

Holiday RV Park Members

October 2023 Meeting Packet



Contents are Approved for
Members Only



Agenda

Holiday RV Park
Members Association Meeting
Saturday, October 14, 2023
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. Refuse Compactor
2. HD Forklift
3. Park Landscaping
4. Magnolia Center Shade Sails
5. Review 2024 Rules & Regulations
6. KaiVac Cleaning System

Don Smith
Don Smith
Talley Snow / Aaron Cartwright
Don Smith
John Watkins
Talley Snow / Aaron Cartwright

New Business

1. Finalize 2024 Rates, Fees & Assessments
2. Review 2024 Annual & Capital Budget
3. Finalize Annual Meeting Plans
4. Announce 2024 Board Openings
5. Appoint Election Chairperson
6. Review 2024 Annual Mailing Packet
7. Review 2024 Employee Handbook
8. Review 2024/2025 Timeline

Talley Snow
Talley Snow
Aaron Cartwright
Charlie Weeks
Charlie Weeks
Aaron Cartwright
Aaron Cartwright
Aaron Cartwright

Members Comments

Board Member Comments

All Motions

Executive Session

1. Finalize Employee Bonuses & Holiday Event



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.

Holiday RV Park

Profit & Loss Prev Year Comparison

September 2023

	Sep 23	Sep 22	\$ Change
Ordinary Income/Expense			
Income			
Non TOT Taxable Revenue			
7200 · Members Dues	2,806.50	1,888.00	918.50
7212 · Late Checkout	220.00	100.00	120.00
7214 · Weekly Rent-No Tax	5,445.44	1,298.00	4,147.44
7220 · Monthly - Members	26,431.00	20,279.20	6,151.80
7231 · Snowbird - Non-Members	10,472.38	3,171.46	7,300.92
7234 · Snowbirds - Members	29,653.11	25,617.50	4,035.61
7242 · Member Daily - Non taxable	18,640.00	15,051.00	3,589.00
7245 · Mobile Home Rental Income	800.00	924.00	-124.00
7295 · Washer & Dryer	3,444.41	2,445.25	999.16
7310 · Parking Fee	1,450.00	730.00	720.00
7320 · Water Commission	53.05	14.79	38.26
7365 · Park Functions & Events Tickets	0.00	-16.14	16.14
7800 · Transfer Fee Income	862.62	25.00	837.62
7994 · Late Fee on Dues	28.80	118.00	-89.20
Total Non TOT Taxable Revenue	100,307.31	71,646.06	28,661.25
TOT Taxable Revenue			
7210 · Non-Member Daily	36,483.47	45,448.75	-8,965.28
7219 · Mid Week Special	0.00	390.00	-390.00
7235 · Snowbirds - taxed	1,063.49	1,365.38	-301.89
7237 · Monthly Rent - Taxable	0.00	72.92	-72.92
Total TOT Taxable Revenue	37,546.96	47,277.05	-9,730.09
7620 · Escapee- 15% Discounts	-246.15	-243.00	-3.15
7640 · FMCA/Camp CA - 10% Discounts	-597.36	-234.00	-363.36
7650 · Military/LE Discount - 15%	-807.71	-219.00	-588.71
7660 · Long Weekend Discount	-987.19	-87.00	-900.19
Total Income	135,215.86	118,140.11	17,075.75
Gross Profit	135,215.86	118,140.11	17,075.75
Expense			
Business Promotional Costs			
8050 · Advertising Expense	1,998.75	0.00	1,998.75
Total Business Promotional Costs	1,998.75	0.00	1,998.75
Computer IT Dept			
9056 · Software	286.22	248.71	37.51
9062 · IT Service Labor	1,736.72	1,664.72	72.00
Total Computer IT Dept	2,022.94	1,913.43	109.51
Meetings & Events			
9092 · Monthly Meeting Expenses	367.95	162.09	205.86
9650 · Travel (Not Meals)	57.05	0.00	57.05
Total Meetings & Events	425.00	162.09	262.91
Professional Fees			
9120 · Accounting & Auditing	2,500.00	1,625.00	875.00
9140 · Professional Fees - Other	0.00	75.00	-75.00
9170 · Directors Expense	1,287.88	1,727.50	-439.62
Total Professional Fees	3,787.88	3,427.50	360.38
8201 · Bank Fees & Charges			
8240 · Credit Card Processing Costs	2,523.97	2,655.54	-131.57
8250 · Bank Charges	0.00	25.00	-25.00
Total 8201 · Bank Fees & Charges	2,523.97	2,680.54	-156.57
8425 · Employee Appreciation	166.56	464.36	-297.80
8439 · Taxes			

2:00 PM

10/10/23

Cash Basis

Holiday RV Park

Profit & Loss Prev Year Comparison

September 2023

	Sep 23	Sep 22	\$ Change
9070 · Property Tax	0.00	210.08	-210.08
Total 8439 · Taxes	0.00	210.08	-210.08
8600 · Utilities			
8260 · Cable Television (Park)	5,073.11	4,751.50	321.61
8650 · Garbage	2,665.34	2,481.39	183.95
8660 · Gas	1,907.20	0.00	1,907.20
8670 · Water & Sewer	6,560.61	0.00	6,560.61
8680 · Electric	16,549.73	16,633.37	-83.64
9600 · Telephone & Internet	262.96	67.00	195.96
9602 · Internet	0.00	139.98	-139.98
Total 8600 · Utilities	33,018.95	24,073.24	8,945.71
8700 · Insurance Expense			
8702 · Insurance - General Liability	4,562.79	0.00	4,562.79
8770 · Insurance - Employee Health	876.43	2,125.80	-1,249.37
8772 · Insurance - Employee Vision	210.56	341.36	-130.80
Total 8700 · Insurance Expense	5,649.78	2,467.16	3,182.62
9000 · Licenses & Permits	0.00	440.00	-440.00
9001 · Payroll			
9060 · Payroll Tax	1,957.45	2,443.66	-486.21
9075 · Payroll Service Fees	814.59	746.26	68.33
9350 · Salary & Wages	24,498.98	36,063.30	-11,564.32
Total 9001 · Payroll	27,271.02	39,253.22	-11,982.20
9002 · Repairs & Maintenance			
9003 · Pest Control Services	95.00	0.00	95.00
9004 · Pet Maintenance Costs	0.00	1,719.00	-1,719.00
9020 · Pool/Spa Regular Maintenance	0.00	1,754.06	-1,754.06
9030 · General	0.00	393.41	-393.41
9033 · Plumbing	1,604.00	1,230.00	374.00
9081 · Water Salt Softner	223.26	0.00	223.26
Total 9002 · Repairs & Maintenance	1,922.26	5,096.47	-3,174.21
9050 · Office Expenses			
9037 · Timeclock Machine & Software	24.00	24.00	0.00
9051 · Office Expense	291.08	0.00	291.08
9052 · Office Supplies	2,177.79	0.00	2,177.79
9059 · Printing, Copy Expenses	458.05	621.17	-163.12
9100 · Postage & Delivery	0.00	17.99	-17.99
9050 · Office Expenses - Other	0.00	200.00	-200.00
Total 9050 · Office Expenses	2,950.92	863.16	2,087.76
9370 · Supplies			
9023 · Janitorial Supplies	0.00	1,048.89	-1,048.89
9026 · Park & Grounds Supplies	6,133.35	0.00	6,133.35
9027 · Laundry Supplies	0.00	425.93	-425.93
9371 · Clubhouse Supplies	192.87	0.00	192.87
Total 9370 · Supplies	6,326.22	1,474.82	4,851.40
Total Expense	88,064.25	82,526.07	5,538.18
Net Ordinary Income	47,151.61	35,614.04	11,537.57
Other Income/Expense			
Other Income			
9870 · Interest Income	14.49	3.08	11.41
9890 · Other Income	300.00	0.00	300.00
Total Other Income	314.49	3.08	311.41
Other Expense			
9820 · Foreclosure Expenses	2,009.19	444.00	1,565.19

2:00 PM

10/10/23

Cash Basis

Holiday RV Park
Profit & Loss Prev Year Comparison
September 2023

	Sep 23	Sep 22	\$ Change
9911 · Garnishment Payable	0.00	0.00	0.00
9922 · Interest Expense	3,777.64	3,730.10	47.54
Total Other Expense	5,786.83	4,174.10	1,612.73
Net Other Income	-5,472.34	-4,171.02	-1,301.32
Net Income	<u>41,679.27</u>	<u>31,443.02</u>	<u>10,236.25</u>

8:57 AM

10/12/23

Cash Basis

Holiday RV Park

Balance Sheet Prev Year Comparison

As of September 30, 2023

	Sep 30, 23	Sep 30, 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	59,990.88	90,927.32	-30,936.44
1060 · Mechanics-Laundry Room - 7211	27,082.89	8,525.62	18,557.27
1063 · Mechanics- Dues Account - 6422	80,392.27	46,787.57	33,604.70
Total 1001 · Cash Accounts	168,966.04	147,740.51	21,225.53
1065 · Reserves			
1070 · Mechanics Emergency Reserves	151,832.79	6,834.65	144,998.14
1075 · Mechanics CIM Reserves	86,325.20	84,947.81	1,377.39
Total 1065 · Reserves	238,157.99	91,782.46	146,375.53
Total Checking/Savings	407,124.03	239,522.97	167,601.06
Accounts Receivable			
11000 · Accounts Receivable	-1,610.32	-1,286.20	-324.12
Total Accounts Receivable	-1,610.32	-1,286.20	-324.12
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	475,235.19	301,333.87	173,901.32
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

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Cash Basis

Holiday RV Park

Balance Sheet Prev Year Comparison

As of September 30, 2023

	Sep 30, 23	Sep 30, 22	\$ Change
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
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	15,090.00	0.00
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	139,599.24	0.00
4058 · Submersible Pump (2)	41,985.44	25,602.50	16,382.94
4059 · Buildings			
4021 · Pre Construction 2020 - 10/31	18,777.48	18,777.48	0.00
4022 · Portable Restrooms and Showers	17,440.00	17,440.00	0.00
4051 · CIP	1,710,869.91	1,661,771.24	49,098.67
4059 · Buildings - Other	122,802.00	122,802.00	0.00
Total 4059 · Buildings	1,869,889.39	1,820,790.72	49,098.67
4070 · Laundry Facility	98,880.26	90,946.67	7,933.59
4080 · Equipment			
4081 · Laptop	1,800.71	1,800.71	0.00
4082 · Office Equipment	8,124.21	2,155.10	5,969.11
4080 · Equipment - Other	44,850.91	43,335.43	1,515.48
Total 4080 · Equipment	54,775.83	47,291.24	7,484.59

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Cash Basis

Holiday RV Park
Balance Sheet Prev Year Comparison
As of September 30, 2023

	Sep 30, 23	Sep 30, 22	\$ Change
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	2,209,176.54	2,129,776.75	79,399.79
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	2,696,388.88	2,430,337.77	266,051.11
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20000 · Accounts Payable	-0.01	13,340.15	-13,340.16
Total Accounts Payable	-0.01	13,340.15	-13,340.16
Credit Cards			
Bank of America- 0282 Julie	0.00	2,734.06	-2,734.06
Home Depot - 3600	-4,757.65	0.00	-4,757.65
HRVP Credit Card - 4018	0.00	507.00	-507.00
Mechanics Bank CC	7,231.37	0.00	7,231.37

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Cash Basis

Holiday RV Park
Balance Sheet Prev Year Comparison
As of September 30, 2023

	Sep 30, 23	Sep 30, 22	\$ Change
Total Credit Cards	2,473.72	3,241.06	-767.34
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	309,606.01	397,160.20	-87,554.19
5040 · Gift Certificate Payable	-157.50	-157.50	0.00
5170 · T.O.T. Payable	173.11	-7,031.64	7,204.75
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	18.36	0.00	18.36
Total Other Current Liabilities	352,272.57	432,603.65	-80,331.08
Total Current Liabilities	354,746.28	449,184.86	-94,438.58
Total Liabilities	354,746.28	449,184.86	-94,438.58
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	351,872.45	274,426.89	77,445.56
Total Equity	2,341,642.60	1,981,152.91	360,489.69
TOTAL LIABILITIES & EQUITY	2,696,388.88	2,430,337.77	266,051.11

Holiday RV Park

Occupancy By Site Type

From 01 Sep 2023 To 30 Sep 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 33-39ft Site (30 Amp)	Days	39	1149	1	886	263	33.09	77.11	1,202.76	0.00	38,020.39	38,020.39	42.91	42.91	7.20	0.00	231.5
Back-in 33-36ft Site (30/50 Amp)	Days	43	1290	0	997	293	29.09	77.29	1,157.67	0.00	37,527.61	37,527.61	37.64	37.64	8.17	0.00	231.5
Back-in 36-39ft Site (30 Amp)	Days	8	240	0	212	28	29.35	88.33	24.70	0.00	7,043.05	7,043.05	33.22	33.22	9.22	0.00	47
Back-in 36-39ft Site (30/50 Amp)	Days	47	1410	0	1145	265	42.16	81.21	836.30	0.00	59,438.77	59,438.77	51.91	51.91	7.53	0.00	311
Narrow 30-34ft Back-in Site (No Slides - 30 Amp)	Days	16	470	0	125	345	20.81	26.60	393.98	0.00	9,782.12	9,782.12	78.26	78.26	2.91	0.00	86
700s 41-50ft Back-in Site (30/50 Amp)	Days	4	120	0	104	16	71.32	86.67	796.40	0.00	8,558.34	8,558.34	82.29	82.29	8.00	0.00	26
Pull-Thru 70-73ft Site (30/50 Amp)	Days	15	450	0	192	258	29.20	42.67	720.40	0.00	13,141.92	13,141.92	68.45	68.45	8.35	0.00	57
Monthly	Days	39	1170	0	1170	0	20.96	100.00	0.00	0.00	24,528.00	24,528.00	20.96	20.96	30.00	0.00	78
Grand Total:		211	6299	1	4831	1468	31.44	76.69	5,132.21	0.00	198,040.20	198,040.20	40.99	40.99	8.98	0.00	1068

Holiday RV Park

Occupancy By Site Type

From 01 Sep 2022 To 30 Sep 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 33-39ft Site (30 Amp)	Days	39	1170	0	856	314	25.85	73.16	353.50	0.00	30,243.31	30,243.31	35.33	35.33	6.11	0.00	266
Back-in 33-36ft Site (30/50 Amp)	Days	42	1260	0	928	332	28.11	73.65	374.00	0.00	35,414.68	35,414.68	38.16	38.16	6.44	0.00	272
Back-in 36-39ft Site (30 Amp)	Days	8	240	0	197	43	20.27	82.08	0.00	0.00	4,864.75	4,864.75	24.69	24.69	8.21	0.00	48
Back-in 36-39ft Site (30/50 Amp)	Days	48	1440	0	1222	218	29.59	84.86	241.25	0.00	42,610.13	42,610.13	34.87	34.87	6.90	0.00	360
Narrow 30-34ft Back-in Site (No Slides - 30 Amp)	Days	15	450	0	180	270	25.44	40.00	168.92	0.00	11,449.22	11,449.22	63.61	63.61	3.91	0.00	90
700s 41-50ft Back-in Site (30/50 Amp)	Days	4	120	0	88	32	42.16	73.33	244.00	0.00	5,059.17	5,059.17	57.49	57.49	7.33	0.00	24
Pull-Thru 70-73ft Site (30/50 Amp)	Days	15	450	0	126	324	13.92	28.00	174.00	0.00	6,261.89	6,261.89	49.70	49.70	5.04	0.00	50
Monthly	Days	39	1170	0	1140	30	18.88	97.44	0.00	0.00	22,093.23	22,093.23	19.38	19.38	27.80	0.00	82
Grand Total:		210	6300	0	4737	1563	25.08	75.19	1,555.67	0.00	157,996.38	157,996.38	33.35	33.35	7.78	0.00	1192

