

Holiday RV Park Members

November 2023 Meeting Packet



Contents are Approved for
Members Only



Agenda

Holiday RV Park
Members Association Meeting
Saturday, November 11, 2023
9:00 am

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

Charlie Weeks
American Legion – Post 136
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. Finalize 2024 Rules & Regulations
2. Screen/Gate Behind Bathrooms

John Watkins
Talley Snow

New Business

1. Finalize 2024 Annual & Capital Budget
2. Finalize 2024 Annual Mailing Packet
3. Finalize 2024/2025 Timeline
4. Review Monthly Tenant Compliance
5. Board Resumes for Candidates Due 12/9/23 (Reminder)

Talley Snow
Aaron Cartwright
Aaron Cartwright
Aaron Cartwright
Charlie Weeks

Members Comments

Board Member Comments

All Motions

Executive Session

1. Review Employee Evaluations
2. Discuss Letter from Board to Members



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

Members Present – 20

Meeting called to order at 9:04 am by Charlie Weeks.

Flag salute led by Charles Nunes (Locker 257).

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 (9/31/23)	Monthly Comparison	September 2023	September 2022	Difference	% Change
Mechanics Bank-Operating	\$66,270.66	Income	\$92,504.34	\$79,864.41	\$12,639.93	9%
Mech. – Laundry	\$21,136.80	Expense	\$76,918.74	\$75,663.86	\$1,254.88	-6%
Mech. – Dues	\$25,935.27	Net Income	\$11,963.15	-\$10,549.90	\$22,513.05	27%
Mech. – Emergency Reserves	\$81,801.92					
Mech. – CIM Reserves	\$5,531.26					

Everything is looking great! We have had a very good September and October is not looking too bad either. We can move a small amount into our CIM account again this month, but we will start to see that as the winter months approach, we will see smaller deposits than we have been seeing and it will be more difficult to move the money around. I am happy we can move at least something this month though!

Collections – Tom Barcellos

Just a quick note, I would like to point out there is a line item on the P&L that says other expenses and it is referring to the \$2,000 we currently have tied up for the process of the foreclosures we are currently processing. The total amount once we finish the foreclosures and auction them off will be reimbursed prior to paying the beneficiaries of the auctioned shares.

As far as collections goes, we are continuing to get better every month with us only having an outstanding balance of about \$1,591 from the three shares we are currently foreclosing on with one of those shares being tied up in a personal bankruptcy case, so it is currently on hold, but we are moving forward with the other two. We have an outstanding balance of about \$1,200 from our July 2023 dues that we will hopefully get caught up on the balance shortly. Staff has done an excellent job of staying on top of it and continue to try to get it collected so we really appreciate the work they are doing!

Management – Darin Batty

There is not much to report from a management standpoint this month as everything continues to run smoothly! Just want to thank the staff again for all their hard work they continue to do! Aaron is going to report on some changes happening in the office this month!

Reply from Aaron Cartwright – Between this last meeting and today, Abigail has moved on to different employment and decided to go down a completely different career path. So, we just got a new employee in the office and her name is Debbie. Jennifer and I are very pleased with her so far. She has numerous years of experience dealing with RVs and memberships so there is a reason why we have her alone on her fourth day of work because we are confident, she can handle it. She is set to be here for a few years, lives close by, and this is the type of job she has been looking for to fit her needs in life right now. So, we are looking forward to seeing her excel even more.

Park Use – Charles Nunes

In September of 2022, park use was at 75.19% with our revenue being at \$157,966.38. In September of this year, park use was at 76.69% for an increase of 1.5% with a revenue of \$198,040.20 which is an increase of more than \$40,000. The increase is mostly due to us having some non-member snowbirds staying with us this season, an increase in Diablo workers coming in for the short amount of time this winter, and we have had a lot of non-member guests coming in for the weekends throughout the month to fill in the spaces where we don't have members coming in. We seem to still be running at about 80% full in the park still and the weather has been keeping up allowing for the great weather to bring people in. We anticipate staying at about 80% for the rest of the winter months with a couple of slow nights during the week but weekends seem to be staying steady. I want to also thank the staff because they have been doing a great job of keeping us booked in the park and accommodating everyone calling in the best they can.

