different style pump that can forcibly get the object out quickly and safely without endangering anyone and so you don't have to put your mouth on anyone else's mouth. They fit right inside the box with the AED units and it is two pieces you put together. All units have equipment that will work on children and adults.

Comment from Mark Schieber – Is there some way we can get someone to come out and do a training on the machines or do a demonstration on how to use them? Maybe we could get the fire department out or something to teach the anti-choking and CPR?

Reply from Aaron Cartwright – Yes, I plan on making sure all staff members are trained on how to use it and also how to perform CPR and use the choking device. The machine will also tell you how to use the machine as you are using it.

Reply from Darin Batty – This is a perfect time to bring up we should probably order another one of those units for the back of park so no one has to take the time to get to the restrooms to be able to use it.

Reply from Aaron Cartwright – Yes, I will be ordering another unit to place by the shop so we have all areas covered.

Comment from Kennie Garges (Locker 602) – Is there a way that guests checking in will know where all the machines are located? Do we have like a map that we give them or is there going to be specific signage?

Reply from Aaron Cartwright – Previously when we had the machines yes we had signage and also we had a legend and map that showed where each one was located. When we switched over to the new promotional company that does our guide we did not have them added because the manager at the time knew that we did not have them onsite due to construction. We will definitely be adding them to next years guides again since we now have them installed in the park again. There is also other signage we can pursue but I did leave it with the signs above the box stating what is inside and then also we in the office will communicate it to any guest that checks in just so they are aware.

Comment from Frank Polehonki (Locker 242) – I was wondering if there was some type of monthly newsletter or even posting on Facebook or the website where we could have a calendar of events on a monthly basis and also be updated on any events that may be happening in the park. Something that would just inform the guests what is going on.

Reply from Aaron Cartwright – Yeah we largely use Facebook and flyers throughout the park in order to convey the information because our website doesn't really have a place to update information easily. There is a place to put information for the members on the portal created but even that is sometimes limited as well. We also have four locations throughout the park. We try to post flyers about events and also post on both Facebook and Instagram whenever we know about the event that is occurring ahead of time. We also do our best to include handouts in the check in packets when there is a specific activity happening in the park like BBQs and Social Club events.

Reply from Charlie Weeks – I have seen a huge improvement about the communication of events happening and making sure we are posting it electronically as well as throughout the park. There is always room for improvement but I am also seeing improvement from the office.

We have a few more picnic tables of the new variety out in the park. We have coated plastic stickers that warn people not to stick anything hot on the table like a grill since they are plastic. Maintenance has been doing a really good job of making use of the lumber from dismantling the old tables. Luke built a new shelf for in the shop and is anticipating creating some more as well to reuse the lumber we have. They also were able to build some things on the office that have hooks attached so we are able to put more envelopes outside for late arrivals that come in after the office closes so we don't have to tape them to the side of the building and they are more secured this way.

At Tom's direction, I purchased a couple of large sandwich signs for making people aware of the speed limits and to watch for children. I am hoping this will help deter guests from speeding through the park and will be more mindful since there is more signage. All of these signs can be switched out with different signage as long as it they are 24" x 36". I thought these were great because they are multi-use and can also be relocated very easily. So, in the future we will be using them as another tool in order to relay information around the park. I have also asked employees to drive slower in their golf carts and I am also driving slower as well to set an example.

Going back to the back of the park again, I am having the maintenance staff try a different product than the Simple Green in the dog run. It is an enzyme cleaner that my wife and I are familiar with to help with the breakdown of the enzymes in urine and feces rather than using the Simple Green which is a great product but is just deodorizing and does not disinfect anything but instead masks what is already there. When I poke my head into the dog run right now, it is definitely better than it was a couple of months ago but it is worth a shot to try something new that might help with the smell and also help keep in healthy and clean for the animals.

Comment from Jerry Bodine (Locker 005) – We appreciate that because we can smell the dog run still and sometimes the smell is worse when you add the Simple Green because it is a deodorized but still has the urine smell underneath when the wind picks up.