Holiday RV Park

Occupancy By Rate

From 01 Sep 2023 To 30 Sep 2023

Description	Total Res	Available Nights	Used Nights	% Total of Report Reservations	% Used Against	Gross Revenue	Nett Revenue	% of Total Reports
Board Meeting	1	6299	1	0.02	0.02	0.00	0.00	0.00
Member Daily (No Charge)	138	6299	1237	25.61	19.64	246.00	246.00	0.12
Member Rate - Pull-Thru (Non-Prime)	3	6299	30	0.62	0.48	1,680.00	1,680.00	0.85
Member Rate - Pull-Thru (Prime)	3	6299	12	0.25	0.19	784.00	784.00	0.40
Member Rate (Non-Prime)	35	6299	340	7.04	5.40	18,640.99	18,640.99	9.41
Member Rate (Prime)	37	6299	147	3.04	2.33	8,587.25	8,587.25	4.34
Monthly	40	6299	1200	24.84	19.05	25,158.00	25,158.00	12.70
Non-Member	159	6299	606	12.54	9.62	103,617.65	103,617.65	52.32
Parking	53	6299	137	2.84	2.17	1,460.00	1,460.00	0.74
Snowbird (Member)	45	6299	720	14.90	11.43	19,123.11	19,123.11	9.66
Snowbird (Non-Member)	15	6299	224	4.64	3.56	11,843.11	11,843.11	5.98
Snowbird P/T (Member)	3	6299	48	0.99	0.76	1,582.72	1,582.72	0.80
Snowbird P/T (Non-Member)	6	6299	129	2.67	2.05	5,317.37	5,317.37	2.68
Grand Total:	538	6299	4831	100.00	76.69	198,040.20	198,040.20	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

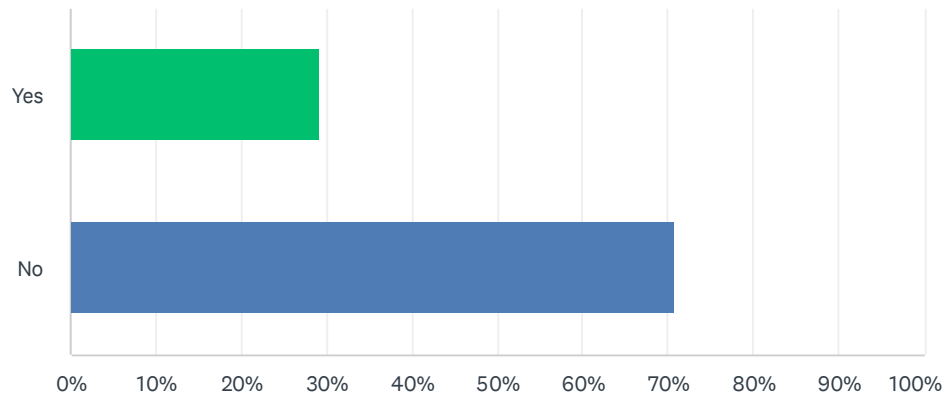
From 01 Sep 2022 To 30 Sep 2022

Description	Total Res	Available Nights	Used Nights	% Total of Report Reservations	% Used Against	Gross Revenue	Nett Revenue	% of Total Reports
Board Meeting	2	6300	9	0.19	0.14	0.00	0.00	0.00
Member Daily (No Charge)	197	6300	1450	30.61	23.02	60.00	60.00	0.04
Member Rate - Pull-Thru (Non-Prime)	3	6300	24	0.51	0.38	2,652.00	2,652.00	1.68
Member Rate - Pull-Thru (Prime)	3	6300	15	0.32	0.24	1,680.00	1,680.00	1.06
Member Rate (700s Daily)	0	6300	0	0.00	0.00	372.15	372.15	0.24
Member Rate (Non-Prime)	36	6300	274	5.78	4.35	17,893.92	17,893.92	11.33
Member Rate (Prime)	42	6300	207	4.37	3.29	11,286.83	11,286.83	7.14
Mid-Week Special	3	6300	12	0.25	0.19	669.84	669.84	0.42
Monthly	42	6300	1170	24.70	18.57	22,603.76	22,603.76	14.31
Non-Member	193	6300	628	13.26	9.97	75,920.72	75,920.72	48.05
Parking	29	6300	62	1.31	0.98	630.00	630.00	0.40
Snowbird (Member)	51	6300	784	16.55	12.44	18,183.40	18,183.40	11.51
Snowbird (Non-Member)	5	6300	54	1.14	0.86	4,603.76	4,603.76	2.91
Snowbird P/T (Member)	3	6300	48	1.01	0.76	1,440.00	1,440.00	0.91
Grand Total:	609	6300	4737	100.00	75.19	157,996.38	157,996.38	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.

Q1 Is this your first visit?

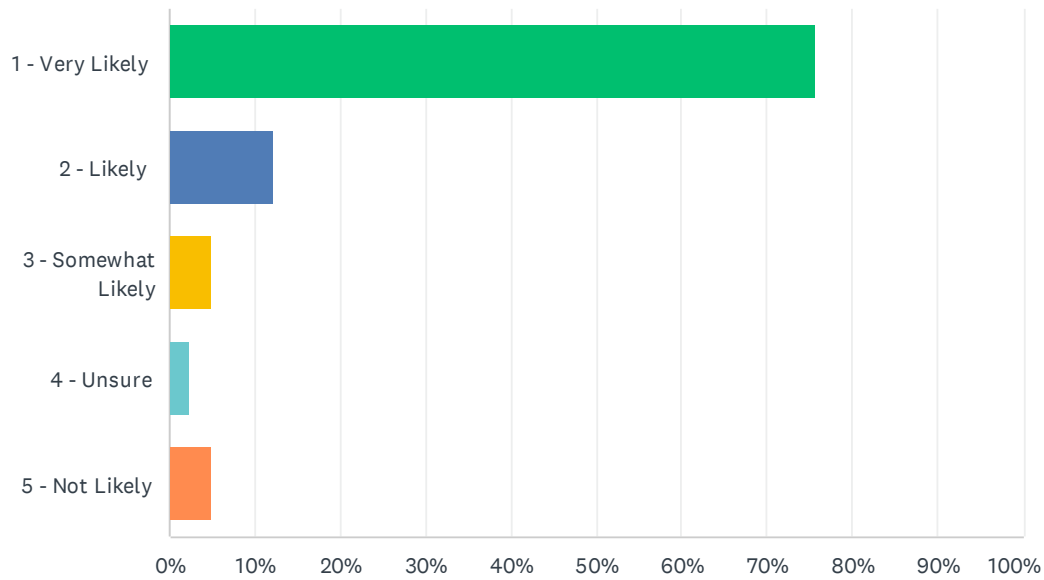
Answered: 41 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	29.27%	12
No	70.73%	29
TOTAL		41

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

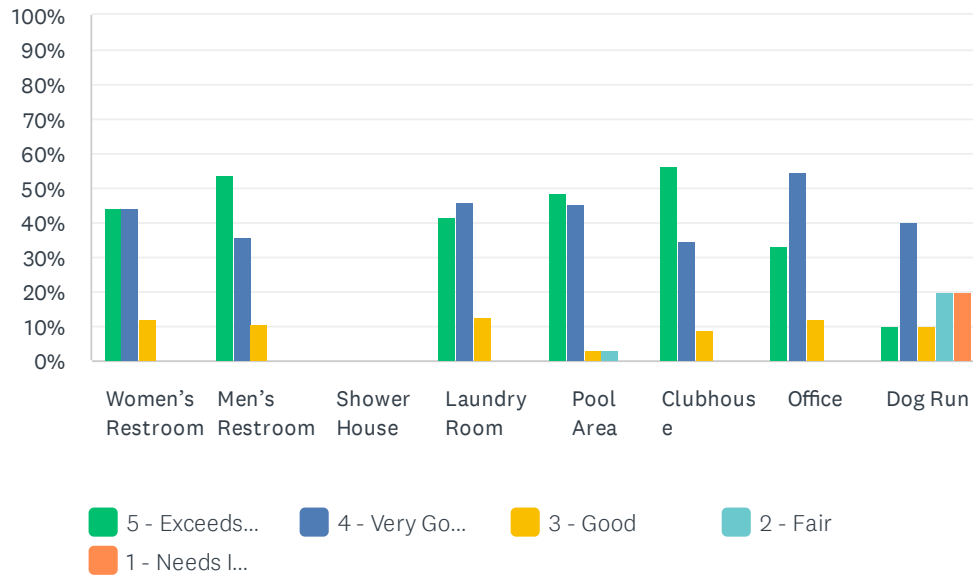
Answered: 41 Skipped: 0



ANSWER CHOICES	RESPONSES	
1 - Very Likely	75.61%	31
2 - Likely	12.20%	5
3 - Somewhat Likely	4.88%	2
4 - Unsure	2.44%	1
5 - Not Likely	4.88%	2
TOTAL		41

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

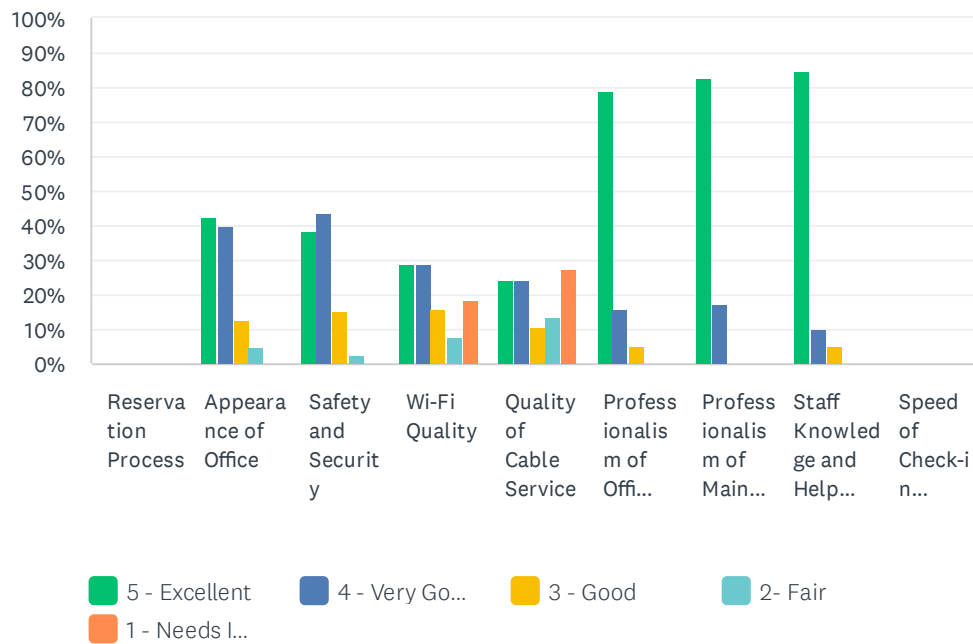
Answered: 39 Skipped: 2



	5 - EXCEEDS EXPECTATIONS	4 - VERY GOOD	3 - GOOD	2 - FAIR	1 - NEEDS IMPROVEMENT	TOTAL	WEIGHTED AVERAGE
Women's Restroom	44.00% 11	44.00% 11	12.00% 3	0.00% 0	0.00% 0	25	1.68
Men's Restroom	53.57% 15	35.71% 10	10.71% 3	0.00% 0	0.00% 0	28	1.57
Shower House	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0	0.00
Laundry Room	41.67% 10	45.83% 11	12.50% 3	0.00% 0	0.00% 0	24	1.71
Pool Area	48.39% 15	45.16% 14	3.23% 1	3.23% 1	0.00% 0	31	1.61
Clubhouse	56.52% 13	34.78% 8	8.70% 2	0.00% 0	0.00% 0	23	1.52
Office	33.33% 11	54.55% 18	12.12% 4	0.00% 0	0.00% 0	33	1.79
Dog Run	10.00% 1	40.00% 4	10.00% 1	20.00% 2	20.00% 2	10	3.00

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

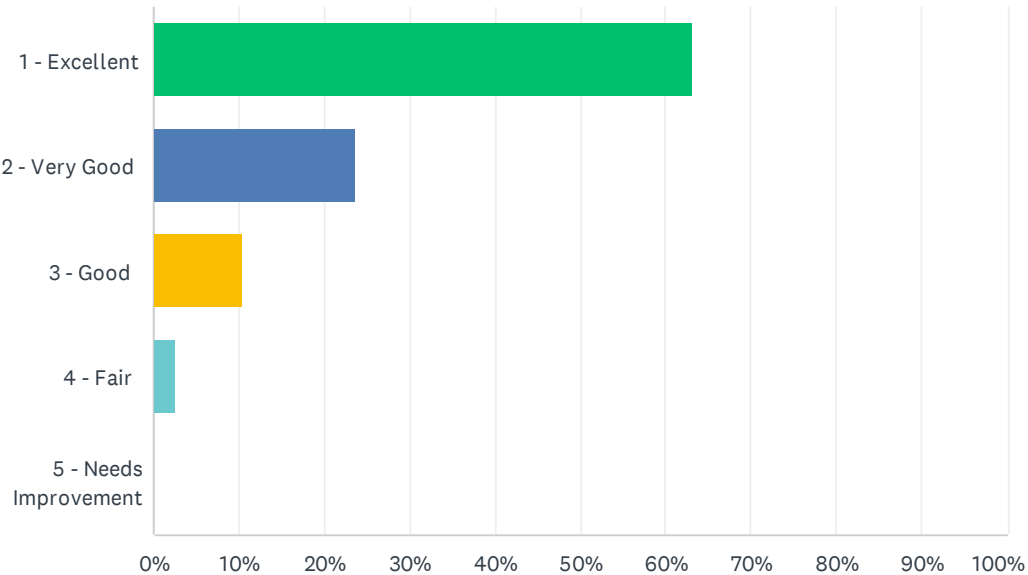
Answered: 40 Skipped: 1



	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	42.50% 17	40.00% 16	12.50% 5	5.00% 2	0.00% 0	40	1.80
Safety and Security	38.46% 15	43.59% 17	15.38% 6	2.56% 1	0.00% 0	39	1.82
Wi-Fi Quality	28.95% 11	28.95% 11	15.79% 6	7.89% 3	18.42% 7	38	2.58
Quality of Cable Service	24.14% 7	24.14% 7	10.34% 3	13.79% 4	27.59% 8	29	2.97
Professionalism of Office Staff	78.95% 30	15.79% 6	5.26% 2	0.00% 0	0.00% 0	38	1.26
Professionalism of Maintenance Staff	82.50% 33	17.50% 7	0.00% 0	0.00% 0	0.00% 0	40	1.18
Staff Knowledge and Helpfulness	84.62% 33	10.26% 4	5.13% 2	0.00% 0	0.00% 0	39	1.21
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: 38 Skipped: 3



ANSWER CHOICES	RESPONSES	
1 - Excellent	63.16%	24
2 - Very Good	23.68%	9
3 - Good	10.53%	4
4 - Fair	2.63%	1
5 - Needs Improvement	0.00%	0
TOTAL		38

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

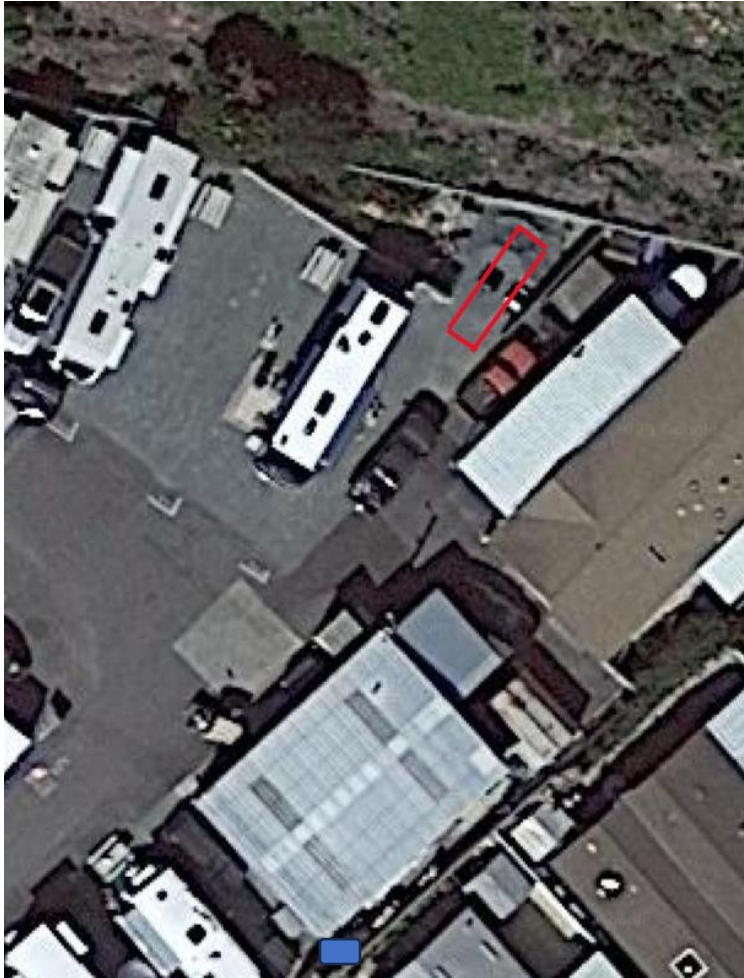
Answered: 15 Skipped: 26

#	RESPONSES	DATE
1	People did not respect quite hours at all.	9/24/2023 2:25 PM
2	Cleanest facilities (bathrooms/showers/pool area) we've ever enjoyed at an RV park, as well as friendly, helpful staff. Thank you for a great stay, we'll definitely be back!	9/19/2023 12:32 PM
3	The Staff is great!	9/19/2023 11:09 AM
4	The staff were very helpful. The hot tub needs to have hot water. The water was lukewarm. We will stay again.	9/13/2023 4:42 PM
5	The place is looking great. I used the pool lift for the first time and it worked! Staff is doing a great job and we had a wonderful visit.	9/12/2023 3:38 PM
6	Always a good stay for us	9/12/2023 6:41 AM
7	The maintenance staff are very accommodating!	9/7/2023 7:10 PM
8	Restroom cleaning hours should be set and posted. That way guests can work their schedule around it. Three days I had someone open the door to yell maintenance. Other than that, we love Holiday RV.	9/7/2023 9:22 AM
9	Honestly my wife and I were surprised how clean and nice everything was. You run a very nice place. Can't wait to stay again. Dave	9/5/2023 3:57 PM
10	When we come back we want to be close to Darren again	9/4/2023 6:52 PM
11	I don't think I will stay there again. The spots are way too small. Getting in and out with out the forklift is impossible. I'd say take out every third spot and widen the areas.	9/4/2023 6:09 PM
12	Maintenance went over and above to help us with our cable tv issue. Office staff so welcoming and helpful. Great Tri-tip Barbecue event too.	9/4/2023 4:48 PM
13	I... keep up the good work.....	9/4/2023 4:16 PM
14	Your staff are amazing. Above and beyond. For that reason, we will definitely return.	9/4/2023 1:46 PM
15	I would like to see the ABC network programming back on cable. Currently it says ABC but the program is CBS	9/1/2023 8:16 AM

Holiday RV Park Compactor Project

Compactor Placement Location: (Red Rectangle)

The transformer that would provide power is located at the southwest corner of the maintenance shop. Represented by blue square at the bottom of the picture.