Correspondence / Public Relations – Mark Schieber

As far as any of the comments I have read from the survey about the park, once again we are hearing the typical things like spaces need to be bigger and dogs need to be controlled better. But when I talk to people when I am here in the park, I tend to hear all positive things and people seem to still think it is relaxed and enjoyable place to be. I would like to remind everyone and something we recently had some conversations about is we are going to be doing some rule reviews in the coming weeks and I have always said if we have a rule that we don't enforce then we need to just get rid of it. In the same thought process, there are things about the park we can change and there are some things we just won't be able to control all the time.

When it comes to the dog concerns, I always crack up because unless you train your dog to wait and go all the way to the back of the park to use the area designated for dogs to go the bathroom, that dog is going to stop and do their thing if they need to. And yes, we do have some owners who can be insensitive to that at times, but we also have owners who work

hard to make sure their dog makes it to the back of the park. Bottom line is that it is a battle I think we will always be working at, and it won't be something we ever receive 100% accomplishment with because dogs will do what they need to do but we will keep striving to make sure we are reminding people and trying to encourage them to use the proper area.

For the most part, we don't have too many complaints but one thing that came up yesterday that I want to address is we have a lot of folks around here that will set up their spaces in a way that make it difficult for their neighbor to access the other side of their coach. One of the things I would like to remind everyone is we do not own these spaces so you can't put up a 9' fence and say keep out; it just doesn't work that way. People need to have access and easement availability to be able to get to their hookups in the sites or a compartment on the side of their coach. We can suggest that those people alert you that they are going into your site for any reason but the ability to put up a barrier in any way with some sort of belief that you can say "no" to those people does not exist. We need to all keep in mind this is an RV park and not a mobile home park so there are some things we just can't do.

I did meet the new gal in the office this morning and she mentioned she had worked in other member type style parks. I mentioned everyone here can be absolutely nasty, dangerous and cruel to see her reaction and her response was "yeah, bring it on". So, I am really excited to have her on board.

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

Park Maintenance – Don Smith

Now that we are starting to slow down a little more and getting out of our prime season, the guys are spending a lot of time focusing on the projects and maintenance items that need our attention. We purchased some new pressure washers now, so they are pressure washing all the buildings, roofs and tables around the park to keep everything cleaner and looking nice. They did attempt to pressure wash the roof on the office but part of the roof started coming off so we may need to start talking about replacing the roof on the office or even replacing the entire building.

They are also starting to paint all the curbs, parking spots, no parking areas and the speed limit warnings on the roads so that will be occurring over the next couple of months. Just as a reminder, I would like to ask everyone to please not park in front of the ramps in front of the laundry room on either side so people who need access to use the ramps are able to use them. Over the next couple of days, we will be painting it red, so it will hopefully deter people from parking in front of them. Also, around the BBQ area we do have a trip hazard, so we are going to take the cement out in the next month or so and replace it, so no one trips on it while trying to use the BBQs. We currently have it painted yellow around the raised cement, so it hopefully helps people to see the raised cement and prevents any tripping from occurring until we can get it fixed.

We are going to continue to work on the pool items that need our attention. We have a leak currently that we need to fix on the fill items we don't use all the time and maintenance currently just throw a hose in the pool or spa in order to fill it. But we would like to get the leak fixed and be able to properly use the equipment installed. We have replaced the water with filtered water now which comes out of the pump room so the water they are using is better for you than the regular park water. This should help to reduce our chemical costs as well as be a little easier on the skin. We also replaced the toilet paper dispensers in the restrooms, so they now lock, and we are seeing less theft of the toilet paper, so it is helping to have our toilet paper stock last longer.

They have started to paint the numbers in the sites to indicate each site number and make it more visible during the day and at night. They will start with the site numbers in the front first as those are not being occupied and will have more in and out movement, so they are visible as they are parking people in those sites. They will slowly move to the back of the park and start working on the snowbirds and monthlies as time permits. They also painted the yellow lines and arrows at the back of the park to try to deter people from driving into people's sites and on their grass or from hitting anything in the back of the park. We are going to spend the next few months looking at everything and proactively taking care of things that need to be taken care of before we get back into our busy season next year.