Comment from Susan Smallwood (Locker 143) – In regard to the dog park, you are currently using DG and that is decomposed granite so when you add water or urine or whatever it is now starting to turn into concrete so it is not dissipating and I think it is something that needs to be looked at and maybe it will help with the odor as well as using the Simple Green.

Reply from Charlie Weeks – I would like to go ahead and address that real quick. One side of the dog run is paved concrete and the other side is just DG. The side with DG in it will start to compact with it being used but what we do is the maintenance guys will go in and rip it open and fracture it down so we continue to get drainage. They then add fresh DG in order to make sure it stays fresh. It is a routine maintenance job that may not have been completed because of all the heavy rains prior to summer but is something they will definitely be diving into now that it is starting to slow down and the weather is better. We will make sure they look at it sooner rather than later.

Reportable Actions – Denise Gagliardi

We only had one reportable action and that was that we transferred \$10,000 into the CIM account to pay an additional payment on the construction loan apart from our normal payment.

1. Refuse Compactor – Don Smith

I believe the Refuse Compactor is still an option that we need to take a look at and have a conversation about in order to come to a final decision. It would save the park approximately \$25,000 a year, it would save over 100 trips from the garbage trucks that would be coming in and out of the park which would help with the longevity of the roads and the safety of the guests staying in the park, and it would help with the overflow of trash containers around the park and the trash cans being too full to have anymore trash thrown away by using the forklift we already have to empty the trash cans when needed without having any additional labor to the maintenance guys. We just need to get to a point where we are making a vote on it or do more research if we still have questions about it.

Reply from Charlie Weeks – I think we are still in discussion on it. The board itself needs to look at the financial impact of it, the location of where we would be putting it and we need to get some more information prior to making a final decision or vote.

2. HD Forklift – Don Smith / Mark Schieber

We talked about last meeting getting a little bit of a heavier duty forklift than the one we currently have rather than getting additional devices that won't really get used. We want to make sure we purchase something that is going to last longer and will fit our needs versus what is in stock. We are thinking we will have more information next month on different models with cost perspectives and a timeline as far as purchasing a new one based on the life cycle of our current forklift and availability of the model we would like.

Comment from Mark Schieber – I solely just wanted to bring information back in regard to the HD forklift that I collected from our shop manager that uses them inside of the shop at the company I work for. His words were inside of the shop they are flawless. But he would recommend a forklift first and this is an auxiliary tool and not a replacement of a forklift. He actually gave a nicer vote than I anticipated however I still believe we should not invest a bunch of money to move units around as it is not our staff's responsibility when they have other responsibilities like cleaning the pool, showers and bathrooms.

Reply from Aaron Cartwright – Originally where this conversation came from was purely from a safety standpoint when Luke almost had a serious accident in the forklift. I never intended for the HD forklift to replace our current forklift but have it supplement it because there is nothing wrong with the forklift but it can only do so much. So, for the trailers especially the goosenecks where we can't help them with the forklift currently, it would provide them with an option where we could possibly help them. I am currently working with a company to try and get them out here to show us how it works because they state they can do that.

Reply from Mark Schieber – The safety reason for Luke was because he tried to move something bigger than the forklift was rated. So, I feel like we could sale our current forklift for \$20,000 and then take the \$30,000 we would be using to purchase this auxiliary tool and get a forklift that is larger and better quality. Just throwing that out there!

Reply from Charlie Weeks – Okay, so we will roll that one over to next month so Aaron is able to collect a little more information and then we can have more discussions about what the best option is for everyone. We are still certifying the employees and keeping them up to date correct?

Reply from Aaron Cartwright – I believe we are all due for recertification and also I need to get myself and Jose certified. I will work with Charles to set up a time we can get that taken care of.

Comment from Jerry Bodine (Locker 005) – Is there any way to modify the current forklift with wider tires or extra weights in order to accommodate the overloading? I am just wondering if we could save money. I believe we should have the correct tool and the responsibility should be on the guest if we can't do it with the tool we have.

Reply from Aaron Cartwright – From what I understand it is not advisable for the current forklift that we have. The more we add to it, the less effective it is and also it is even less safe for the guys to use which is why I was looking into other options because safety is my main concern.