Cost to Dump Compactor:

South County Sanitary Quote: (30YD Self-Contained Compactor)

- \$220 per hour
- Time starts when they arrive on site
- 1.5 hours turnaround time average
- \$71 per ton (full container is about 6 tons)

Resource Equipment Co.

A *DYRON* Corporation

p.o. box 2695

chino, ca 91708-2695

phone (909) 597-2868

fax (909) 597-5299

Recycling Systems & Waste Handling Equipment

Balers - Compactors - Conveyors - Shredders

SALES - SERVICE - PARTS

COST BENEFIT ANALYSIS

Holiday RV Park (Pismo Beach, CA)

Based On Billings from South County Sanitary SVC, Inc

(6) 3YD Dumpsters Hauled 2x a Week

Present System (With Out Trash Compactor)

A. Cubic Yards

1. Number of Containers Being Used.
2. Container Size (3 cubic yards).
3. Number Each Container Dumped Per Week
4. 52 Weeks in a Year.
5. Total Loose Cubic Yards Yearly

$$\begin{array}{r} 6 \\ \times 3 \\ \hline 18 \\ \times 2 \\ \hline 36 \\ \times 52 \\ \hline 1,872 \\ \hline \hline \end{array}$$

B. Cost

1. Number of Containers (see A-1).
2. Number of Containers Dumped Per Week (see A-3).
3. Cost of Dumping Per Container.
4. 52 Weeks in a Year.
5. Total Loose Dumping Cost Per Year

$$\begin{array}{r} 6 \\ \times 12 \\ \hline 72 \\ \times 363.49 \\ \hline 2,586.28 \\ \times 52 \\ \hline 134,486.56 \\ \hline \hline \end{array}$$

With Trash Compactor

C. Cubic Yards

1. Total Loose Cubic Yards (see A-5).
2. Compaction Ratio - 6:1
3. Total Compacted Cubic Yards.
4. Compaction Container Size (Standard Size 30 Cubic Yard Capacity).
5. Total Compacted Containers Yearly.
6. 12 Months in a Year.
7. Total Compacted Containers Dumped Per Month.

$$\begin{array}{r} 1,872 \\ \div 6 \\ \hline 312 \\ \div 30 \\ \hline 10.4 \\ \div 12 \\ \hline 0.87 \\ \hline \hline \end{array}$$

CI. Cost

1. Total Compacted Containers Yearly (see C-5).
2. Cost of Dumping Compaction Container (Ave. Container = 6 Tons).
3. Total Compacted Dumping Cost Per Year.

$$\begin{array}{r} 10.4 \\ \times \$756.00 \\ \hline \$7,862.00 \\ \hline \hline \end{array}$$

First Year Savings:

Loose Dumping Cost (see B-5).

Compacted Dumping Cost (see D-3).

$$\begin{array}{r} \$26,223.00 \\ - \$7,862.00 \\ \hline \hline \end{array}$$

Approxamate First Year Savings.

$$\begin{array}{r} = \$18,361.00 \\ \hline \hline \end{array}$$



Recycling Systems & Waste Handling Equipment

Balers - Compactors - Conveyors - Shredders
Sales - Services - Parts - Baling Wire

P.O. Box 2695
Chino, CA 91708
888-732-2537

		Est. Ship Date	Date	Quote #
		6 - 8 Weeks	04/28/2023	205992
Bill To	Ship To	Project		
Mr. Aaron Cartwright Holiday RV Park 100 S. Dolliver St. Pismo, CA 93449	Mr. Aaron Cartwright Holiday RV Park 100 S. Dolliver St. Pismo, CA 93449	Holiday RV Park Trash Compactor		
		FOB		
		Factory		
		Terms		
		30% Down - 60% Prior to Ship - Net 10 Days		
		Sales Rep		
Email	aaron@holidayrvpark.org	Mike De La Cruz		

Description	Unit Price	Qty	Tx	Amount
Wastequip Self-Contained Compactor	\$33,822.00	1	X	\$33,822.00

Model #265XP-30 Serial #NA

2.0 Cubic Yard Capacity Charge Hopper

Clear Top Feed Opening = 60" wide x 40" Long • 2.00 Cu. Yd

Unit Includes:

Key Operated Controls-Keys Removable in "Off" Position Only
Multi Cycle Timer
Pressure Gauge Mounted to Power Unit
Full Container Light
Guardian Power Unit Controller
Low Temp Oil Sender
208 / 230 / 460 - 3 Phase Tri-Volt Option
Oil Reservoir 24 Gallons W/ Oil Level & Temperature Sight Gauge
Hydraulically Operated Lid
Rear Feed Hopper - Designed to Work with Integrated Cart Dumper

Ground Fed - Integral Rear Feed Container Lifter	\$12,817.00	1	X	\$12,817.00
Model #NA Serial #NA				

Hydraulic Lid (Optional)	\$2,766.00	1	X	\$2,766.00
Model #NA Serial #NA				

To cover the hopper when not in use and reduce odors escaping to attract critters.

80% Full - Advanced Warning Light (Optional)	\$520.00	1	X	\$520.00
-----------------------------------------------------	----------	---	---	----------

Pressure Gauge on Power Unit - Color Coded (Optional)	\$243.00	1	X	\$243.00
--------------------------------------------------------------	----------	---	---	----------

Full Channel Guides (Optional)	\$3,810.00	1	X	\$3,810.00
Prevents concrete damage and reduces hauler error				

Description	Unit Price	Qty	Tx	Amount
Freight for WQ Compactors (Estimate)	\$3,200.00	1		\$3,200.00
Placement, Installation, Start-Up & Safety Training (Estimate)	\$2,200.00	1		\$2,200.00

*If needed, quote will be revised when site survey has been completed.
 *Additional \$400 will be added to invoice if full channel guides are purchased
 *Customer to provide 12K to 15K forklift.
(If customer is unable to provide a forklift, Resource Equipment will provide it and add the rental cost to invoice)

- Units come completely pre-wired and include all controls and starters.
- All reconditioned equipment 90 day parts and labor warranty.
- Reconditioned equipment specifications may vary.
- Electrical connections done by others.
- Quoted Price are good for 15 Days
- Subject to applicable taxes.

APPROVED

Signature

We collect sales tax for California customers only, all out of state customers should report sales tax on purchases as local use tax to your states taxing authority.

Date

PO#

265XP PRECISION SERIES SELF-CONTAINED COMPACTOR



**Introducing the first ever
Precision Series self-contained
compactor that's designed and
engineered for performance**

GUARDIAN CONTROL SYSTEM

- » Automatic maintenance tracking
- » Superior 24 volt controls and NEMA 4 rated enclosure

LARGEST ACCESS OPENING FOR MAINTENANCE / SERVICE

- » Easy to inspect and access cylinders and hoses

PRECISION GUIDED RAM

- » Glides smoothly above floor on UHMW guides
- » Ram penetrates 7" into container to minimize spring-back

LONGEST STANDARD WARRANTY

- » 5-year structural warranty

Patent Pending

IDEAL FOR:

Supermarkets



Malls



Hospitals



Restaurants



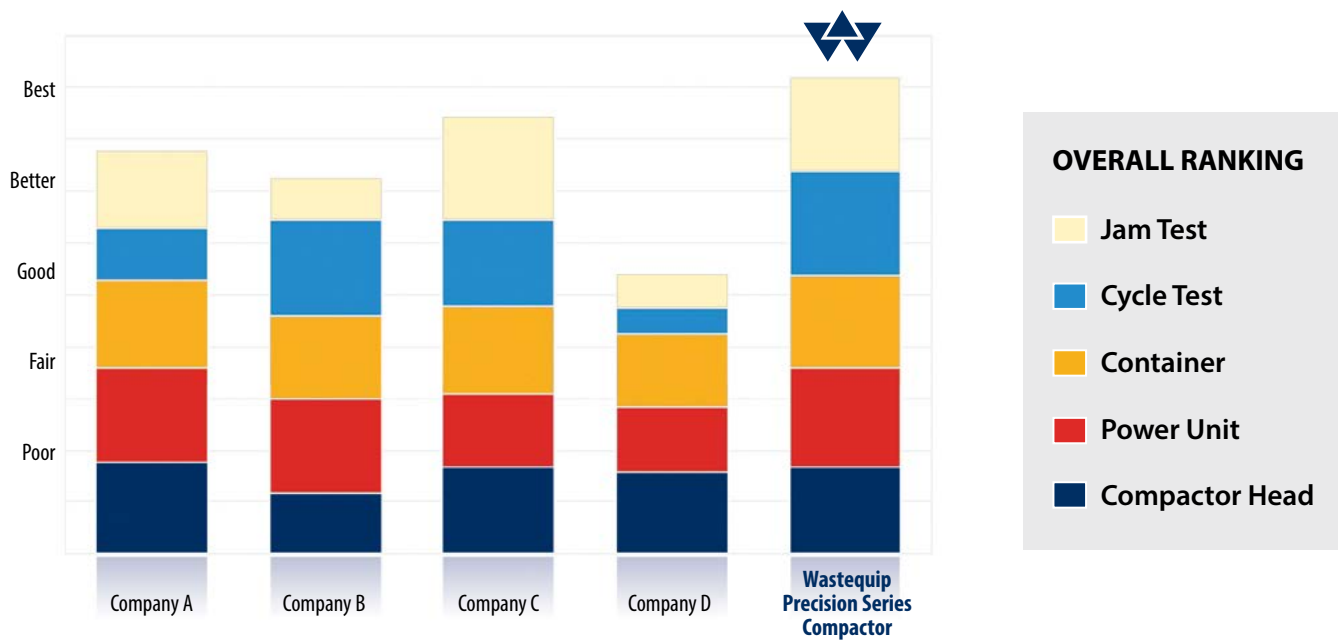
Office Buildings



Retail Establishments



BEST-IN-CLASS BENCHMARK TESTING



TESTING CRITERIA

COMPACTOR HEAD

Ram base, face, floor plate, ram travel, and sidewall

POWER UNIT

Oil reservoir, pressure switch or transducer, directional valve, pump size and PLC

CONTAINER

Capacity, door sheet, side wall, door seal, hinge system and shipping height

JAM TEST

Flex/twist, ram rack and damage

CYCLE TEST

Operation, wear and reliability

FEATURING OUR GUARDIAN CONTROL SYSTEM

Value-Added Standard Features	Wastequip Guardian Control	Competitor A	Competitor B
Power unit runs any brand compactor	✓		
Automatic maintenance alerts	✓		
NEMA 4 rated control panel	✓		
Push button start	✓		
Low Temperature Oil	✓		✓
Pack-out override	✓		
Watch dog timer	✓	✓	
24 volt controls	✓		✓
Programmable logic controller	✓	✓	✓
Multi-cycle timer	✓	✓	✓
Full light	✓	✓	



PRECISION GUIDED RAM



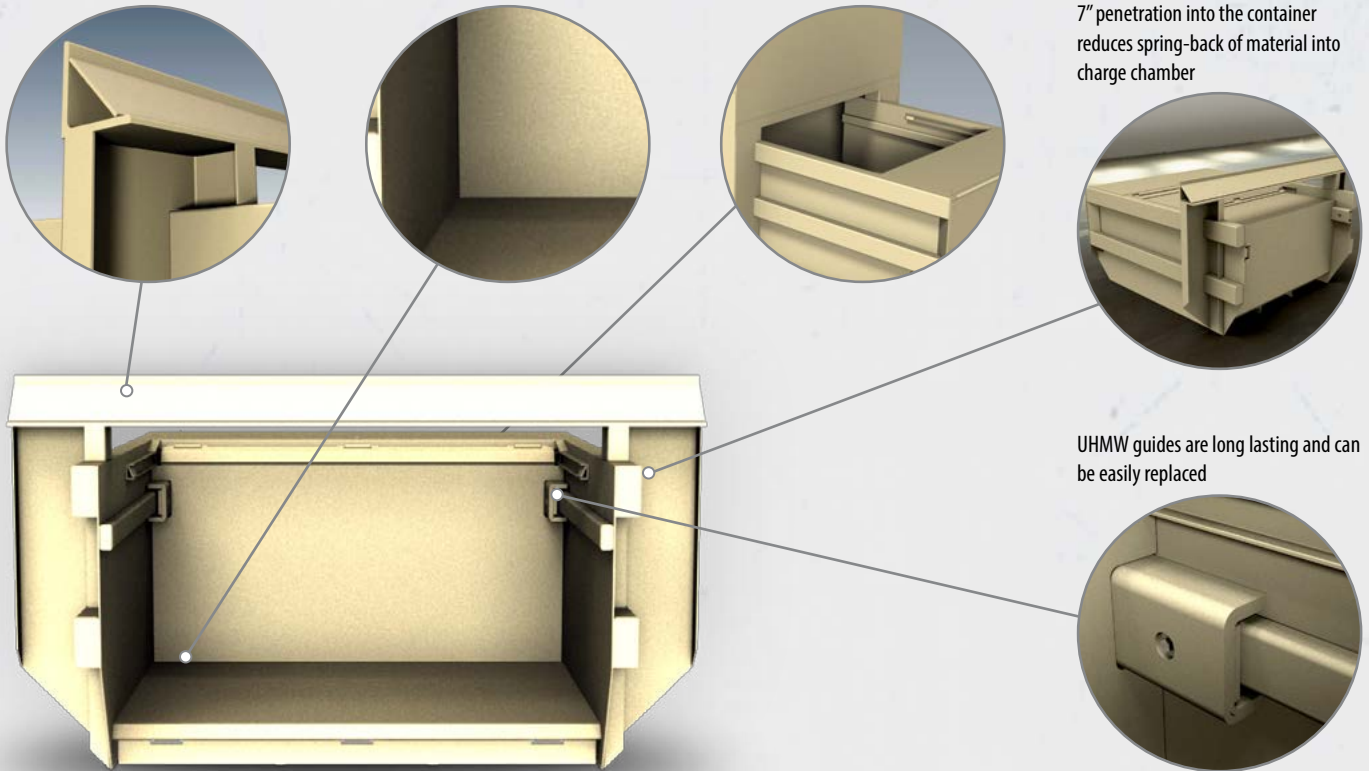
Breaker bar is engineered for increased strength and is designed for additional structural support.