Rules and Regulations – John Watkins

In your board packets and the member packets, you will see a copy of the rules and regulations showing some of the suggestions Aaron and I came up with. We have indicated with a red line the rules we want to remove from the current set and the yellow lines indicate items we would like to add to future rules and regulations. We will be looking at them some more in the coming weeks and if anybody including the board have any suggestions, please bring those to Aaron or me prior to the next meeting so we can get together and adopt the new rules and regulations by the November meeting and have them ready to print for the mailing in the beginning of next year; I do not want to extend them out to next year like we did this past year.

Comment from Don Smith – In the park rules, I know we have \$10 per day parking fee but I think that is a little steep. I was thinking maybe we could possibly adopt a winter parking rate when the park is mostly empty. I just feel like \$10 a day when the park is only 1/3 full is hard to swallow and maybe an off-season parking rate would be more appealing for people to actually use it and would allow us some more room for revenue.

Reply from Aaron Cartwright – That is a good comment. I do want to say this though, every year we have increased parking fees for the past couple of years and people say they aren't going to buy parking and a couple haven't, but we still have a good group of people who continue to buy parking for convenience no matter the rate. So, I feel it washes out those who don't. We would make it up in volume if we decreased the pricing, but we would lose 50% of our business if that makes sense.

Reply from Mark Schieber – I would like to get this board to think about and adopt possibly a daily, weekly or monthly program where if you have availability for a week to give parking maybe instead of \$10 a day, we make it like \$40 for a week instead. I am just throwing out numbers, but I am trying more to drive the concept of the more availability you have the more financial options you could give.

Comment from Nancy Houck (Locker 497) – I just wanted to comment that I don't believe parking is something that is being fully enforced. I don't mind paying for parking every day or even every week but sometimes I feel a little bit slid because even if we park overnight and the office is closed, my husband and I will let the office know and they have no problem taking our money at that point even if we have just parked overnight. I think if we are going to have everyone paying If everyone is going to be paying \$10 for a spot, then it needs to be strictly enforced because it isn't fair to the people who are paying.

Reply from Charlie Weeks – Thank you for your comment and believe me we absolutely agree with you! That is why in the last couple of weeks we have been working with management to monitor it and stop some of those people who continue to violate the rules. It is a work in progress and is a difficult thing to get perfected. I do believe it is getting better than it has been in the past. Parking has always been an issue in our park and will probably always will, but we will continue to work on it.

Reply from Aaron Cartwright – And I just want to thank you and Paul because you guys are so honest and do follow the rules. Jennifer did just remind me as well that one thing we do if you are a snowbird or monthly in the park and you park somewhere and you haven't checked in with the office or you haven't bothered to ask permission, then we will charge the card on file and let you know that since you parked in a space that wasn't approved you are getting charged. We do get the complaints about us charging but I have mentioned in previous meetings that if you violate parking, you will be charged for it if we catch you doing it. We also have been trying to give parking tags to maintenance if people buy parking and aren't able to make it to the office before we close so they have the parking tags to show they have paid for parking.

Comment from Jerry Bodine (Locker 005) – Why do we not have member rates for parking? We have member rates for when we run out of rates that are discounted from the public so maybe discounted rates for parking as well?

Reply from Charlie Weeks – We will make note of your comment and discuss it and see what we can come up with.

Manager's Report – Aaron Cartwright

I want to start out by thanking the social club for all the hard work they did over the summer. I am happy to report there is \$1,815. They were gracious enough to donate back to the park and eventually that goes into buying new amenities and paying for special events going on during the holidays. So much time and effort went into making the events happen and I really appreciate them and would like to thank them once again!

Comment from Brenda Critzer (Locker 166) – I would like to thank John Watkins because he donated \$100 gift certificate to the social club so they could do the Thanksgiving dinner here in the park next month.

We have also replaced the comment boxes that were located inside or outside of the facilities because they were disgusting and had bugs and spider webs all over them and inside of them. I was able to salvage some of the comment cards that were in there, so I am going to read just a couple of those. (*See end of guest survey comment section below in red*)

We installed the third and final AED and anti-choking unit in the back of the park near the shop. So, this makes sure we are pretty covered between the office, the restrooms and the maintenance shop. I also was able to go out and purchase a couple of signs for the laundry facility that shows the hours of operations for the general public and they face the street from both directions. I am hoping this will help in driving some business because I have noticed our pricing is a little lower than most places in Pismo.