Reply from Darin Batty – It is not a safe fix. I believe if the equipment we have doesn't work to what our needs are, then we get something that fits our needs rather than modifying what we currently have. I would be interested in seeing how the HD forklift works and having someone come out from the company to give us a demonstration if it is at all possible. So, we will wait and see what Aaron comes back with as far as options and what the company has to say.

3. Park Landscaping– Talley Snow / Don Smith

We are currently working on getting in touch with the Agricultural Department at Cal Poly to see if we can have one of the seniors take it on as their senior project. We are currently still trying to get a hold of someone and set a meeting up of some sorts, but they are currently not in session yet, so we do need to wait to see what feedback we get. We are hoping we can get someone to come out and take care of it at no charge but will have to wait and see what they have available and if it can be done.

Reply from Charlie Weeks – Okay so we will go ahead and roll that one over to next month and hopefully have more information to present at that time once you are able to make contact and get that thing going. Then the board can start to look at our options and decide on what is best for the park.

New Business

1. Review 2024 Annual & Capital Budget – Talley Snow

We will be starting the process to discussing the annual and capital budget in the coming weeks. I do not have any update at this point as we are just beginning the process so we will hopefully have an update to give by next meeting.

2. Review 2024 Rates, Fees & Assessments – Talley Snow

We will be starting the process to discussing the rates, fees and assessments in the coming weeks. I do not have any update at this point as we are just beginning the process so we will hopefully have an update to give by next meeting.

3. Review 2024 Rules & Regulations – John Watkins

I brought this up during the rules and regulations portion and Aaron and I will be getting together in the coming weeks and by next meeting we should have an update for everyone, but we will be adding some rules as well as cutting some more out so we don't have as many.

4. Annual Meeting Planning – Aaron Cartwright

So, unless the board has any input or information, I thought last year's meeting went really well and was enjoyable. The venue was pretty good, and we were able to fill it up to almost full capacity. The gentleman who owns the place claimed we could have arranged things better in order to fit more people, but I think it was a pretty successful. I reached out to owner again and I am currently waiting on a phone call back just to see if it is something we will be able to use next year and what pricing would be.

Reply from Charlie Weeks – I think we are definitely going to have some more discussions about the venue and make sure that we get the most acceptable venue.

Reply from Talley Snow – I contacted the Elks Lodge in Oceano, but I am waiting on a return phone call since the woman in charge is on vacation just to get a little more comparison from what we used last year. So, once I hear back from her, I will make sure to pass that information on to you Aaron.

5. KaiVac Cleaning System – Talley Snow / Aaron Cartwright

This is an all-in-one system to clean restrooms hygienically and also reduces a lot of manual labor for the person who is using it. It is a machine where you can go into a building a blow away any debris with a power vacuum and air duster. Then you can treat it with a special wand that douses any facility that you need cleaned with a special solution that will eliminate germs, reduce grime and those sorts of problems. Once you have let it sit in the solution for some time, then you go in with the pressure washer wand and blast that away. Once you have all the facilities wet and clean, it has a built-in wet vacuum and heater wet vacuum too that sucks everything up and makes everything dry. Once done, you then dispose of the dirty water in there and properly maintain the machine. It really is an all-in-one eco friendly system that will allow someone to go in and get everywhere cleaned even the hard-to-reach places and then we don't have to have people going in to scrub it by hand everyday as well as eliminate a lot of the manual labor of them getting on their hands and knees to scrub each fixture and everything in a more sanitary way. It would be used for the inside facilities, and we would use the regular power washers for the outside facilities and outside cleaning needs. This is a specialized piece of equipment so all parts and cleaning products are going to come straight from the manufacturer, and they don't recommend using any other products so we would be at their mercy.

Reply from Darin Batty – Which model are we currently looking at?

Reply from Aaron Cartwright – I was thinking maybe the 1250 to start because of the size of the facilities that we have but it is hard to say because our facilities are very different and don't look like the ones in the brochure because we have a lot of turns, tight corners, glass, drywall, and our floors are not tiled. This is also a serious investment and none of the models are going to be cheap but are going to be very effective in what they do. I just don't have an answer to that right this second because it is really difficult to say. It is not going to necessarily save time but keep things more sanitary and reduce manual labor for the staff.