Ram is suspended above chamber floor and glides on near frictionless UHMW guides.

Large 40" X 60" clear top opening is WASTEC rated at 1.48 cubic yards

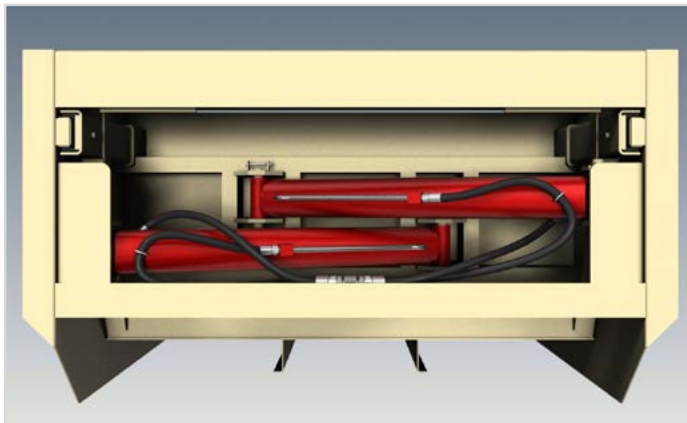
7" penetration into the container reduces spring-back of material into charge chamber

UHMW guides are long lasting and can be easily replaced



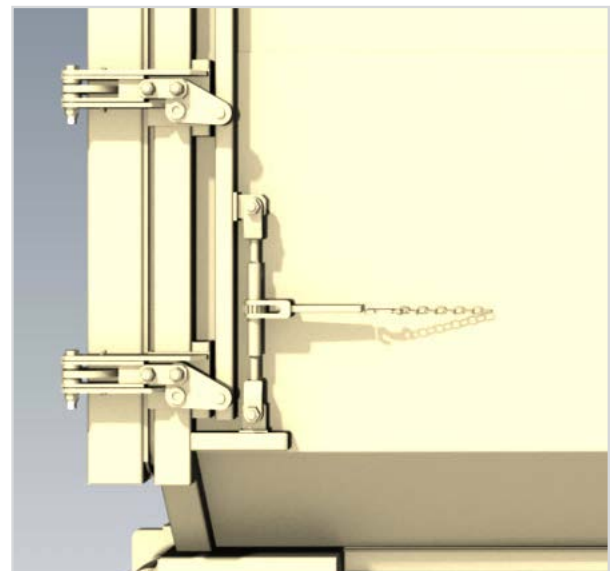
LARGEST MAINTENANCE ACCESS IN THE INDUSTRY

- ▶ Large 49" X 18" access opening
- ▶ Hydraulic hoses are easy to inspect /replace
- ▶ Clean out area designed to drain excessive liquid
- ▶ Up to 33% less time to change cylinders



ADJUSTABLE SLIDING HINGE

- ▶ Adjustable sliding hinge draws door in evenly
- ▶ Heavy-duty design and full door seal



265XP PRECISION SERIES COMPACTOR

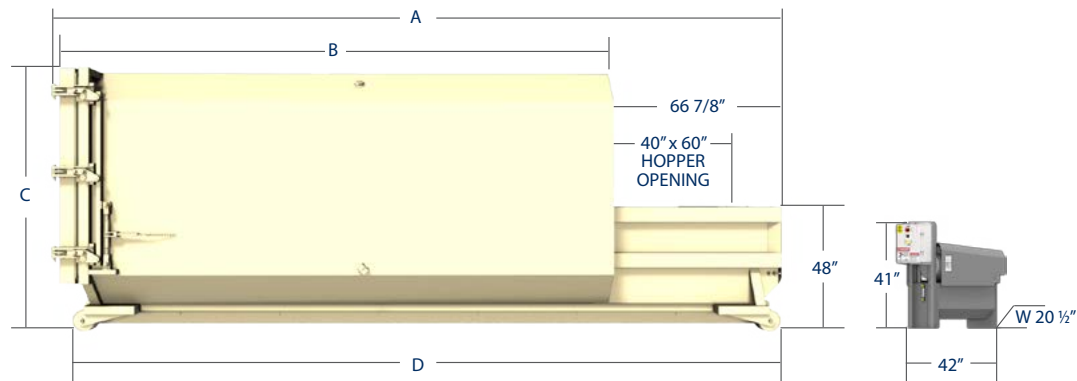
FEATURES

STANDARD

- Precision guided ram system
- Guardian Control System
- Automatic Maintenance Scheduler (AMS)
- NEMA 4 enclosure
- Controls in panel face
- 5-year structural warranty
- 33-second cycle time
- Full container light
- Low temperature oil
- Multi-cycle timer
- Operational and service manual
- Primed and painted in several colors

OPTIONS

- Advance warning light
- Pressure gauge - color coded
- Controls on remote pendant in lieu of mounting in panel face
- Guide rails with stops
- Oil heater
- Photo electric eye
- Odor control system
- Container lifter
- HT (Hinged Tailgate) models



Compactor Models	265XP model (cu. yds.)	Overall length (A) (in.)	Container length (B) (in.)	Overall height (C) (in.)	Floor length (D) (in.)*	Width (in.)	Weight (lbs.)
	20	188	121-1/8	100	187	102	8,500
	25	218	148-1/8		217		8,850
	30	248	178-1/8		246		9,450
	35	278	208-1/8		277		10,000
	38	299	229-1/8		298		10,500

* Bullnose to bullnose



Replacement parts available online at www.gotoparts.com

SPECIFICATIONS

Charge Box

- Wastequip rating - 2.00 cubic yards
- Wastec rating - 1.48 cubic yards
- Clear top opening - 40" Length x 60" Width

Ram

- 1/4" steel construction with engineered structural reinforcements and precision guided ram system

Compactor Head

- Floor - 3/8" with two 5" channel supports
- Sides - 3/16" side plates with 6" x 3" formed steel stiffener
- Top rail - 6" x 3" formed steel stiffener
- Breaker bar - 6" x 6" x 1/2" angle steel
- Sump - 12" height

Electrical

- Electric motor - 10 hp TEFC (Totally Enclosed Fan Cooled)
- Voltage - 208/230/460, 3 phase, 60 HZ (optional 575V)
- Power box - NEMA 4 rated, UL listed
- Automated cycle operation - turn key switch-ram extends, retracts and stops automatically

Hydraulic Specifications

- Pump - 11.7 gpm
- Ram penetration - 7"
- Cycle time - 33 seconds
- Hydraulic cylinder - (2), cylinder bore - 4"
- Cylinder rod - 2.5"
- Hydraulic oil tank - 20 gallon reservoir
- Power unit location - remote

Hydraulic Performance

- Ram face pressure
- Normal - 39,800 lbs
- Maximum - 49,500 lbs
- Ram psi
- Normal - 25.00 psi
- Maximum - 31.73 psi
- Operating pressure
- Normal - 1,850 psi
- Maximum - 2,300 psi

Container

- 7 gauge floor with 3" channel crossmember
- 6" x 2" x 1/4" tube rails, 36-1/2" I.D. between rails
- Solid steel bullnose and hook at both ends
- 4" diameter rollers, 4-1/2" long
- Length, Width and Height - see chart above

Standard Color Choices*



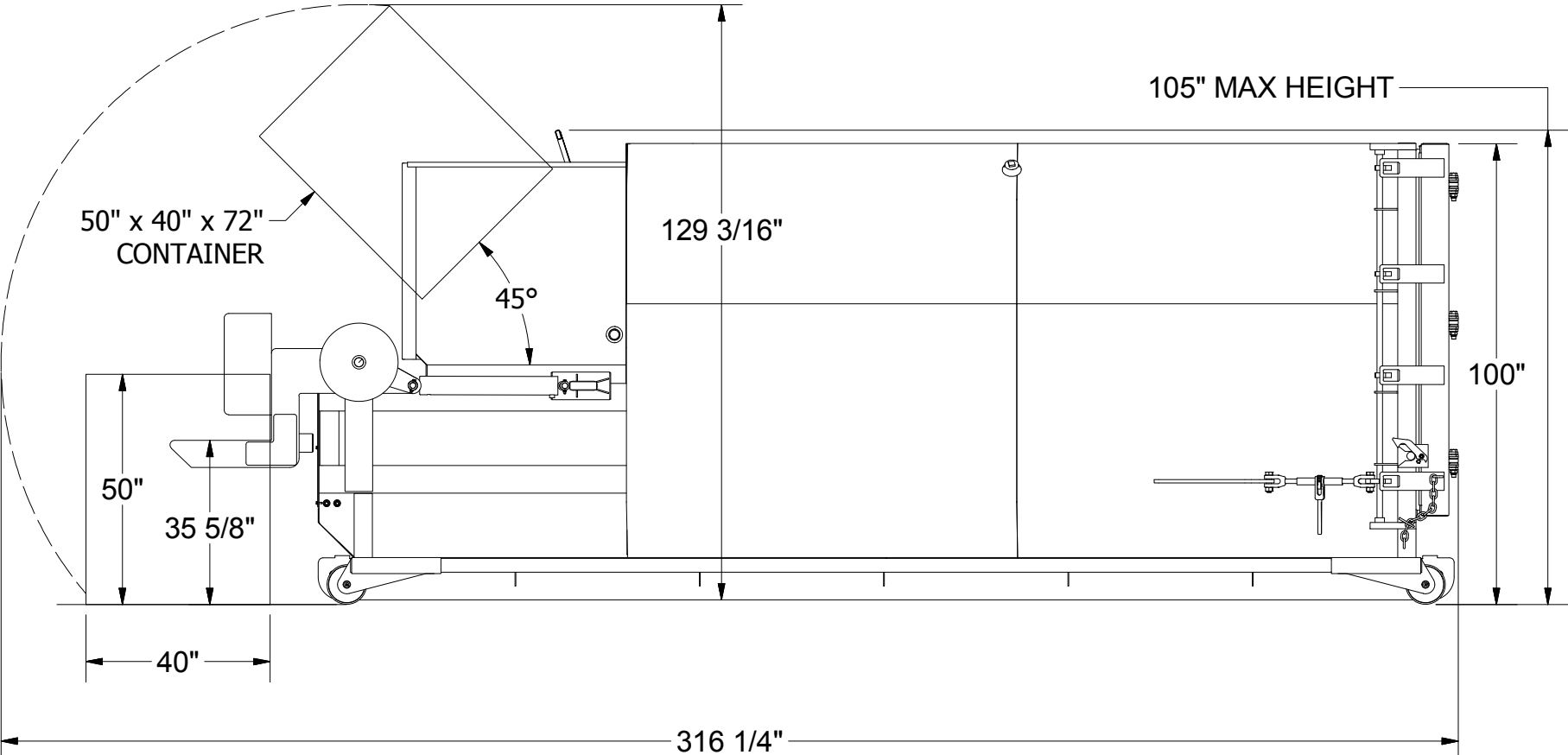
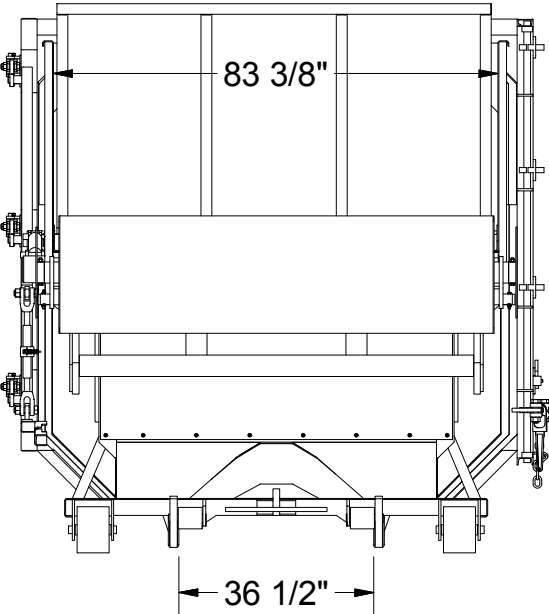
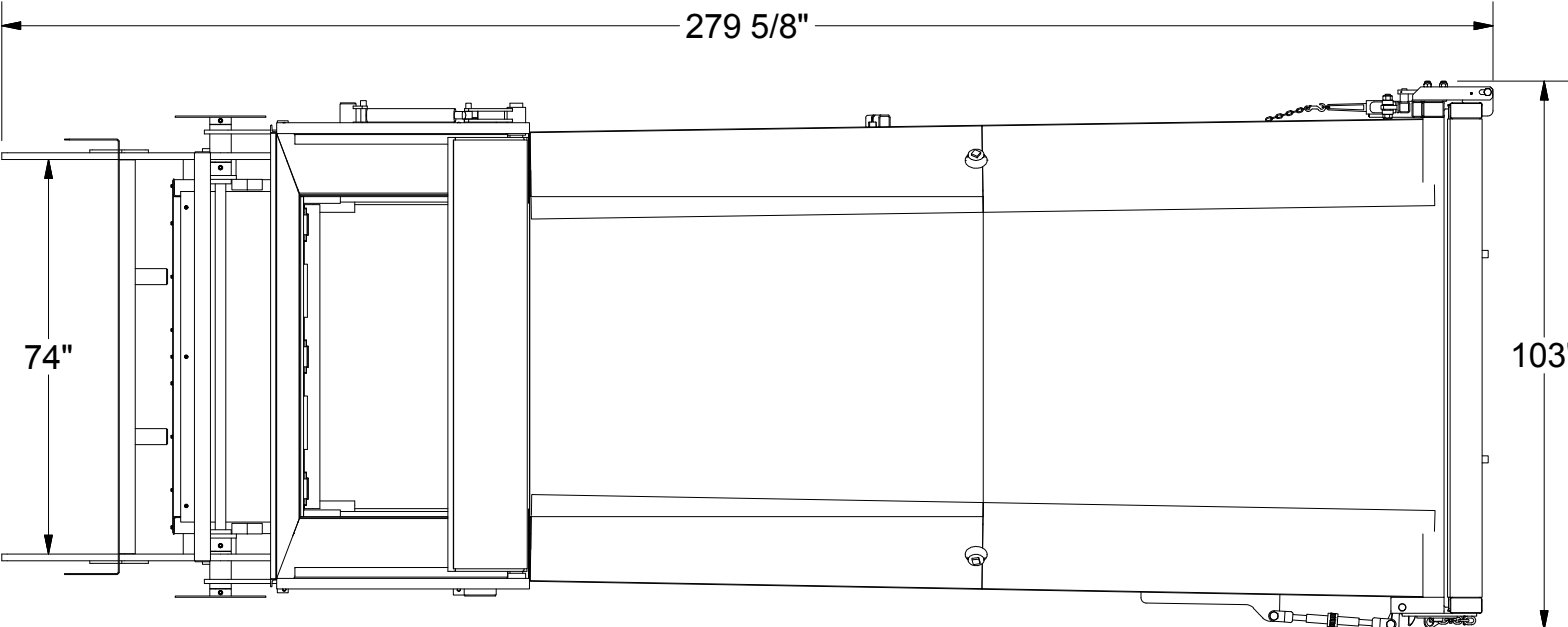
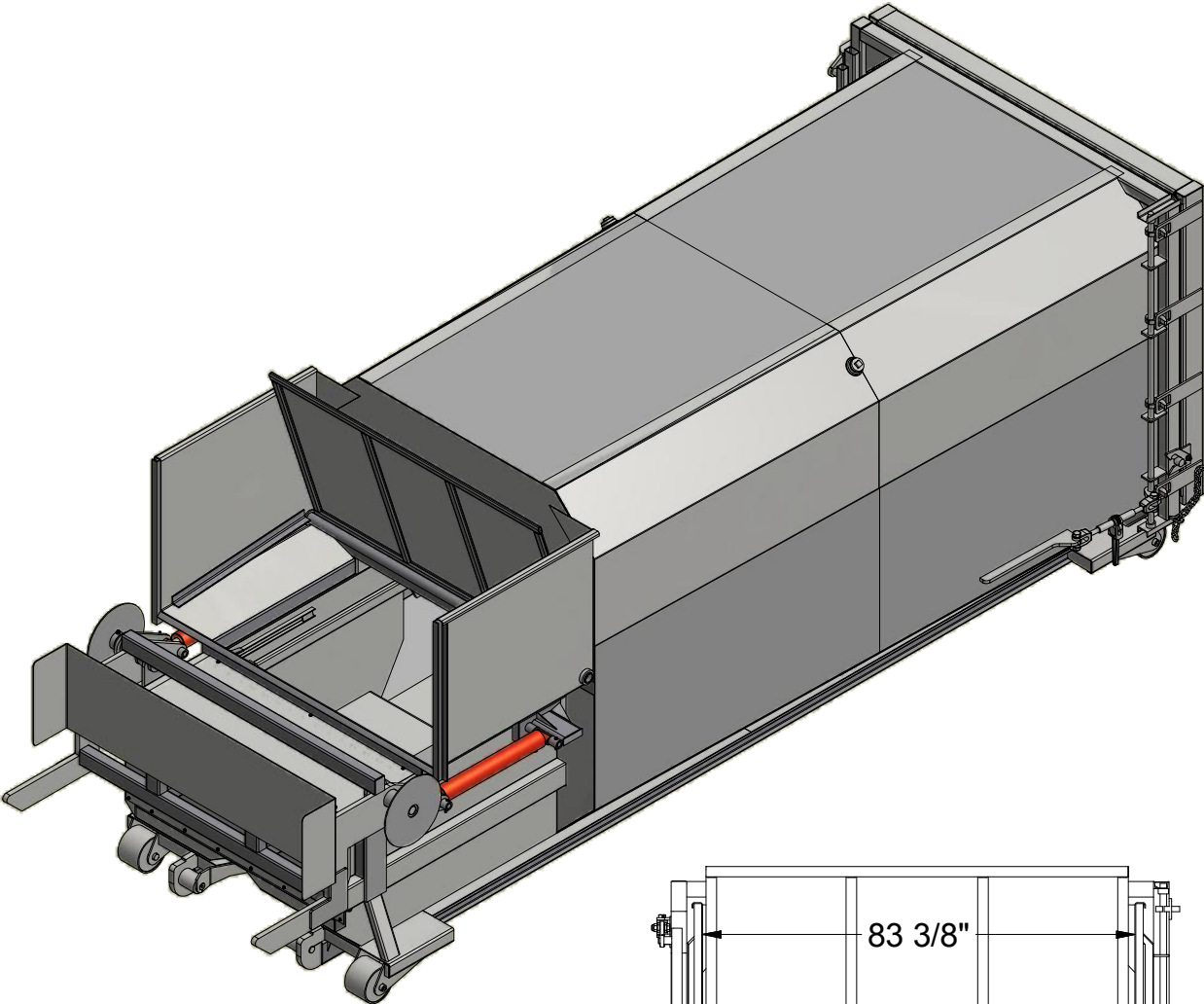
Colors shown are as accurate as printing allows. The actual color is subject to variation from the printed color sample. Color choices vary by plant location. Please contact your local sales representative for available colors. Custom colors are available upon request and are subject to an additional charge.