Also, it looks like Spectrum has finally gotten their act together as far as the cable tv channels are concerned. Everyone should get every channel they used to as far as I am being told other than the few channels that Spectrum lost from their lineup due to agreements between networks. You will however have to do a channel search again for hopefully the last time and should be in much better quality.

And last thing I have to report which is more of a suggestion, years and years ago in the past if there was a monthly space that opened up there used to be a waiting list for people who already had a monthly spot who wanted a different monthly spot than the one that came available. We have since moved away from that and I am unsure as to the reason why but my only guess is because it does delay business as far as getting people in sites and getting the sites paid for. People have approached me in the past but I have always said "I'm sorry but we just don't do that" but a monthly recently approached me and I didn't have a reason why. They presented an idea because they are a monthly themselves of paying a fee for it. It is just a thought for us to introduce an intra-park waiting list if somebody would like to move from one spot to another spot and they are paying for the both sites, I see no harm as business is not being delayed and we let the person on the waiting list know they will be getting a spot on a certain day. It is just food for thought at this moment but it did strike me as not a terrible idea.

Reportable Actions – Denise Gagliardi

There were two reportable actions from last meeting. The first one was approving for up to \$2500 to purchase two gas-powered pressure washers with accessories and supplies. And the second one was to purchase an AED machine and anti-choking device to be installed at the maintenance shop in the back of the park visible from the camera.

Comment from Mark Schieber – One of the things I wanted to add from the reportable actions when we were purchasing those pressure washers is Don spearheaded the project in purchasing those items. California is currently going away from gas engines and gas machinery so it was very difficult to track down the gas-powered pressure washers since California no longer supplies them in the stores and what the stores currently have is what we can get. I am really glad we were able to purchase them as quickly as we were because there was a chance we wouldn't be able to get them if we didn't jump on it now and the gas-powered pressure washers provide the best pressure.

Reply from Aaron Cartwright – I believe that is the exact reason I could not find them in California at any of the nearby stores. Don actually ended up purchasing them in Bakersfield and one of his daughter's friends ended up bringing them over in his truck at no charge to the park.

1. Refuse Compactor – Don Smith

I believe we are going to just go ahead and table this until next year when I can possibly get some more support. The compactor, if we put it in the back part of the park, should not bother anyone with it's smell. There is one located right across the street by Pismo Coast Village and you can't smell it or hear it and it has been there for almost 20-30 years. They are sealed and it would be nice to put one in the back of the park to reduce the number of trips the garbage trucks take throughout the park from 120 trips down to 8. It would help save our asphalt and reduce our cost by about \$30,000 a year and those savings would go up every year because the rates of garbage pickup go up every year. It would be a significant savings for the park and safety for the kids. We can put a nice wall around it so that it doesn't bother Aaron or the guests staying in the 700s.

Comment from Mark Schieber – I just want to add one small item here and I encourage everyone to do this. I think on paper it sounds like a great idea but the only two things I have a concern with is one being our park manager has expressed some concerns about being the residents next to the compactor as well as the guests staying in the 700s especially being premium spots. The other one is I took a walk over there as I was heading down to the pier and walked along the fence line on my phone like most people do and I smelt the trash smell and looked up and realized it was the dumpster. I just don't think it is something that would work in our park because of the tight quarters and limited space to put it.

2. HD Forklift – Don Smith

Aaron has been taking the lead on collecting pricing for replacement forklifts and also for adaptors to assist in parking the rigs. During the prime time we will get like 10 rigs lined up here in the front and it gets so busy you just can't even function in here. We are looking for a more heavy-duty forklift so we can actually move some of the newer larger rigs that are coming in as well as a parking device.

Reply from Aaron Cartwright – Unfortunately, I do not have many quotes right now as I am still waiting to hear back from some of the companies. I have one quote since last meeting on a power trailer mover which is basically a piece of equipment that can move like a semi tractor / trailer pretty efficiently. But it is an expensive piece of equipment being priced at \$30,556. It is one option which would supplement the forklift we currently own which still works and is not broken. The other option is getting a brand-new forklift with a heavier capacity of about 1,000 lbs. and would be about \$40,000 but it would take about 12 – 18 months to have it delivered to us because of all these lead times and lack of availability in the market. I will continue to collect more information as needed. This is the kind of money that I would say we just need to table at this time because it isn't something we need right now since our current forklift is working just fine and there are more important things to spend money on at this time.