Reply from Mark Schieber – When we had the previous bathrooms, we used Windex, 409, Clorox bleach and a bucket of water in order to do a good job of cleaning them. But with these bathrooms, we are saying we don't want to clean that way and instead get professional and quality equipment in order to take care of this investment for the long term. Another problem we need to talk about is what kinds of tools can we get that will last them a long time and keep on top of these facilities with the manpower we currently have. This would be a great tool for the size of commercial public restroom that we now have in our park.

Reply from Charlie Weeks – We are looking to use this in our restrooms in order to do the disinfecting that we need to do in that facility. Aaron will be getting together with ProCare, who is a distributor locally that carries them to see if they can get in here and give us some information and a demonstration to show us how it is used. We will let them help us decide.

6. RV Power Gate – Talley Snow

This would be attached to the electrical pedestal at each one of the sites and it flips back and forth to be able to use 30 or 50 amp but would not be able to use both. It would not allow anyone to charge their electric cars, which is what has brought this to fruition. We don't pay for the gasoline in my vehicles so we should not be paying for the electricity for your vehicle, which is my personal option. I am of the opinion we should pay for golf carts as long as they are plugged into your coach.

Reply from Mark Schieber – What about golf carts that are street legal and electric? I mean even though they are smaller, if we are applying these to electric vehicles then we are applying them to golf carts.

Reply from Darin Batty – So, just one thing is electric vehicles cost more than people think. On average if you go from 0-100% it costs \$37 so if you are charging 3 times a week and we have 4 or 5 vehicles doing that then we are paying \$2,000 a month to charge the cars. But it is just not fair to charge the electric vehicles. I believe we should charge for golf carts to charge, and I own one so it would affect me directly as well. We are currently doing a study to get information about the different types of batteries, how much it costs us and what that charge should be.

Reply from Mark Schieber – So, one problem I want to make sure everyone realizes is you have heard us talking about our transformers in the park, correct? Just to be clear if you are using this device and only using the 30 or 50 amp it

doesn't mean you can't still use the 110, it just means you can't use both the 30 and 50 at the same time because it will overload the park. All this will do is make sure people are only using one of the plugs instead of both because it will plug up one or the other depending on which one you are using.

Reply from Darin Batty – And something that we have been doing as board is we are protecting and taking care of our infrastructure because that's what takes care of all of us.

Reply from Don Smith – And another thing on top of that is the main thing is if you have two RVs next to each other and one of them doesn't have 50 amp but the other one does you can plug two RVs into the same pedestal because there are different wires going to the transformer. But what we are concerned about and what you can't do is also plug an electrical car into there as well which is overloading the transformer which then can cause electrical issues with the rigs. We only have so much power based on the transformers that we currently have. More than likely in the future, we will have to replace the transformers in order to facilitate the electrical cars but right now we need to protect the equipment we currently have, and it is not built for charging of electrical vehicles.

Reply from Mark Schieber – I don't think we need to be in the business of servicing automobiles. There are charging stations all around and gas stations all around that take care of the needs of people who need to fuel their vehicles.

Reply from Darin Batty – And something that I want everyone to understand is we will not be allotted any additional power by PG&E; what we have is what PG&E is going to give us. We have to live with what we have and be very careful with how we use it going forward. PG&E is definitely not cheap anymore either.

Comment from Talley Snow – So, what are we doing about the people currently charging their cars in the park?

Reply from Mark Schieber – It sounds like once we get these, it should not be an issue any longer. I think we should reevaluate the issue next month once we know how everything is working.