877.468.9278 · sales@wastequip.com · www.wastequip.com

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WQP081-082015



REF.

DXF:

Drawn By:

Date:

© Wastequip, Inc. 2008

Weight:

Scale:

DO NOT SCALE DWG

gsavin

2/23/2015

#

Job #:

Revision:

Revision Date:

Drawing Number:

EN022774

A

11/6/2012

3SA08207

UNLESS OTHERWISE SPECIFIED: UNITS ARE INCHES AND TOLERANCES:

Previous Part #:

265XP - 30 W/ INTEGRAL DUMPER AND HYDRO LID

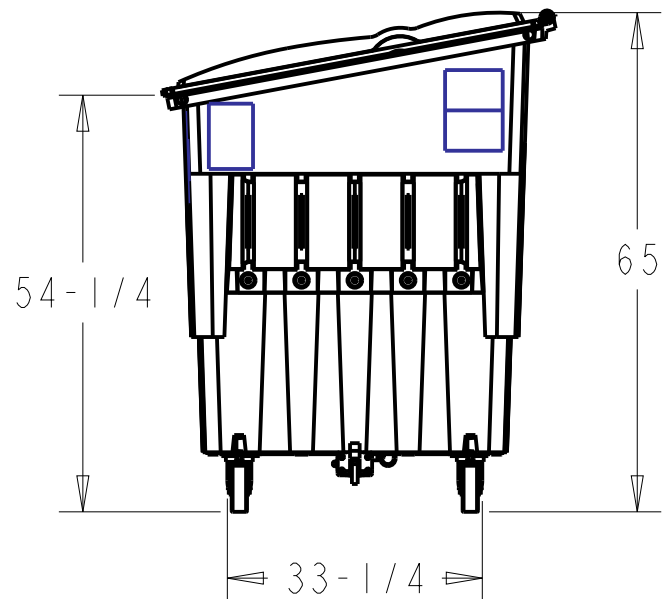
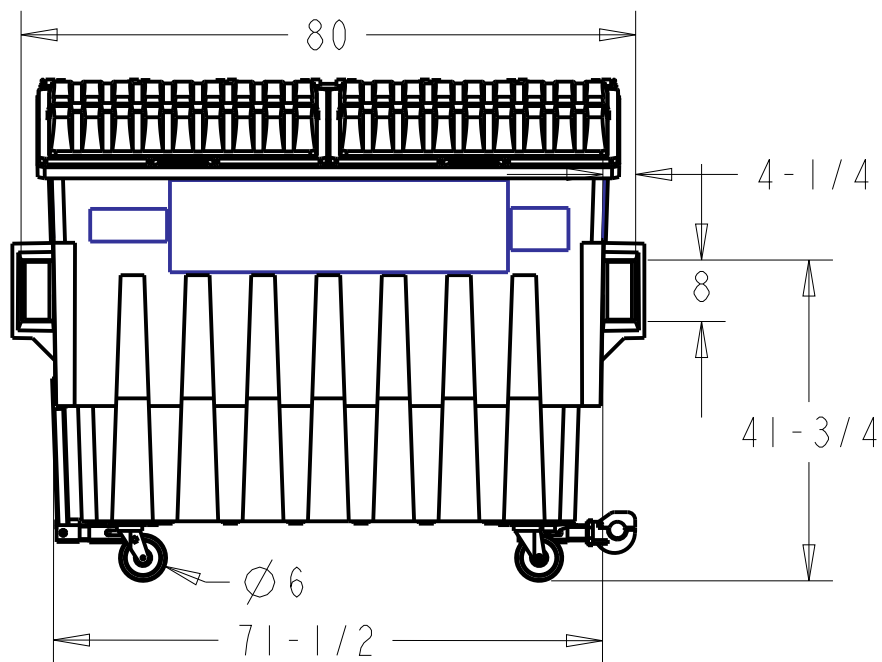
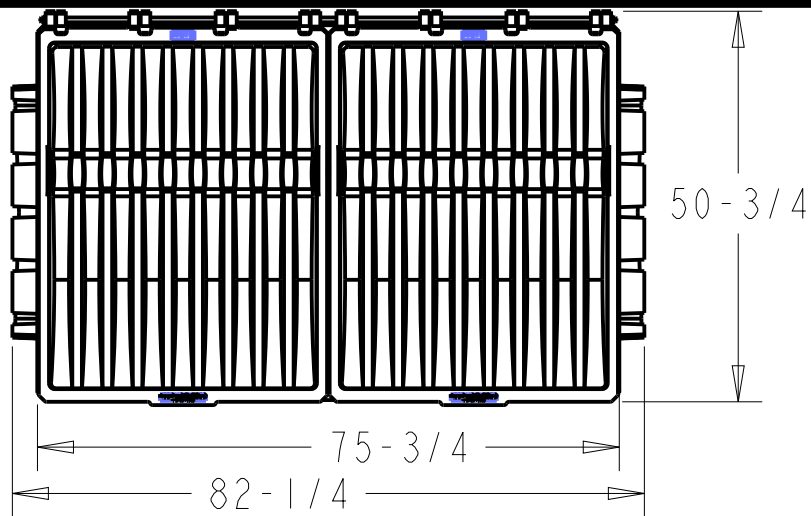
Fractional:

Angular:

Sheet No.

Location ID:

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LOAD RATING:	1500 lbs.		TITLE: 3 CU.YD FRONTLOAD CONTAINER --TOWABLE		TOTER	
WHEEL TYPE:						
CASTER TYPE:	6" x 2" POLYUREATHANE TOWABLE GRADE		SCALE: 0.040	DATE: Oct-31-16		
PART WEIGHT/CUBE:	361 lbs.		PART NO: FLT3P			
FEATURES:	Rugged Rim, Attached Hinged Lid				DRAWING NO.	PS-3TOWP
					STATESVILLE, NC	



1009 4th Street NW, Little Falls, MN 56345
t. (800) 686-2651 f. (320) 632-3553

QUOTE

Number DJPQ29273
Date Sep 18, 2023
Expiration 10/19/2023

Sold To

Holiday RV Park
Aaron Cartwright
100 S. Dolliver St.
Pismo Beach, CA 93449

Ship To

Holiday RV Park
Aaron Cartwright
100 S. Dolliver St.
Pismo Beach, CA 93449

Your Sales Rep

Jeremy Nuehring
8006862651 ext 2157
jeremy.nuehring@djproducts.com

Phone (805) 773-1121
Email aaron@holidayrvpark.org

Phone (805) 773-1121
Email aaron@holidayrvpark.org

Here is the quote you requested.

Terms		P.O. Number	Ship Via	Customer #	
See Below			TBD		
Line	Qty	Part Number	Description	Unit Price	Ext. Price
1	1	600200-HDCD48	TrailerCaddy 6k Lift 48v VOLT 6k 6K 10" Hydraulic Lift Kit Beefy Steel Frame 48V (4) 12V Non-Sealed Batteries Variable Speed Forward/Reverse 0-2 MPH 3/6 Motor/Brake Option Neutral Throttle Braking Battery Discharge Indicator Automatic Charger 12" Solid Tread Steer Tire	\$24,604.00	\$24,604.00
2	1	600238-TT	Safety stop switch for TrailerCaddy	\$0.00	\$0.00
3	1	600244-01TT	Safety Horn for TrailerCaddy	\$0.00	\$0.00
4	1	600237-11TC	16" x 4" Black Solid tire set of two for TrailerCaddy 6k	\$0.00	\$0.00
5	1	KPRK	Tall King Pin Receiver For 6k & 15k	\$898.00	\$898.00
6	1	KPRK-Low	Short King Pin Receiver For 6k & 15k	\$898.00	\$898.00
7	1	Ball, 2-5/16" CD	2-5/16" Ball Hitch Height Off Ground	\$136.00	\$136.00
8	1	600249-08MF	8 Battery Option MF UB	\$1,984.00	\$1,984.00
9	1	600110	Trailer Brake System	\$787.00	\$787.00
10	1	600245	Safety Light Assy.	\$199.00	\$199.00
11	1	Crate L6k	Labor and material for custom built large crate to protect unit in shipping	\$225.00	\$225.00
12	1	BALL-0012	GOOSE NECK BALL ADAPTER W/2-5/16" BALL - OPT	\$825.00	\$825.00

PRICES SUBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE - LIMITED ONE YEAR MAJOR PARTS WARRANTY, COVERING PARTS ONLY AND ON A DEPOT BASIS - WE SPECIFICALLY DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OR WITH REGARD TO ANY LICENSED PRODUCTS. WE SHALL NOT BE LIABLE FOR ANY LOSS OF PROFITS, BUSINESS, GOODWILL, DATA, INTERRUPTION OF BUSINESS, NOR FOR INCIDENTAL OR CONSEQUENTIAL MERCHANTABILITY OR FITNESS OF PURPOSE, DAMAGES RELATED TO THIS AGREEMENT. MINIMUM 15% RESTOCKING FEE WITH ORIGINAL PACKAGING.

Line	Qty	Part Number	Description	Unit Price	Ext. Price
				SubTotal	\$30,556.00
				Tax	\$0.00
				Shipping	\$0.00
				Total	\$30,556.00

Domestic Terms: Net 30 on approval w/PO. Lates fees and 1.5% interest per month will apply on overdue balances. Credit Card Order Subject to 2.4% processing fee.

Actual freight charges could vary up to 10% based on added weight of accessories, limited access fees, or fuel surcharges based on time of shipping".

PRICES SUBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE - LIMITED ONE YEAR MAJOR PARTS WARRANTY, COVERING PARTS ONLY AND ON A DEPOT BASIS - WE SPECIFICALLY DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OR WITH REGARD TO ANY LICENSED PRODUCTS. WE SHALL NOT BE LIABLE FOR ANY LOSS OF PROFITS, BUSINESS, GOODWILL, DATA, INTERRUPTION OF BUSINESS, NOR FOR INCIDENTAL OR CONSEQUENTIAL MERCHANTABILITY OR FITNESS OF PURPOSE, DAMAGES RELATED TO THIS AGREEMENT. MINIMUM 15% RESTOCKING FEE WITH ORIGINAL PACKAGING.



Holiday RV Park
100 S. Dolliver
Pismo Beach, California 93449
(805) 773-1121

2024 Rules and Regulations for RVers

1. Introduction

Our Rules and Regulations have been developed as a basis for good relations within Holiday RV Park. Help us ensure that your stay is safe and comfortable by complying with the following rules and regulations while you stay at our Park.

The following Rules and Regulations are effective as of January 1, 2024 and are a part of your agreement with the Park for the RV Lot you have rented. As a guest of Holiday RV Park (HRVP), upon signing the registration packet, you and your guests automatically acknowledge receipt of and agree to abide by these Rules and Regulations. Thank you for your understanding and cooperation while enjoying our Park.

2. Use of Park and Facilities

A. Cleanliness: Guests of the Park must keep site in clean, neat, and orderly fashion always.

B. Please observe our 5 MPH speed limit throughout the Park.

C. RVers have the right to use the Premises and Park facilities in compliance with and subject to these Rules and Regulations, the other provisions of the Park's tenancy documents (including the rental agreement or registration agreement and the Park's CC&Rs), and the Recreational Vehicle park Occupancy Law. RVer agrees that the enforcement of the Rules and Regulations and conditions of tenancy are a private matter between Park Management and each person individually. RVer agrees that he or she is not a third-party beneficiary of any other agreement between Owner/Park Management and any other person in this Park.

D. Registration:

(1) Upon arrival each Member or Guest must first check in and register at the Park office. Guests must show identification (driver's license), and/or confirmation of a valid reservation (for members of the general public).

~~(2) Reservations that are not registered by 5:00 p.m. are automatically cancelled, unless previous arrangements for late arrival have been made in advance.~~

(3) Check-in time is 2:00 p.m.

(4) Checkout time is 12:00 noon.

(5) Members and Guests may request an earlier check-in time, with office approval, on a space available basis. A fee, as determined from time to time by Park Management (and posted in the Park's office), will be charged.

(6) Members and Guests may request a late checkout time, with office approval, on a space available basis. A fee, as determined from time to time by Park Management (and posted in the Park's office), will be charged.

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 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 the scheduled 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 not call to cancel, 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.

(5) Registered RVers wishing to extend their stay must notify the Park office at least seventy-two (72) hours in advance of the first day of the extension. Approval of such extension shall be subject to space availability.

(6) Prime days for the Park each year are as follows:

<u>Description</u>	<u>Date Range</u>	<u>Approx. # of Days</u>
New Year's Day	January 1	1 day
Easter Week	10-day period through Easter	10 days
Memorial Day Weekend	Friday - Monday	4 days
Car Show Weekend	TBD	3 days
Summer	July 1 - Labor Day	69 days
Clam Festival Weekend	TBD	3 days
Thanksgiving Week	Tuesday - Sunday	6 days
Christmas Week	December 23 - 31	9 days

F. General Rules Applicable to Occupancy:

(1) State law allows only one (1) RV per Lot. This means no more than one sleeping vehicle or accommodation per Lot. There are to be no more than six (6) occupants per Lot.

(2) Park facilities are for registered RVers and Guests only.

(3) The Park does not have a camp permit. Therefore, tents, camping, campfires (no wood burning open pits) and sleeping on the ground are not allowed. Tent trailers are acceptable.

(4) Members shall not sell their time or sublet their RVs.

(5) RVers who wish to stay more than twenty-one (21) days may be relocated, allowing the front half of the Park to remain available for RVers staying twenty-one (21) days or less.

(6) RV Lots in the 700's row will have a limit of a twenty-one (21)-day stay. The 700's row of Lots cannot be re-occupied by the same individual for at least fourteen (14) days thereafter. **Members must use prime days to stay in the 700's row of Lots.**

3. Park Personnel

A. The Association shall be represented by Park Management, including a manager, who can enforce the Rules and Regulations on behalf of the Association.