Comment from Mark Schieber – Just as a reminder, the responsibility of getting the rigs in the space is the responsibility of the person who brings it in. There are plenty of people who pay Julio to transport their rigs into the park and he can get them in every space we have in the park. In my opinion, if you can't get it in the spot then you might need to call Julio in order to get him to get you into your site. I would suggest if we do invest the \$40,000 into the new forklift so we are safely parking people with large rigs in their site, we need to be charging a fee of some sorts. And just to make people aware there is no training available for us to move trailers with forklifts or adaptors so if there is a problem it could turn into a bigger problem for us. Now to Aaron's point, the little hand truck is meant to move rigs around but it is slow and it is expensive as he stated. I still think we need to consider taking on the responsibility of moving and parking these trailers for owners and guests before we make any commitments.

Reply from Charlie Weeks – So, we are leaving this on the back burner for now. It sounds like we are going to get a couple more quotes on some different options and we are going to look at the lead times so we can make a decision when the time comes for us to replace the equipment. We will leave it with Aaron to let us know when he is ready to present that information to the board.

3. Park Landscaping / Magnolia Center Shade Sails – Talley Snow / Aaron Cartwright

I reached out to Cal Poly to see about having their landscape and architect department help us or provide a lower cost service and they required I tell them the amount of money we were willing to spend. I was unable to do that because we had not had a vote to decide the amount of money we would like to spend. They did, however, give me a couple of referrals and I did go ahead and contact those companies and the prices for anywhere from \$3,500 - \$9,000 just to have them come out and do the drawings; it did not cover any labor or materials. The quote would include the sails in the Magnolia Center and the landscaping in front of the pool, office and laundry center.

Comment from Don Smith – I actually know a couple of architects I am going to pitch the idea they come out and do it as a donation to save a little bit of money.

Comment from Tom Barcellos – I would suggest if we do get one of these architect companies to do it, we promise them a plaque in order to advertise the work they have done in the park. Companies normally react well to free advertisement and will work with you on pricing.

Reply from Don Smith – That is a great idea! I will definitely keep that in mind.

Comment from Nancy Houck (Locker 497) – Are there any permits or anything required in order to do the sails?

Reply from Don Smith – No, there are no permits needed in order to do the work. Canopies, sails and carports are considered temporary structures and do not require permits. We would probably have different poles in the area where we could attach different colored sails and different sized sails around the outside perimeter. If we do have to put one in the middle, we can make it removable so it can be more of an open area. We can set them up with electricity on them as well so if we wanted to put lights in the area as well to make it more inviting we could.

Comment from Charlie Weeks – So, it looks like we are on the right track then. The first step was reaching out to get an architect to come out and help us figure out what we really want to design since we aren't quite sure what that is yet. We are working in the right direction and we are going to continue to work on it but it might just take a little bit more time.

4. Review 2024 Rules & Regulations – John Watkins

I covered most of this under rules & regulations but I just want to reiterate we are looking from feedback, opinions and suggestions from the board members as well as the membership. We will need them presented by November so we can adopt the rules and regulations at the next meeting.

Comment from Aaron Cartwright – Something I included in the packets following the draft rules of recommendations that John and I saw is a monitoring of golf cart usage. I was asked to monitor the golf cart usage in this park because let's face it electric vehicles are coming whether we like it or not in California. Some people may be forced to buy an electric car coming up so the question becomes what do we provide for the guest and what do we not provide for the guest. I am going to tell everyone right now if you choose to purchase an electric car, I apologize but the park is not going to pay to charge it. There is some discussion about other vehicles like golf carts which some are licensed to actually go on the street and I would call it an electric vehicle and we will be continuing to have those discussions to figure out how we move forward with charging those vehicles in the park.

Reply from John Watkins – I believe it is the general opinion of the board there will be a charge for golf carts who are charging in the parks. It is going to be a flat fee and it is not going to be based on the number of times you use it either. If you have a golf cart like me that needs to be charged, you are paying a fee.