Member's Comments

Rita Cooper (Locker 748) – I stay right across the way from the bathrooms, and I go in there at least once a day. When I do go in there, I usually will look around and I will wipe around the counters and look around in the stalls and on the floors to see if there are any issues. There were only two times this summer that I actually needed staff's help with paper towels or toilet paper. On that positive note, I also wanted to say I always try to take care of the empty spaces nearby us by cleaning up the weeds, cleaning up trash or even ranking it sometimes so the sites are looking nice since our staff is so busy during the summer with the people coming in and out and needing help parking or with problems in their RV. There is no reason why we can't all help out with keeping the facilities cleaner and if I need help then I know I can always rely on the guys to help but I can help too and I think we all can so that we can enjoy our facilities and make them presentable for not only us but other people coming into the park as well.

Reply from Charlie Weeks – That is awesome! And I wish everyone would do just that and help out with the facilities so thank you!

Kennie Garges (Locker 602) – My wife Jodi and I have been here just about a year, and we love it here. We love the staff; you all are so professional and polite, and we definitely want to retire here. The only issue I see is when we go to the laundry facility we have seen several times that people are parking in front of the ramp and although it is not depicted as handicapped, it is very convenient for people like my wife who don't walk very well, and she uses her scooter to go up the ramp to get to the laundry. Is there anything we can do if possible to post a sign to not block the ramp?

Reply from Charlie Weeks – I do like that idea because we shouldn't be having people blocking that ramp and the access to use it.

Reply from Aaron Cartwright – I think the easiest solution would be to design a new sign to replace the one that is there and to emphasize not blocking the ramp or any access to the laundry facility.

Susan Smallwood (Locker 143) – In regard to the forklift when they are using it to put an RV in a spot, that is taking time away from the maintenance guys and I don't know how long it occupies their time but maybe there should be a little surcharge for the off the street guests?

Reply from Charlie Weeks – That is actually something we have looked at in the past but there are times that we do this because of the way our park is built, and we have to get them in and out of the sites. And I think it was last weekend when we had 7 rigs that had shown up all at the same time and luckily our staff was able to grab the forklift and save time with getting the RVs in quicker with the forklift. So, there are times when it is helpful, and we can get those larger rigs into the sites quicker so it would not benefit us to put a surcharge on the use of the forklift.

Reply from Don Smith – It would not benefit us because someone may decide they don't want to pay the extra fee and they decide to park it themselves and they end up creating more damage than our guys just parking it for no charge.

Reply from Talley Snow – We also do have it in our rules and regulations that we reserve the right to charge up to \$25 for the use of the forklift so we already have a surcharge in place.

Frank Polehonki (Locker 242) – So, two things I would like to bring up that I can remember. I don't know if anyone has seen the news lately and the uptake in COVID that has been happening lately. I think we should put the purchase of the tools for the cleaning of the facilities on the fast track because I think the maintaining of the facilities that we have is really important on a more regular basis when we can. And I think with the restrooms we should designate a time when they are going in to deep clean all of the facilities as well as sanitizing so we can take a proactive approach on that. The other thing I was going to ask was do we have a professional company that does the maintenance on the pool and jacuzzi?

Reply from Aaron Cartwright – As far as any of the issues on the heavy equipment and stuff like that, yes we have outside vendors that come in and help with that. But, we don't have the best working relationship with them because of the decisions they made during construction. Our maintenance staff does most of the maintenance on the pool and jacuzzi and anything that is beyond their capabilities, we call an outside company to come in and assist them with the issue at hand. Kim and Luke are certified to test the water chemistry, and everyone can do the cleaning.

Monika Harris (Locker 350) – How do we charge our golf carts when this new power gate comes up?

Reply from Talley Snow – Most people just plug it into their rigs and not into the actual pedestal.

Reply from Mark Schieber – The 110 outlets will still be available and that's the one that looks like a regular outlet. That one will not be affected by the power gate so you should still be able to charge your golf cart with or without the power gate being installed.

Reply from Charlie Weeks – We haven't made any changes as far as being allowed to charge golf carts using the 110 so that shouldn't be an issue as of right now. It is something we are going to do research on and then decide by next month possibly how we are going to proceed. As of right now, nothing has changed, and things will proceed as normal.

Jerry Bodine (Locker 005) – Is there a reason why the packet we get at the beginning of the meeting where you have two minutes to look at them can't be ready the week before or a couple of days before so we can look over the information and be prepared for the meeting?