B. No security officers, security guards, or security personnel are provided with respect to the Park or any RV, other vehicle, or other personal property within the Park. The Park and its facilities are used by RVers, Members, and Guests at their own risk.

C. The Association and Park Management are not responsible for any injury, loss or damage to property, or any criminal acts which occur in the Park, and, to the extent permitted by law, RVer waives all claims against Association and/or Park Management related thereto.

D. The Park Management and its employees work under the exclusive direction and control of the Holiday RV Park Owners Association's Board of Directors ("Board") and NOT that of the Park's individual Members. The Park Management is the full time representative of the Board and is charged with, among other things, the responsibility of enforcing the rules set by the Board for the benefit of the Association as a collective body. All Members and other RVers in the Park are required to follow the direction of the Park Management in the discharge of its duties.

4. Community Status

A. Holiday RV Park is an all-age community with no minimum age requirements for RVers and their Guests.

B. The provisions of the Recreational Vehicle Park Occupancy Law apply to RVers, and the Park as set forth therein.

5. Members' Regulations

A. As of January 1, of each year, each Member has the right to free use of the Park for twenty-one (21) prime and twenty-one (21) non-prime days during the calendar year.

B. Dues and assessments must be kept current to ensure the right to use the Park. Members who are not current on dues and assessments may lose their privilege to use the Park and its facilities. A delinquency in payment of thirty (30) days will result in loss of all privileges, including loss of the ability (i) to use free prime and/or non-prime days, (ii) to rent an RV Lot in the Park at Member rates, and (iii) to be approved for a monthly rental agreement or a snowbird agreement. A delinquency of sixty (60) days will incur a late fee, and Park Management will contact the Park's legal counsel. A delinquency of ninety (90) days or more will result in legal action.

C. Each Member who acquires an undivided ownership interest in the Park after January 1 will be entitled to the balance of unallotted prime and non-prime days for the calendar year.

D. There is no carryover of unused free prime or non-prime days into the next calendar year. Members must use it or lose it.

E. The Members of each undivided interest in the Park are those persons designated on each recorded deed. The first listed person on the grant deed and has the sole right and responsibility to vote, to pay dues, assessments, and other charges for use of the Park, and to receive statements, correspondence, and notices pertaining to the undivided ownership interest.

F. Additionally, the first listed person on the grant deed is financially responsible for not only dues and assessments, but for all other charges incurred by any of his or her guests, including charges for the use of prime and non-prime days in excess of the free allotment described in Section 5(A) above. All prime and non-prime day overages will be billed at the end of the year.

G. Rules Applicable to the Use of Prime Days:

(1) Members may not share or give away any portion of their allotment of free prime days. The use of free prime days allotted to a Member each year is limited to the Member and the members of his/her household.

(2) Requests to extend time on a reservation for additional days will be granted only on a space-available basis. Persons requesting time extensions may be asked to move to another Lot, no exceptions.

(3) Members may be permitted to reserve one (1) additional RV Lot for Guests during prime days, but only on a space-available basis and with the approval of Park Management. The Guest shall be responsible to pay the prevailing daily rental rate applicable to members of the public. All such Guests shall be advised that if they are depriving a Member of a space, they will be asked to leave. During prime days, a Member must stay in the Park with his/her/its Guest any time the Guest is registered.

(4) If a Member uses more than twenty-one (21) prime days in a calendar year, he/she/it must pay for the use of the extra prime days at the prevailing rental rate applicable to Members.

(5) Members who have used all their free allotted prime days for the year and are paying Members' rates will be asked to vacate the Park if necessary to ensure access to an RV Lot for a Member who is using his/her/its allotted free prime days. Members asked to leave will be picked on a first in, first out basis, as determined by receipt number and date.

H. Rules Applicable to the Use of Non-Prime Days:

(1) Members may not share or give away any portion of their allotment of free non-prime days. The use of free non-prime days allotted to a Member each year is limited to the Member and the members of his/her household.

(2) If a Member uses more than twenty-one (21) non-prime days in a calendar year, he/she/it must pay for the use of the extra non-prime days at the prevailing rental rate applicable to Members.

(3) Requests to extend a reservation for additional days may be granted only on a space-available basis. Persons requesting time extensions may be required to move to another Lot.

6. Monthly Rentals

A. RV Lots may be available for monthly rentals on a space-available basis. Monthly rates are for up to four (4) people. Monthly rentals are available to Association Members only.

B. The Park Management maintains a waiting list for Members who would like to apply for a monthly rental agreement. Only Members of the Association are eligible to get on the waiting list. Only one (1) Member per household (the first owner named in the deed) may be on the waiting list. Interested Members must contact the Park office and ask to be put on the waiting list. The Park's waiting list is the only way a Member may apply for a monthly rental agreement.

C. Monthly rental agreements are available by application only. Members must apply for a monthly rental agreement, submit all required information specified by the Park Management, be current on all dues and assessments, and be approved by the Park. There is no entitlement to a monthly rental agreement.

D. One monthly rental agreement per deed only.

E. The Park may not be used as a permanent residence.

F. Monthly tenants will be responsible for the upkeep of their RVs and their RV Lot.

G. Monthly rent is due and payable as provided in the rental agreement and will be late if not received by the 6th day after it is due.

H. Park Management has the discretion to assign up to forty (40) RV Lots as monthly rentals on a space-available basis.

I. The Park Management will decide the placement of monthly tenants in the Park.

J. In no event shall the term of occupancy exceed six (6) consecutive months. Park Management staff will notify each monthly tenant of their “deadline to move date.”

K. Upon the “deadline to move date,” the monthly tenants will be required to move out of their previously occupied RV Lot for a minimum of forty-eight (48) hours. Tenants must leave the Park for a period of at least forty-eight (48) hours and will be required to sign and return to the Park office a written 48-hour move out form to certify and acknowledge that they have complied with this requirement. Park Management will provide the appropriate form as part of the move out process.

L. Monthly rental rates are set by the Association’s Board of Directors.

M. Members may not use their free prime or non-prime Days (as defined in Section 5) to offset the RVer’s rental obligations under the monthly rental agreement.

7. Snowbirds

A. Snowbird rental RV Lots may be available on a space-available basis. Snowbird rates are for up to four (4) people. Snowbird rentals may be available to Association Members and to non-members. Priority will be given to Members.

B. One snowbird per deed only.

C. Snowbird rental agreements are available by application only. Interested persons must apply for a snowbird agreement, submit all required information specified by the Park Management, and be approved by the Park. Members must be current on all dues and assessments. There is no entitlement to a snowbird agreement.

D. The use of snowbird season may not be used to increase the allocated number of year-round monthly Lots.

E. The Park may not be used as a permanent residence.

F. All snowbird occupants shall be responsible for the upkeep of their RVs and their RV Lot.

G. Snowbird season begins September 15th and ends April 15th.

H. The start of the snowbird rental agreement begins when payment is received, and the agreement is signed.

I. Park Management has the discretion to assign up to sixty (60) RV Lots as snowbird rentals on a space-available basis.

J. The Park Management will decide the placement of snowbirds in the Park.

K. In no event shall the term of a snowbird’s occupancy exceed seven (7) consecutive months. Park Management staff will notify each snowbird of their “deadline to move date.”

L. Upon the “deadline to move date,” snowbird occupants will be required to move out of their previously occupied RV Lot for a minimum of forty-eight (48) hours. All snowbird occupants must leave the Park for a period of at least forty-eight (48) hours and will be required to sign and return to the Park office a written 48-hour move out form to certify and acknowledge that they have complied with this requirement. Park Management will provide the appropriate form as part of the move out process.

M. Monthly snowbird rental rates are set by the Association’s Board of Directors.

N. Members may not use free prime or non-prime Days (as defined in Section 5) to offset the RVer’s rental obligations under the snowbird rental agreement.

8. Recreational Vehicle and Accessory Equipment Standards

A. Recreational Vehicles: Only RVs as defined by Health and Safety Code Section 18010 are permitted to be placed on the RV Lot.

(1) Only one (1) RV may be placed on each RV Lot.

(2) The Park’s standard RV Lots will accommodate RVs with a maximum overall length of thirty-six (36) feet and a maximum width of one-hundred-two (102) inches, excluding slide-outs.

(3) The Park also has a limited number of pull-through and back-in Lots that will accommodate larger RVs (over thirty-six (36) feet in length). These may be available for an additional fee. RVers should contact the Park office for applicable charges and availability when making reservations.

(4) RV Lots numbered in the 100’s and 400’s sections will accommodate RVs up to thirty-six (36) feet in length. RV Lots in the 200’s and 300’s sections will accommodate RVs up to thirty-three (33) feet in length. RV Lots in the 700’s

section and pull-through Lots are designated for RVs more than thirty-six (36) feet in length. Exceptions, at Park Management's discretion, may be made based upon length of Lot and RV size.

(5) Placement of RVs shall be determined by Park Management. In no event shall an RV be located closer than six (6) feet from any building or other RV situated on an adjacent Lot.

(6) RVer's are responsible to confirm that their RVs are suitable for the Park and will fit within an available RV Lot prior to their arrival at the Park.

(7) Park staff and equipment are available to assist in moving an RV. Applicable fees and charges will be set by Park Management and are available in the Park office.

(8) Park Management may instruct that an RV be moved due to special circumstances, such as a conflict in reservations. In that event, no charge will be imposed.

(9) All RVs within the Park must be properly licensed. All owners of RVs shall furnish to Park Management a copy of the registration for the RV immediately upon its siting at the Premises and annually thereafter, or if there is any change in the legal or registered ownership.

(10) No tents or tent-camping will be permitted.

(11) No cars, vans or trucks not specifically equipped for sleeping will be permitted as overnight accommodations. Class-B motorhomes and vans are acceptable overnight accommodations.

(12) Pick-up trucks with RV campers are permitted. However, campers may not be removed while inside the Park.

(13) Each RV entering the Park must either be in good condition and approved by Park Management. Park Management reserves the right to exclude from the Park any RV that is not in good working order.

(14) A certificate of insurance for the RV must be available to Park Management; the certificate of insurance should indicate coverage for the duration of RVer's stay in the Park.

B. Accessory Equipment and Structures: The installation by RVer of any accessory equipment and structures on the Premises is prohibited without prior Park Management approval.

(1) Exterior Items: Only patio items and plants are permitted outside of your RV. Only two (2) moveable sheds are permitted at the lot with a maximum size of fifty-two (52) cubic feet per shed. Indoor furniture is not permitted outside of your RV, no exceptions!

(2) Antennas and satellite dishes must be approved by Park Management prior to installation.

(3) Sunshades, Windscreens and Privacy Screens: Roll-up, aluminum wind screens or privacy enclosures are not to be used for storage of any items not otherwise permitted outside the RV.

(4) Clotheslines are not permitted on the Premises.

(5) Patio and Carport Awnings: RVer's must have management approval and conform to city, county and state codes. All anchors must be removed upon vacating the Premises.

(6) Skirting is optional but must be neat and tidy in appearance if utilized.

D. Applicability of Title 25: RVer's are reminded that the standards and requirements of Title 25 of the California Code of Regulations applicable to Special Occupancy Parks will apply to all RV Lots, including RVs, accessory equipment, and structures in the Park.

9. General Maintenance of Premises

A. Premises: Each RVer is responsible for the maintenance and appearance of RVer's Premises and recreational vehicle. The Premises shall be kept free of weeds, litter, clutter, and debris always.

B. Landscaping: Any irrigation system must have prior written approval of Park Management.

(1) RVer is responsible for ensuring that water does not puddle or stand and drains away from the RVer's Recreational Vehicle into the street, but not onto other Lots or common areas. RVer may be required to correct improper drainage at RVer's expense, including, but not limited to, re-leveling, or otherwise adjusting the RV or repairing and/or replacing any improvements.

(2) When vacationing or absent for any other reason, it is the responsibility of the RVer to arrange for someone to water and to maintain the Premises.

(3) RVer must be careful when using water to maintain RVer's landscaping. To prevent the waste of water, nuisance to other RVer's, or damage to the roadway, water must be conserved and not permitted to overflow into the Park's streets or onto the RV Lots of neighboring RVer's.

C. **Storage:** Storage of anything beneath, behind or on the outside of the RV is prohibited. This includes, but is not limited to, storage of boxes, trunks, wood, pipe, bottles, tools, mops, ladders, paint cans or any item which is unsightly in appearance. However, items that are not prohibited in the Park may be neatly stored in up to 2 moveable sheds that are permitted in Section 8(B)(1) of these Rules.

D. **Dangerous Materials:** Anything which creates a threat to health and safety shall not be permitted on the Premises. No flammable, combustible, or explosive fluid, material, chemical or substances (except those customarily used for normal household purposes which shall be properly stored within the RV and/or storage building) may be stored on the Premises and then only in quantities reasonably necessary for normal household purposes.

E. **Utility Pedestals:** The utility pedestals at sites (water and utility hookups) must be accessible always. RVer's sewer and water connections must be water-tight and air-tight. If one of the Park's water shut-off valves is located on RVer's Premises, it must be kept uncovered and accessible always. RVer shall not connect, except through existing electrical or natural gas outlets or water pipes on the Premises, any apparatus or device for the purposes of using electric current, natural gas or water.

F. **Sewer System:** No objects that resist water (including, but not limited to, facial tissue, disposable diapers, paper towels, tampons, cotton balls) may be flushed or otherwise deposited into the sewer system. Grease, coffee grounds, facial tissue, disposable diapers, and sanitary napkins or other inappropriate items shall not be placed in the sewer system.

(1) The Association and/or Park Management shall not be responsible for damage done to any RV because of the stoppage or backing up of the sewer system due to the placement in the sewer system of any prohibited material. RVer acknowledges that the placement of such prohibited material into the sewer system is difficult, if not impossible, to police. RVer, therefore, waives all claims for personal injury or property damage caused by a stoppage in the sewer line due to the placement of prohibited materials into the sewer system, by any persons, known or unknown.

(2) All wastewater, including gray water, must be disposed of by using wastewater connections as directed by Park Management.

G. **Garbage and Trash Disposal:** Garbage must be wrapped and, with other refuse, must be placed in plastic trash bags and kept inside the RV until deposited in the designated disposal bins. Sanitary and health laws must be obeyed always. Combustible, noxious, or hazardous materials should be removed from the Park and not placed in bins. Lids on the disposal bins are to be kept closed. At no time must bins be so loaded with landscaping and pruning matter or other materials as to render the disposal of garbage impossible by other RVers. Materials must not be left outside of the bins. Bringing trash from outside the Park to dump in the Park's disposal bins is not permitted. Construction debris and large items such as mattresses and appliances are not to be disposed of in the bins. Trash will be picked up periodically by the local refuse hauler.

H. **Outdoor Décor and Signage:** The Park exists for the use and enjoyment of Members, Guests, and their families. The erection or display of outdoor murals, signs, or banners is prohibited without the express prior approval of Park Management, which may be withheld in its sole discretion.

I. **Advertisements:** "Patio sales," "moving sales," and "yard sales" are expressly prohibited.

10. Entry Upon Premises of RVer

A. Park Management shall have a right of entry upon the RV Lot or Premises for maintenance of utilities, for maintenance of the Premises where the RVer fails to maintain the Premises in accordance with the Rules and Regulations, and for the protection of the Park, at any reasonable time, but Park Management may not do so in a manner or at a time which would interfere with RVer's quiet enjoyment. Park Management may enter a recreational vehicle without the prior written consent of RVer in the case of an emergency or when RVer has abandoned the recreational vehicle.

11. Recreational Facilities

All individuals and/or groups using the Park and its adjunct facilities hereby assume all liability for injuries to persons or property during the use of the respective facilities and agree to hold Park Management and Owner free and harmless from all liability imposed by law for the injury of people or damage to property.

The Park is not responsible for any supplies or equipment left on resort property or any other adjunct facilities after use has concluded and all participants have vacated the premises.

The Park reserves the right of full access to all recreational facilities, pools, spas, etc., to see that rules, regulations, and applicable law is not violated. The Park reserves the right to cancel any reservations without notice if the facility is needed by Park Management for business purposes, if repairs are required, or for any other reason.

A. Recreational facilities are provided for the exclusive use of RVers and their accompanied Guests.

B. Hours for the recreational facilities and additional rules and regulations governing the use of the recreational facilities are posted in and about the facilities and are incorporated into these Rules and Regulations by reference.

C. No drinking of alcoholic beverages is allowed in or around the recreation area or building, except at special functions approved in advance by Park Management. If alcoholic beverages are to be consumed, a liability insurance binder may be required. No glassware or soft drink bottles may be taken into the recreation areas.