Comment from Charlie Weeks – So, we decided to purchase a couple of meters to put on the electric boxes in order to gauge how much is being used and what the cost to the park would be. We did it for 4 separate golf carts of people staying in the park as well as our employee golf carts. We ran the numbers over the last couple of months to see exactly

what the usage is and we did the math to find out the cost daily for us to charge the golf carts and it wasn't as bad as I thought it was going to be. Aaron has those numbers so if he could report on those numbers please.

Reply from Aaron Cartwright – Each charger that we hooked up charging two golf carts at a time for a month cost us between \$9 - \$14 depending if it was on peak time or non-peak time.

Reply from Charlie Weeks – So we are looking at about \$4 - \$5 a month per cart which is not very much at all. The two other golf carts we monitored were road registered golf carts and they went to town and did activities all month to try and use it as much as they could so we could get varied numbers. Those numbers were \$5 - \$6 a month for each one. I look at that and it seems like nothing for us to charge golf carts and so I brought it to the board for us to discuss what we would like to do with the information. We will debate what we would need to do in order to monitor it and collect the information in order to understand what a reasonable charge would be. Once we have collected more information we will put it to a vote and make sure it makes it into the rules and regulations and the rate sheets by January 1st.

5. KaiVac Cleaning System – Aaron Cartwright

We have been talking about this hands-free, heavy duty cleaning system that will help reduce the amount of manual labor the staff will have to do in order to keep the restrooms sanitized and cleaned properly. I was able to see a live demonstration from the manufacturer based out of the mid-west. The gentleman jumped on zoom and created a mess in a bathroom and then step by step showed how the machine works. It is a very powerful machine but also an expensive machine that has many different functions. It has a blower to blast away any dust or debris, wet vacuum in order to clean up any waste or mess, treatment wand in order to spray down facilities with special chemicals, integrated scrubbers to clean those hard to clean messes, attachable hoses to clean up various sized messes and a heater in order to dry the areas after cleaning. This isn't a machine the staff needs in order to do their job but it would be a more sanitary option for staff when they have to deal with the disgusting messes that are unsanitary so they do not have to touch it and keep their distance as much as they can. The price for a unit that we plug in is \$4,839.69 + tax and shipping for a total of \$5,556.25. If we were to go with the unit that has the lithium battery instead, it would be about 25% more in cost. I don't think we would need the battery powered one as the cord is quite long and we would be using it in the restroom where there are multiple plugs to be able to plug it in. If we were to order it today, we would receive it in 30 – 45 days from the distributor.

Comment from Darin Batty – We also need to remember the cost of the chemicals as well since this machine does use special chemicals we can only get from the distributors or manufacturers. We would no longer be able to use the current chemicals with this machine.

Reply from Aaron Cartwright – That is correct. Because this is a closed eco-system which means all chemicals would come directly from Kai-Vac. There are different treatment options you can do ranging from heavy duty to just standard sanitizing. That is definitely something to consider with the price as it is not included in the price of the actual machine. I think there was a question about allergens with the chemicals. You would lay down the chemicals first and let them sit temporarily and then you would take the wet vac to clean the mess up so there shouldn't really be any residue left from the chemicals. And once again, this will not cut down on the amount of time it takes to clean the restrooms but instead it will cut down on the amount of manual labor it takes to clean the restrooms properly. It will also be a more sanitary and safe way for them to clean up the disgusting messes they have had to deal with in the past. It is not a tool we are purchasing to speed the process of cleaning along but instead a tool we are purchasing to assist in making sure the restrooms are cleaned properly and safely.

Comment from Don Smith – Does the total cost also include the chemicals we would need to buy in order to use the machine?

Reply from Aaron Cartwright – No, but we do buy supplies from them all the time so we get a price break and the supplies for the machine would replace the supplies we are currently purchasing for cleaning the facilities. So, we will need to purchase just the machine and I would say we wouldn't include the cost of the chemicals in the motion because those would be part of our normal maintenance budget and supply costs.

1. Finalize 2024 Rates, Fees & Assessments – Talley Snow

Board to discuss in Executive Session.

2. Finalize 2024 Annual & Capital Budget – Talley Snow

Board to discuss in Executive Session.