Reply from Talley Snow – Honestly, we don't even get them that early. You seriously can follow along with us while we are talking about the information because we are going over the information step by step and using the information from these packets in order to deliver our reports. We try to go as step by step as we can so that you can follow everything and ask questions as needed.

Reply from Charlie Weeks – We get the most critical and updated information we can by Thursday but normally we don't have everything until Friday afternoon in time for them to be able to bind them up and put them together for the meeting.

We definitely want you to have the most up to date information and sometimes we can't get that information because of the information coming in late. We try to get all information over as early as we can and have the packets ready as early as we can, but we also want to make sure we have the most accurate information for all of you.

Mary Halberg (Locker 470) – If you are going to look at the golf carts, are you also going to look at the outside refrigerators in the park because we couldn't have them and now all of sudden I am seeing a lot of them? And I want to thank the staff and Aaron because he is a great manager and when we ask him questions he answers them, and it is so much better now that we have him.

Reply from Mark Schieber – The short answer is yes we will start looking.

Reply from Aaron Cartwright – Thank you very much!

Monika Harris (Locker 350) – I am looking at this packet and looking at all the work that goes into making this packet and do we have to have the meeting every month or is it something that we can do every other month?

Reply from Mark Schieber – In the CC&Rs, it describes the meeting structure and when we have to hold the meetings. We can change all of that, but it takes votes. You aren't required to come to the meetings, but we have to hold them.

Board Member's Comments

Talley Snow – Please keep your pets on leashes. My dog was attacked recently which is why I carry a pole now so if your dog comes to attack then your dog is getting hit.

Reply from Charlie Weeks – Please also do not allow your dogs to use the restroom in other sites. Please use the proper area to have your dogs go to the bathroom and be a responsible pet owner and follow the rules.

Mark Schieber – Just a reminder this park is meant to be an RV park and has always been set up that way. We have since confused ourselves as a mobile home park. Golf Carts, icemakers and refrigerators are things you see in a mobile home park and not in an RV park, which is what we are. We are here to provide a pool and a place to plug your RV, sewer, and power into.

Charlie Weeks – I just want to take a minute to acknowledge the Social Club for making about \$1,000 this summer for the park. They did all the work, and we got the benefits. I really like seeing when events are happening in our park and when we talk to our neighbors and people throughout the park, and we should all be trying to support it. They will be back next summer, but I would really love to try and get a Social Club together for the rest of the year to put events on as well. The second thing I want to mention is if you have a complaint or a problem, please call the office and they will actually take care of them as they come up. I know I tell people this all the time, all of the day-to-day operations need to go to the office in person or on the phone and anyone will take care of it not just Aaron.

Talley Snow – There is no glass allowed in the pool area. I know we are not going to stop people from drinking but please at least put it in a cup. And no smoking in the pool area either. And if you see it, tell the office or maintenance.

Meeting adjourned at 10:55am.