D. ~~No gambling will be permitted at any time. However, bingo may be allowed with prior written approval given by Park Management and if bingo games are conducted in compliance with applicable law.~~

E. No RVer may have more than two (2) Guests at any time in the recreational facilities unless permission is granted by Park Management.

F. Smoking is not permitted in the clubhouse and other enclosed areas of the Park's common facilities.

G. Recreational facilities and swimming pool rules may be changed or revised upon sixty (60) days' notice to RVer.

H. Park Management shall not be responsible for loss, theft, or damage of personal property left unattended at the Pool or recreational facilities.

I. An RVer wishing to reserve the clubhouse or rooms in the clubhouse for private parties, meetings or other functions must apply by planning with Park Management two (2) weeks in advance, if possible. Should the date not conflict with any other applications, social events or planned use of the facilities, and upon approval by the Park Management, the request will be granted. During such a scheduled event or party, the clubhouse facilities will be open to other RVers and their guests.

J. There will be no charge for the use of the clubhouse. The facility shall be cleaned immediately after the event or party. All others using the facilities shall be responsible for normal cleanup and required to pay for damages that may occur. All such functions must be carried on in full compliance with these Rules and Regulations and the other residency documents of the Park. RVer will, therefore, be required to provide Park Management with information relating to the function so that Park Management may evaluate the function.

12. Swimming Pool and Spa Rules

A. Persons using the pool or spa must do so at their own risk. There is no lifeguard on duty.

B. All persons must shower before using the pool or spa pool.

C. It is recommended, for safety concerns, that persons under fourteen (14) years of age should not use the swimming pool or spa pool unless accompanied by an adult.

D. Guests are not permitted to use the swimming pool or spa unless accompanied by a Member or other registered RVer. No more than two (2) Guests per RV Lot are allowed in the pool or spa area at any one time without prior permission from Management.

E. All persons who are incontinent or who are not "potty trained" are not permitted in the pool or spa.

F. Smoking and alcoholic beverages are prohibited in the swimming pool, spa pool, or the areas surrounding them.

G. For protection of deck furniture, please place towels over chairs when using suntan oil, creams, or lotions. No person may enter the swimming pool or spa pool with suntan oil or suntan products on her/his body.

H. Shoes or sandals must be worn to and from the pool and spa area.

I. Park Management reserves the right to limit the use of the pool or spa at any time and to restrict use of the pool or spa by anyone. RVers are responsible for the conduct of their guests.

J. No glass containers of any kind are permitted in the pool and spa area.

K. Pools and spa hours and additional pool usage rules are posted in the pool and spa area and are incorporated herein by this reference.

13. Restroom and Shower Facilities

A. Restrooms and showers are provided for the exclusive use of registered RVers and their accompanied Guests. These facilities are available for showering before and/or after using the swimming pool or as a restroom for persons using the laundry room or swimming pool. At all other times, RVer is to use the bathroom(s) located in RVer's RV.

B. The Park restrooms and shower facilities are secured by a combination lock. RVers will be provided with an access code upon check-in. RVers must close the access door(s) to the restroom and shower facilities after use.

C. All RVs must be fully self-contained. The on-site bathrooms are closed every day from 1:00 - 3:00 p.m. for cleaning and no bathroom facilities will be available during that time.

14. Laundry Facilities

A. Laundry hours are posted. These facilities will be closed from time to time at Park Management's discretion for cleaning and repairs.

B. Washers, dryers, and all other laundry facilities are to be cleaned by RVer, inside and out, immediately after use. Clothes are to be removed from dryers as soon as they are dry. Dyeing may not be done in the washers. The laundry is to be left in a clean, neat, and orderly condition. Pet laundry may not be done in the washers.

15. Parking

A. **No** more than two (2) vehicles (other than the RV) may be parked on RVer's Premises, and all excess vehicles must be parked outside of the Park unless alternative arrangements are approved by Management.

(1) On a space-available basis, Management may assign additional parking spaces for ten dollars (\$10.00) per vehicle. Rates are subject to change without notice. Paid parking spaces are not allowed for RVs or commercial vehicles/trailers. Parking spaces may not be reserved prior to arrival at the Park. No Member free days may be used for any parking spaces.

(2) No paid parking of vehicles will be permitted in RV Lots during prime days unless alternative arrangements are approved by Management.

B. Parking is permitted only in designated areas.

C. Each vehicle belonging to RVer must be registered with Park Management.

D. No parking is permitted on the streets of the Park. Unless otherwise posted or permitted by these Rules and Regulations, no parking, including the parking of Recreational Vehicles, is permitted on the streets of the Park, except for the purpose of loading and unloading and only during the hours from 7:00 a.m. to 9:00 p.m. Vehicles belonging to repairman, delivery persons, health care personnel or Park employees may be parked for short periods of time on the street immediately adjoining the Premises where repairs are being performed or where services are being provided.

E. Vehicles parked on RVer's Premises may only be parked on the driveway and not on any other areas of the Premises. Parking is not permitted on vacant Premises or landscaped areas.

F. Guests may only park in designated guest parking spaces, on the host RVer's Premises, or on the street outside of the Park. RVers may not park in the guest parking area.

G. Any vehicle parked in violation of these Rules and Regulations or in violation of signs posted throughout the Park may be towed from the Park at the expense of the vehicle's owner without further notice.

H. Other than the RV located on the Premises, sleeping in vehicles is prohibited.

I. No automobile may be "stored" on the Premises. "Storage" shall include, but not be limited to, the parking of an inoperative vehicle for a period exceeding two (2) weeks, the parking of an operative vehicle that is not used for a period exceeding four (4) weeks or the parking of more than one vehicle to sell those vehicles as part of a commercial activity. However, RVers may leave their vehicle in their parking space when on vacation, so long as the RVer informs Park Management of the dates of the vacation.

J. A small boat and trailer or small utility trailer may be stored on the Premises with prior written approval from management. Management reserves the right to determine the size, appearance and placement of a boat or utility trailer.

K. All vehicles within the Park must have current vehicle license plates and current vehicle registration stickers affixed and clearly legible always.

L. Other than approved recreational vehicles, no buses, boats, trailers, or other similar vehicles that are not self-propelled may be parked on RVer's Premises at any time. All such prohibited vehicles and conveyances shall be parked outside of the Park always. No such prohibited vehicles belonging to a Guest may be parked on the host RVer's Lot or otherwise stationed within the Park at any time.

M. Any vehicle parked in any fire lane, blocking trash dumpsters, or driveways, or any exit or entranceway is subject to towing at vehicle owner's expense without further notice.

N. No vehicle may be kept on jacks, blocks, axel stands or otherwise elevated except for simple and expedient changing of flat tires to allow vehicle to be safely operated. Any violation will result in immediate towing of the offending vehicle from the Park at vehicle owner's expense.

O. Park and Park Management are not responsible for theft, vandalism, or damage to the vehicles of RVer or their guests.

P. RVer and guests are further responsible for obeying all posted regulations and restrictions, which are incorporated herein by reference.

16. Motor Vehicles and Bicycles

A. No vehicle leaking oil, or any other substances or fluids shall be allowed in the Park. Any car dripping oil or gasoline must be repaired immediately.

B. No maintenance, repair, or other work of any kind on any vehicle, boat or recreational vehicle may be done on the Premises without Park Management's consent. This includes, but is not limited to, the changing of oil.

C. Washing of vehicles, other than light sponge and pail cleaning, is prohibited within the Park. RVers and their Guests are encouraged to use off-site vehicle-washing facilities to both conserve Park water and to avoid annoyance and potential damage or inconvenience to neighboring RVers and Guests from spraying and/or flowing water.

D. For the safety of all persons within the Park, no vehicle may be driven in an unsafe manner. All traffic signs must be obeyed. The speed limit in the Park is five (5) miles per hour (5 mph). Continued failure to cooperate with Rules and Regulations related to motor vehicles, their safe operation and parking within the Park may result in the loss of their parking space and/or be considered cause for eviction.

E. Pedestrians and bicycles shall be given the right-of-way.

F. No vehicle may be operated in the Park by any person who is not properly licensed. All vehicles operated within the Park must be registered and licensed for street usage.

G. Dune buggies, mopeds, dirt bikes, off-road vehicles and all-terrain vehicles may not be operated inside the Park.

H. Bicycles may only be driven on the roadways and not on sidewalks, grass, vacant Premises, or any other paved area. Bicycles must obey the same traffic regulations as cars. Helmets must be worn in compliance with the California Child Safety Law.

I. If driven at night or at dusk, bicycles must be equipped with a light on the front and a reflector in the rear.

J. Vehicles operated in the Park must be properly licensed with current vehicle license plates and registration stickers affixed and legible.

K. Failure to observe these Rules will result in the offending vehicle being removed from the premises at vehicle owner's expense.

L. Electric vehicle use restrictions and/or golf cart charging fees/restrictions (TBD).

17. Conduct

A. Actions by any person of any nature which may be dangerous or may create a health and safety problem or disturb others are not permitted. This includes, but is not limited to, any unusual, disturbing, or excessive noise, intoxication, quarreling, threatening, fighting, immoral or illegal conduct, profanity, or rude, boisterous, objectionable, or abusive language or conduct. The use or display of any weapon, including, but not limited to, a bow and arrow, BB guns, knives, swords, batons, fireworks, explosives, mace, pepper spray, electric "tasers" and guns is expressly forbidden. Persons under the influence of alcohol or any other substance shall not be permitted in any common area or other area of the Park which is generally open to RVers and their guests.

B. Quiet hours are from 10:00 p.m. to 8:00 a.m.

C. RVers and their Guests shall not encroach or trespass on any other person's Premises or upon any area which is not open for general use by RVers and their Guests. All Park property which is not for the use of RVers and their Guests, including, but not limited to, electric, water and sewer connections and other equipment connected with utility services and tools and equipment of Park Management, shall not be used, tampered with, or interfered with in any way by RVer.

D. RVers must avoid littering and leaving unconsumed food out in the open.

E. Except for commercially manufactured charcoal or propane barbecues or propane fire pits, or other appliances installed in RVer's RV, no fires are permitted on the Premises. No wood-burning fires are allowed under any circumstances.

F. Registered RVers are responsible for the actions and conduct of RVer and all other occupants of RVer's RV and for the actions and conduct of RVer's Guests and invitees. Such responsibility shall include, but not be limited to, financial responsibility for any breakage, destruction, or vandalism of the Park's recreational facilities and common areas.

G. The Premises and RVer's recreational vehicle shall be used only for private recreational purposes, and no business or commercial activity of any nature shall be conducted thereon. This prohibition applies to any commercial or business activity, including, but not limited to, the following:

(1) Any activity requiring the issuance of a business license or permit by any governmental agency.

(2) The leasing, subleasing, sale, or exchange of recreational vehicles.

H. Park-owned chairs and other equipment are not to be removed from their original location.

I. RVers are responsible for the actions and conduct of all other occupants of RVer's recreational vehicle and for the actions and conduct of RVer's Guests and invitees. Children are also subject to the Park's Guest policies. Children's behavior must be reasonable and non-destructive. Children are not allowed to enter upon or play on any other RVer's Premises without the express permission of that other RVer. Children may not enter or play upon vacant Lots at any time. Children in the Park must be supervised by a responsible adult always.

J. Violations of these rules of conduct may be noted and entered into Management's files for the involved RVer(s).

K. Management reserves the right to ask Members and other RVer's to vacate the Park immediately for disruptive or disturbing behavior in violation of these Rules.

18. Insurance

A. Park does not carry public liability or property damage insurance to compensate RVer, RVer's Guest or any other person from any loss, damage, or injury except those resulting from actions where Park would be legally liable for such loss, damage, or injury. RVer is responsible for obtaining, at RVer's own cost, extended coverage for RV, fire and other casualty insurance on the recreational vehicle, other improvements and contents to the full insurable value and such other insurance as is necessary to protect RVer, RVer's Guest or others from loss or liability, and RVer hereby agrees to indemnify and hold harmless Owner and Park from any liability thereof. Insurance to also cover debris removal.

B. Snowbird and Monthly Tenancies: Evidence of insurance is required upon application for tenancy at the Park.

19. Pets

A. All pets outside of RVs must be kept on leashes (maximum of six (6) feet in length) always. All pets are to be kept inside at night and are never to be left unattended. Two (2) well-mannered pets are allowed per site. Pet licenses and/or rabies certificates must be current. All guests are responsible for cleaning up after their pets, or they risk eviction and forfeiture of time or monies, no refund. Bags are available throughout the Park for use to clean up after your pet.

(1) The types of pets permitted are a domesticated bird, cat, dog, or aquatic animal kept within an aquarium.

(2) Non-house pets (including farm animals) are prohibited under any circumstances.

(3) Your neighbors' Lots are NOT FOR PETS to walk through and/or relieve themselves.

(4) We reserve the right to ask you to leave the Park immediately if your pet is a nuisance or is disturbing other guests.

(5) Pets are not allowed in the showers, rest rooms, pool area, laundry room, or clubhouse.

(6) Other than guide dogs, signal dogs and other service dogs as defined by Civil Code § 54.1, pets will not be allowed in the clubhouse or any recreational area at any time.

(7) Fines imposed for failure to comply with the Rules and Regulations of the Association must be paid immediately. Park privileges will be suspended until the fines are paid in full.

~~(8) No exterior pet housing is permitted in the Park. This includes, but is not limited to, any type of confining barricade or structure.~~

(9) The tying up of pets outside the RV and leaving them unattended is prohibited.

20. Renting, Subletting or Assignment

RVer shall not sublease, rent, or assign RVer's recreational vehicle, the Premises, or any rights or interest that RVer may have under RVer's registration agreement or rental agreement.

21. Solicitation

Throw-away newspapers, distribution of handbills, notices, or advertisements, and door-to-door selling, or solicitation are not permitted without Park Management's consent. All salespeople must make individual appointments with the RVer concerned or interested.

22. Park Office and Complaints

A. Except in an emergency, please do not telephone or contact Park Management after normal business hours. The Park's office phone is for business and emergency use only. The after-hours emergency phone number is (805) 423-9494.

(1) Except for emergencies, all complaints must be in writing and signed by the person making the complaint.

(2) All community business is conducted during posted office hours.

(3) RVer shall not request maintenance personnel to perform jobs for RVer, nor shall RVer give instructions to maintenance personnel. All repair or maintenance requests shall be submitted in writing to Park Management.

23. Revision of Rules

The Association's Board of Directors reserves the right to add to, delete, amend, and revise these Rules and Regulations from time to time, as well as additional rules and regulations and hours posted in and about the Park Facilities.

READ AND ACCEPTED:

RVer

Date: _____

RVer

Date: _____

Locker No. _____ (if applicable)

DRAFT



EV / Golf Cart Electricity Usage

Sample:

Golf cart charger at maintenance shop, charging 1 – 2 carts daily

Date of sample and recorded weekly usage in kilowatt hours

- 9/16/23 – 14 kWh
- 9/23/23 – 17 kWh
- 9/30/23 – 17 kWh
- 10/7/23 – 17 kWh

Average electricity use per month is ~ 65kWh to 70 kWh

PG&E utility rates vary from \$.14 to \$.21 per kWh, based on time of day and/or season

Average cost to Holiday RV to supply electricity for employee golf carts is \$9.10 to \$14.70 monthly, per charging station

Suggestions:

Prohibit charging of large capacity (20 kWh) EVs in the Park, this includes vehicles from Tesla, Ford, Chevy, VW, Kia, Etc. We are not available to subsidize transportation costs to our members and guests.

However, many members and guests enjoy using smaller EVs like golf carts, GEM carts, electric scooters, bicycles, etc. While not as costly as an EV car or truck, it is also supplemental to RV camping and continuing to offer free use may not be Holiday RV's best interest. Implementing a fee for charging small capacity (under 20 kWh) EVs would offset our costs, and electricity is the most expensive utility the Park pays for. It makes sense to take this additional use into consideration as the number and capacity of EVs available continues to grow.