3. Finalize Annual Meeting Plans – Aaron Cartwright

We have decided to move the annual meeting to the Elks Club in Oceano instead of doing it at the Portuguese Hall in Arroyo Grande. There is a lot more space for parking and for people to actually spread out in the hall. The service will be a lot better than what we have had in previous years at the Portuguese Hall. The total cost would be \$927.50 which would include the following: hall rental, insurance, linens, bartender with no minimum requirement on the bar tab, tea, water, coffee, wireless microphone, podium and setup and takedown at the end of the night. We would only have to pay \$100 to use the facility for our morning meeting which is because we are a little special in the sense that we use it in the morning for our meeting and then dinner celebration later on in the evening which takes up more time than some other organizations that might be renting the hall. It looks like we would only need a \$250 deposit in order to reserve the hall for the event as of right now. So, that is the direction we are going to go and we need to make a motion to pay the deposit.

4. Announce 2024 Board Openings – Charlie Weeks

The elections are coming up for the 2024 board of directors. We currently have 3 chairs that are coming up with Tom Barcellos terming out and Denise and myself running for reelection. This month opens up for people to start submitting their resumes to be in the running for the 2024 board. The submission of the resumes will close at the end of the December monthly meeting. So, anybody who is interested in running for the board please make sure to get your resumes in by the closing of the meeting in December. We need some good, solid, quality people who would like to come on the board and help make the park better.

Reply from Aaron Cartwright – So as a larger part of this conversation, every year there will be senior board members who will ineligible to run again for a period of 3 years per the park's bylaws. So, it is very important that we have people who are interested in running and being a part of the change in the park because it can't just be the same folks running every year whether we like them or not. It is 6 years in and 3 years out, which is a good thing because it allows for fresh faces and ideas to come up.

5. Appoint Election Chairperson – Charlie Weeks

Normally, we would have our secretary appointed as our chairperson for counting the votes but unfortunately she will not eligible because she is actually up for reelection. So, I moved another notch over to appoint Talley who was our secretary last year and our treasurer this year so I would like to ask her to take that on this year since she has done it before.

Reply from Talley Snow – Sure, I will do it.

6. Review 2024 Annual Mailing Packet – Aaron Cartwright

I didn't print an entire packet because it is massive but I did provide a list of contents that we officially put in the owner's packets every year. In reviewing this information for this meeting, I can't think of anything that we would need to supplement this with nor do I see anything I would like to exclude from this because it is all pretty important information for everyone to have every year. So, between now and January the board can give me ideas if they would like to change anything.

7. Review 2024 Employee Handbook – Aaron Cartwright

The employee handbook is furnished by Paychex and updated as needed with anything HR related or California laws.

8. Review 2024 / 2025 Timeline – Aaron Cartwright

The timeline has been created and implemented for several years that goes over the ebb and flow of events per calendar year like when things are due and when things are going to be happening like board meetings. I have reviewed this and updated this with dates based on the new calendar year but once again nothing was removed or added because I didn't see anything that needed to be removed or added. Once again, I am open to ideas if the board would like any changes made and I would need those changes by January 1st.

Comment from Mark Schieber – So the documents you have chosen not to print, is there a way for people to request them digitally or get a copy of them?

Reply from Aaron Cartwright – Yes I have been doing that. After we complete a mailing, I will upload the documents and the mailer to the owners portal on our website so anyone can view them or print them as needed.

9. CPR & AED Training – Aaron Cartwright

At the board's direction, I shopped around for pricing to find training for the staff and anyone that may be interested in the park for the AED machines and CPR. I was able to obtain a quote for around the realm of \$500 - \$600 which is about \$55 per person. This would allow for anyone who is interested to join and take the training as well. The quote I was looking at is \$610 and is for 10 people, which would allow for the 8 staff members to be trained and then also allow for two board members or members in the park to join as well. This quoted does exceed what I am permitted to spend so I would need a motion to have it passed.

Reply from Mark Schieber – Did you have anyone in mind to take the remaining 2 spots or anyone that you wanted in particular to be at the training or do we kind of just want to do it as first come, first serve?

Reply from Aaron Cartwright – I did not have anyone in mind and I am fine with anyone that is interested in joining the staff to join us on training day.

Reply from Mark Schieber – Perfect! I will make the motion then.