Respectfully Submitted,

Denise Gagliardi

Board of Directors – Secretary

Cc

Jennifer Del Monte

Senior Reservation Agent

Guest Survey Comments from August 2023

- Children need NOT run amuck on razors without helmets and exceed the 5mph speed limit. Children also need to be supervised when out in the park. Quiet time hours need to be enforced. Thank you.
- Enjoyed our time! Thank you.
- Great stay and maintenance staff 😊
- In handicap shower, there are no hooks to hang towels or clothes. Lady in office is somewhat rude when talking to me. Also, lady in office sits in chair hidden behind computer screen when talking to me. She does not get up and come to counter to face me when talking to me or answering questions. Rude!!!
- Office staff lady is rude and short in responses to me. Also, lady in office sits at desk hidden behind computer screen when talking to me. She does not get out of chair to talk to me face to face. Rude!
- It seems the park is turning into a trailer park instead of an RV park with all the long-term residents. Understandable in the current economy and housing crisis. But it makes me feel like I was intruding on a private neighborhood. I have had my parent's membership since the 1980s. Never had the desire to be involved. Just a vacation spot for me. Also, the golfcarts and kids in scooters seem to exceed the 5mph, especially on the weekends. Otherwise, facilities are nicely maintained.
- Super friendly, always helpful.
- All staff very helpful and considerate.
- Super helpful and super friendly! We loved it there!
- Mildew under bathmats in men's and women's bathrooms. Gravel over dirt at site. Very messy.
- Golf carts parking next to the pool are a problem. Site 206 is unable to park a car and open car doors due to constant golf carts parking in the fire area. I nicely asked a resident to move their cart. Their response was that I can park by the office. This is unacceptable. Adding a chain or cones would be an easy fix. I typically love this spot, but golf cart parking is making it unbearable.
- Your spots and street are too narrow. I left early and because of year of driving, I made it around a large motorhome with barely inches to spare. Going left was blocked by SUV sticking out in the road. After parking trailer and truck, maybe a 5' x 5' area for camping chairs because table took up most of the room. I know nothing with change, but I said my peace and won't recommend Holiday RV Park.
- Need to add news channels to cable lineup (FOX, CNN, NEWSMAX, etc..).
- Spaces too close together. Way too tight. Was not comfortable being so close. Owners leaving barking dogs unattended.
- Love it.
- The Wi-Fi service is lacking. This is important to me.
- I understand the limitations of the park but needs a little more room between back in sites. Barely enough room between neighbors with bench.
- We had a great time at your RV Park. Very clean all the way around.
- We were very impressed with the pool and spa facilities. (They were closed when we came during COVID.)
- We were first timers at the park, the forklift service to park trailers I great.... We most likely would not have made it in the spot otherwise. Speaking of.... the spots are very tight. This made for little to no outside experience honestly I think that would be my only complaint. Possibly sacrificing a few spots to widen the others would make for happier guests. Also, parking is a bit crazy. Otherwise, the staff including maintenance crew was great and the residents were friendly and welcoming. The BBQ event seemed nice unfortunately we had other plans prior to our stay and were unable to attend. This will not be our last stay. Thanks again.
- All of the amenities were great, clean, updated and nice. The main drawback of the park is the limited space at each site. It's definitely cramped and not a lot in space for much of anything. If this were the only place that had a space, we would stay again, but it wouldn't be our first choice.
- Great park, good stay, we just have a very large 40'+. Spots are pretty tight.
- Spaces are way too close together!! We were ridiculously close.
- Great time overall. Speeding thru the park was our only concern. Sadly, the majority of the offenders are residents or snowbirds.
- The staff were really friendly and understanding. The staff are not the problem, the problem I had was that the camping sites were extremely close to each other. No parking room for vehicles upon reservation I was told I'd get a bigger spot to be able to park a second small trailer and a Can-Am but was not able to do so upon arriving due to the lack of space so we had to park all of our vehicles and trailer hauling the Can-Am on the street just to park the Can-

Am on our campsite to make sure nobody would steal it. Prices and staff are excellent but the lack of space and not getting a big spot like I was told upon reservation is what makes me not want to camp here again.

- Thank you for another wonderful stay! Your staff has always been kind, helpful and professional. Keep up the good work!
- You all know how Terrie and I feel about all of you. It is just a pure pleasure trip when we come over. You all totally have it together, just saying ☺
- Thank you. The best part was the amenities and the residents.
- Spots are very small for the new coaches with 4 slides. No room for tow truck.
- Great communication from start to finish. Clearly a very well managed and organized park. Loved the coffee/kitchen facilities and the BBQ/fire pit area. We were sad to only be here one night.
- Charge us an extra \$10 for checking in early half hour we had no place to park to wait that half hour. Spaces are too small.
- Office staff and maintenance staff are incredible. They go over and above to support us and answer questions.
- Office staff is extremely friendly on the phone and in person.
- We'll be back, very nice quiet park, well managed. Thank you.

All Motions

Darin Batty made a motion to approve the minutes of the August 2023 meeting, seconded by Talley Snow.

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

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

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

Talley Snow made a motion to move \$35,000 from operating account into CIM account, seconded by John Watkins.

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

Mark Schieber made a motion to purchase up to 100 power gates at a value of \$4,000, seconded by Darin Batty.

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

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

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