Procure Janitorial Supply, Inc
489 North 1st St
Grover Beach, CA 93433
PH 805-773-6508
Accting 805-481-3347

Quotation
Page 1 of 1

Holiday RV Park
100 S Dolliver St

Pismo Beach CA 93449

Date 21-Sep-2023 Valid Until

Salesman CV Quote 165553
Terms Net 30 Days

Merch Total	\$6,034.52
Taxable Sales	\$6,034.52
Tax	\$467.68
	\$0.00
Freight	\$341.48
Ppd Deposit	\$0.00
Total	\$6,843.68

Description	Item Code	Quantity	Price	Amount
KV 17 GALLON NO-TOUCH CLEANING MACHINE, BATTERY PWR	KCS 17501QCBATT	1	6,034.52	\$6,034.52



Procure Janitorial Supply, Inc
489 North 1st St
Grover Beach, CA 93433
PH 805-773-6508
Accting 805-481-3347

Quotation
Page 1 of 1

Holiday RV Park
100 S Dolliver St

Pismo Beach CA 93449

Date 21-Sep-2023 Valid Until

Salesman CV Quote 165554
Terms Net 30 Days

Merch Total	\$4,839.69
Taxable Sales	\$4,839.69
Tax	\$375.08
	\$0.00
Freight	\$341.48
Ppd Deposit	\$0.00
Total	\$5,556.25

Description	Item Code	Quantity	Price	Amount
KV 17 GALLON TANK 500 PSI	KCS KV17501	1	4,839.69	\$4,839.69

KAIVAC® NO-TOUCH CLEANING® SYSTEMS

FOR RESTROOMS AND BEYOND

Hygienically remove soil, germs, and other indoor pollutants that traditional cleaning tools like mops and wipes leave behind. Kaivac's multipurpose No-Touch Cleaning® systems are built to tackle just about any surface and space in any facility type, reducing the risk of disease-causing organisms throughout the building.

Just use the low-pressure fan spray, apply the cleaning solution to the fixtures and the floors and then rinse with clean water from the water tank, and... DONE. It's truly that simple. The powerful, onboard indoor pressure washer flushes out grout lines and tight places that mops can't reach. Finally, just vacuum the floor dry — completely removing water and contaminants from all surfaces, leaving the floor virtually dry and soil free.

Kind of a no-brainer, right?

SEE THE NO-TOUCH
CLEANING SYSTEM
IN ACTION



SCAN ME

FEATURES + BENEFITS

- + Clean virtually any surface throughout the building.
- + Removes more than 99.9% of targeted bacteria when used with plain tap water only.
- + Clean in one-third the time of conventional cleaning methods — reducing labor costs and restroom closure time.
- + Up to 60x more efficient in removing bacteria from grout lines than mopping.
- + Improve equipment cost efficiencies with a multipurpose system vs. multiple single purpose tools.
- + All No-Touch models offer battery and corded versions.
- + Certified by the National Floor Safety Institute (NFSI) for providing high traction.



KaiVac® 1750

Perfect for a wide range of facilities.

MID-SIZE

Our most-popular system combines ample capacity, space efficiency and a compelling price to deliver exceptional value and a quick return on investment.

Dimensions 40" × 28" × 22" (H x L x W)

Capacity 17 Gallon / 64.35 L

LONG-RANGE SPRAY LINE

Reaches great lengths while the system remains parked.

500 PSI PUMP

Apply cleaning solutions and fresh water rinsing with powerful pump pressure.

POWERFUL VACUUM MOTOR

Unmatched soil and liquid removal leaves area dry and ready for use.

HEPA FILTER

Traps harmful indoor pollutants to improve indoor air quality

*Not available on KaiVac® 1250

VACUUM WAND WITH GROUT BRUSH

Sturdy, one-piece wand made of aircraft aluminum with high-performance Squeegee Blades for maximum extraction.

KAITUTOR™ ONBOARD TRAINING (NOT SHOWN)

Video training system leads the operator through the cleaning process.

LONG-RANGE VACUUM HOSE

Allows the vacuum to reach near and far, cleaning large areas efficiently and completely.

SEPARATE VACUUM AND FRESH WATER TANKS

Ensures you always clean with fresh water.

FAST-SWAP BLACK BOX

Engine compartment is easily removable for quick repair or exchange.

Protected by multiple US patents. Multiple patents pending.

All KaiVac No-Touch Cleaning® Systems feature the components shown here.

FLEXIBLE POWER OPTIONS AVAILABLE



POWER CORD

Allows the user to cover extensive areas by unwrapping length of power cord as needed.



LITHIUM-ION BATTERY

Allows free and quick movement at any time of the day throughout the facility.

Rate Comparisons of Local Parks

Date :

9.7.2023

	Holiday RV Park	Le Sage Riviera	Pismo Sands RV	Pismo Coast Village	Costal Dunes	Pismo Creek
	Member & Non-Member	Non-Member	Non-Member	Member & Non-Member	Non-Member	Member
Non-Member Rates	2023 Rates	Prices vary based on lot size; taxes inc.	\$10 nightly for guaranteed lot placement	Additional \$10 for June 30 - July 4	Plus \$10 reservation and \$10 transaction fees per site	Member's guests \$69.01; member's adult children \$30.66; pets \$5.15 per pet, per
Non-Prime - Nightly	\$71	\$75 - \$969.7.2023	\$73 - \$779.7.2023	\$74 - \$789.7.2023	\$52 - \$549.7.2023	N/A
Prime - Nightly	\$88	\$83 - \$1049.7.2023	\$75 - \$799.7.2023	\$84 - \$919.7.2023	\$57 - \$609.7.2023	15.349.7.2023
Long Term-Monthly	\$1,237	\$1,500 - \$1,9879.7.2023	\$1,2259.7.2023	N/A	N/A	N/A
Member Rates	2023 Rates			Share prices estimated at \$40,000 or more; owning stock at PCV (reports to		Shares listed for \$14,000 - \$20,000
Non-Prime - Nightly	\$42	N/A	N/A	N/A	N/A	15.349.7.2023
Prime - Nightly	\$49	N/A	N/A	N/A	N/A	15.349.7.2023
SnowBird (7 months) - Monthly	\$742	N/A	N/A	N/A	N/A	N/A
Short Term (less than 7 months) - Monthly	\$1,039	N/A	N/A	N/A	N/A	N/A
Monthly	\$630	N/A	N/A	N/A	N/A	N/A
		\$10 Cancellation, Date Change and Refunds at PCV and LeSage; \$10 Early Check-in, Late Check-out and Vehicle Parking Fees at				

2024 Capital Budget - Proposed

Updated: 9/15/23 - JW, LC, TS

Capital Improvments	2020	2021	2022	2023	2024
Laundry Room ADA		\$0.00			
Pool Walkway ADA		\$0.00			\$8,000.00
Men's Restroom Walkway ADA		\$0.00			
Clubhouse Handrails ADA		\$0.00			
Planning Restroom Improvement		\$0.00			
Restroom/Elevator ADA	\$500,000.00	\$0.00			
Washing Machines	\$27,000.00	\$0.00			
Roads		\$0.00	\$50,000.00		\$30,000.00
Landscaping		\$0.00	\$40,000.00		\$10,000.00
IT-Computer Work Stations		\$0.00	\$25,000.00	\$37,000.00	\$0.00
Totals:	\$527,000.00	\$0.00	\$0.00	\$37,000.00	\$48,000.00

2024 Income Comparison - Proposed

Updated: 9/15/23 - TS, LC, JW

Income	2020	2021	2022	2023	2024
Assessment Dues	\$197,750.00	\$189,000.00	\$206,500.00	\$247,800.00	\$297,360.00
Daily/Weekly Rents	\$357,500.00	\$317,000.00	\$460,000.00	\$488,000.00	\$498,000.00
Monthly Rents	\$274,560.00	\$243,432.00	\$262,560.00	\$305,000.00	\$319,225.00
Snowbird Rents	\$310,000.00	\$290,215.00	\$330,000.00	\$302,400.00	\$316,625.00
Laundry Room	\$25,000.00	\$19,000.00	\$25,000.00	\$32,000.00	\$32,000.00
Paid Parking	\$8,000.00	\$4,000.00	\$6,000.00	\$9,000.00	\$9,000.00
Mobile Home Rents	\$10,000.00	\$6,600.00	\$6,600.00	\$0.00	\$0.00
Transfer Fees	\$600.00	\$600.00	\$700.00	\$700.00	\$700.00
RV Storage Fees	\$5,000.00	\$5,000.00	\$5,000.00	\$0.00	\$0.00
Other	\$2,000.00	\$4,000.00	\$4,000.00	\$0.00	\$0.00
Total Income	\$1,190,410.00	\$1,078,847.00	\$1,306,360.00	\$1,384,900.00	\$1,472,910.00

2024 Expenses Comparison - Proposed

Updated: 9/15/23 - TS, LC, JW

Expense	2020	2021	2022	2023	2024
Business Promotional	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$4,000.00
Computer IT	\$30,000.00	\$30,000.00	\$35,000.00	\$35,000.00	\$35,000.00
Meetings/Events	\$5,600.00	\$5,600.00	\$6,000.00	\$22,500.00	\$12,000.00
Professional Development/Training	\$5,000.00	\$7,500.00	\$7,500.00	\$8,000.00	\$8,000.00
Professional Fees	\$60,500.00	\$60,000.00	\$75,000.00	\$75,000.00	\$75,000.00
Golf Carts	\$2,500.00	\$2,625.00	\$3,000.00	\$10,000.00	\$3,000.00
Auto Expense	\$3,000.00	\$3,400.00	\$4,000.00	\$1,500.00	\$1,500.00
Bank Fees & Charges	\$21,000.00	\$24,500.00	\$30,000.00	\$25,000.00	\$25,000.00
Taxes	\$80,300.00	\$80,000.00	\$87,000.00	\$103,000.00	\$125,000.00
Utilities	\$250,000.00	\$260,000.00	\$280,000.00	\$305,000.00	\$350,000.00
Insurance	\$63,000.00	\$50,000.00	\$55,000.00	\$75,000.00	\$85,000.00
Licenses & Permits	\$2,000.00	\$7,500.00	\$2,000.00	\$2,000.00	\$2,000.00
Payroll/HR	\$325,000.00	\$300,000.00	\$315,000.00	\$350,000.00	\$385,000.00
Repairs & Maintenance	\$50,000.00	\$35,000.00	\$35,000.00	\$25,000.00	\$25,000.00
Office	\$25,000.00	\$22,000.00	\$25,000.00	\$35,000.00	\$30,000.00
Supplies	\$8,000.00	\$10,000.00	\$12,000.00	\$10,000.00	\$20,000.00
Safety & Security	\$2,200.00	\$20,000.00	\$3,500.00	\$2,000.00	\$2,000.00
Misc/Other	\$10,000.00	\$10,000.00	\$10,000.00	\$0.00	\$0.00
Reserve	\$120,000.00	\$54,000.00	\$84,000.00	\$120,000.00	\$120,000.00
Capital Improvments	\$527,000.00	\$0.00	\$105,000.00	\$33,000.00	\$48,000.00
Construction Loan Payment	N/A	\$72,000.00	\$117,410.00	\$117,410.00	\$117,410.00
Total Expenses	\$1,598,100.00	\$1,062,125.00	\$1,299,410.00	\$1,362,410.00	\$1,472,910.00

Annual Mailing Contents

Media – Booklet Format

- Front Cover
- (Year) Notice of Annual Meeting
- Annual Timeline
- (Year) Rules and Regulations
- (Year) Prime Days List
- (Year) Rates and Fees
- (Year) Budget; Expenses and Income, Capital
- Agenda for Annual Meeting
- Meeting Minutes from Previous Year's Annual Meeting
- Invite to Annual Dinner Dance or Annual Event
- Board Resumes
- Board/Presidents Letter to Membership
- Annual Park Usage Reports
- Financials; Profit and Loss with Previous Year Comparison and Balance Sheet with Previous Year Comparison
- Member Website Login Instructions
- Letter from Chairperson of Elections

Media - Free Floating

- Ballot

Envelopes – Paper Clipped to Ballot

- Outer Mailing Envelope (10"x 13")
- Return Envelope #10 – for Ballot Envelope
- Ballot Envelope #9 - for Ballot (Fits in Return Envelope)
- Proxy Envelope #10



2024 Timeline of Events



January

- 1st - Assessment Mailing - Due February
- 13th - Board Meeting
- 13th - Review Board Job Descriptions
- 15th - Monthly Contracts Due
- 30th - Annual Mailing to Members

February

- 1st - Park Property Tax Due - 2nd Installment
- 1st - Member Assessment Payments Due
- 10th - Board Meeting

March

- 1st - Loss of Privileges for Late Assessments
- 9th - Annual Meeting & Event
- 9th - Confidentiality Agreements for Directors
- 9th - Election of Officers
- 11th - Update Secretary of State - Officers
- 16th - Placement of Directors
- 23rd - 7 Day Notice to Comply to Monthlies

April

- 1st - Late Fees for Delinquent Assessments
- 12th - Park Property Taxes Delinquent
- 13th - Board Meeting
- 13th - Update Business Accounts to Officers
- 15th - Snowbird Season Ends

May

- 11th - Board Meeting
- 11th - Review Guest Survey

June

- 1st - Assessment Mailing - Due July
- 1st - Notice of Monthly Contracts Ready to Sign
- 8th - Board Meeting
- 8th - Review Snowbird Application Process
- 8th - Review Monthly Tenant Compliance
- 23rd - 7 Day Notice to Comply to Monthlies

July

- 1st - Snowbird Applications Available
- 1st - Member Assessment Payments Due
- 13th - Board Meeting
- 15th - Board & Office File Review
- 15th - Monthly Contracts Due

August

- 1st - Snowbird Applications Due
- 1st - Loss of Privileges for Late Assessments
- 10th - Board Meeting
- 10th - Review and Assign Year End Tasks
- 10th - Finalize Snowbird Approvals
- 10th - Review Board Candidate Resume Process

September

- 1st - Late Fees for Delinquent Assessments
- 1st - Snowbird Contracts Ready for Signing
- 14th - Board Meeting
- 14th - Finalize Employee Bonuses & Holiday Event
- 14th - Review 2025 Rates, Fees and Assessments
- 14th - Review 2025 Annual and Capital Budget
- 14th - Review 2025 Rules and Regulations
- 14th - Annual Meeting Planning
- 15th - Snowbird Contract Signing Deadline
- 15th - Snowbird Season Starts
- 23rd - 7 Day Notice to Comply to Monthlies

October

- 1st - Prepare for Annual Mailing
- 12th - Board Meeting
- 12th - Finalize 2025 Rates, Fees and Assessments
- 12th - Finalize 2025 Annual and Capital Budget
- 12th - Announce 2025 Board Openings
- 12th - Finalize Annual Meeting Plans
- 12th - Appoint Election Chairperson
- 12th - Review 2025 Annual Mailing Packet
- 12th - Review 2025 Employee Handbook
- 12th - Review 2025/2026 Timeline

November

- 1st - Notice of Monthly Contracts Ready to Sign
- 1st - Park Property Taxes Due - 1st Installment
- 9th - Board Meeting
- 9th - Finalize 2025 Rules and Regulations
- 9th - Finalize 2025 Annual Mailing
- 9th - Review Employee Evaluations
- 9th - Review Monthly Tenant Compliance
- 9th - Finalize 2025/2026 Timeline
- 9th - Discuss Letter from Board to Members

December

- 1st - Notice of Monthly Contracts Ready to Sign
- 10th - Park Property Taxes Delinquent
- 14th - Board Meeting
- 14th - Finalize Letter from Board to Members
- 14th - Finalize Employee Evaluations
- 14th - Finalize 2025 Employee Handbook
- 14th - Board Resumes Due for Candidates
- 23rd - 7 Day Notice to Comply to Monthlies



A percentage of our profit goes to
The Children's home society.
Thank you for your contribution!



Heart Saver Institute
Together we can save lives

Quote

Customer #: 000__23CA__

Date: 9/25/2023

Expiration: 9/28/2023

Phone: 877-970-9009

Fax: 877-294-7889

www.heart-saverinstitute.com

Billing Address:		Shipping Address:	
Company:	Holiday RV Park	Company:	
Name:	Aaron Cartwright	Name:	
Address:		Address:	
City/State/Zip	Pismo Beach, CA 93449	City/State/Zip	

Qty	Service Description	NonMember Price	Discount	Member Price
1	CPR AED Training (up to 10 students)	\$1000.00	\$390.00	\$610.00
	<ul style="list-style-type: none">1 Instructor at your location1 bag of CPR keychains1 packet of student reading guidesFree: Pet CPR safety guide2-year CertificationFree: AED Training			
1	• Membership	\$999.00	\$999.00	0.00
		Subtotal:		\$610.00
		Tax		0.00
		Total		\$610.00

Notes: We appreciate your business!