10. Screen / Gate Behind Bathrooms – Talley Snow

I would like to talk with the board about putting another gate back where the fish cleaning station is by the restrooms because there used to be one installed there prior to construction to keep people from going through the small alleyway between the restrooms and the sites but it is no longer there since construction has finished. We have had a couple of incidents where kids have been riding their bikes through there and almost hitting people as well as we have had an instance where a golf cart almost got stuck trying to drive through the alleyway. I think it is kind of a hazard when we have kids flying through there with people who are walking through there and people cleaning around there.

Comment from Charlie Weeks – I like the idea and I don't seem to be hearing any objections from anyone but now we have to go out and get pricing on the gate and figure out the configuration. Once we have more information and have pricing to look at then we can revisit this next meeting and make a motion on it.

Reply from Talley Snow – I will say the one thing I don't want to have is repeat the type of gate we had prior to construction because it was more like a slamming screen door that you could hear throughout the park. If you guys have any suggestions that would secure the area but not make as much noise to disturb the guests that will be camping around the area, I would greatly appreciate that.

Reply from Charlie Weeks – We can come up with some ideas with Aaron and then come back to the next board meeting with the options and pricing so we can make a motion and get it going.

11. Veteran's Day – Charles Nunes

I just wanted to make sure as a reminder our next meeting will be on Veteran's Day and so I just want to make sure everyone knows we will be doing a tribute to the veterans at our next meeting and we will be retiring the flags.

Member's Comments

Sheree Beltran (Locker 557) – I just wanted to say thank you to everyone who helps create the fun events to do in the park especially the staff who helps put them together and promote them in the park. And I want to just comment that we need to have more members showing up to the board meetings so they can help with participation and help with making the decisions. When you decide on making purchases, where are you getting the money from? Do you make decisions to raise rates on members or non-members based on the purchases you are making? And how do the memberships work? Just some questions people were asking me but also I didn't know all the information either.

Reply from Mark Schieber – The best way to get those answers is to go into our office and ask Aaron or Jenn. They have been here for a long time and Aaron is the mastermind of all this information and Jenn is probably the second mastermind right behind him with all that information. They can explain the rates and what it means to become a member and what shares are currently going for as well as give you a list of shares for sale. Any questions that may come up, they will have an answer for you!

Brenda Critzer (Locker 166) – We will be having a Thanksgiving potluck this year the 3rd Thursday of the month which will be November 16th in the clubhouse. We will be cooking 6 turkeys and 2 hams this year. There will be a sign-up sheet in the office should you decide that you would like to sign up to bring some side dishes or desserts. You can go to the office if you have any questions about times and location as well as the sign-up sheet will be there as well!

Joelyn Lutz (Locker 369) – The toilet paper rollers are too tight and it is difficult to roll them.

Reply from Charlie Weeks – We will have the maintenance guys take a look at them and see if we can get them to roll easier.

Board Member's Comments

Charlie Weeks – I had a good conversation with Jodi Garges about the curtains she suggested we make for hanging in the clubhouse to try and prevent the sun from being so bright coming through the windows. The Social Club has decided to donate to pay for the materials in order for Jodi to donate her time to make the curtains. We are going to make sure we move forward on this and try to get it going as quickly as possible.

Also, we keep hearing about the street repairs and when we are going to have them. We know we need to get the streets repaired and have a slurry done as well as do the crack repairs. We are going to be discussing that in the beginning of the year because it is something we are going to need to start doing in the spring rather than in the winter when we have better weather and it isn't so wet and cold.

In a previous meeting we had discussed purchasing electrical devices to put on breaker boxes and we had voted on purchasing them but after doing some more research we realized due to the type of electrical breaker panels we have these devices won't work for us so we are going to work on trying to find a device that will work for us.

Talley Snow – Please remember the speed limit is 5MPH and it is very slow so please adhere to it!

Meeting adjourned at 10:47am.

Respectfully Submitted,

Denise Gagliardi
Board of Directors – Secretary

Cc

Jennifer Del Monte
Senior Reservation Agent

Guest Survey Comments from September 2023

- People did not respect quiet hours at all.
- Cleanest facilities (bathroom/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.
- The staff is great!
- The staff were very helpful. The hot tub needs to have hot water. The water was lukewarm. We will stay again.
- 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.
- Always a good stay for us.
- The maintenance staff are very accommodating.
- 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.
- 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.
- When we come back we want to be close to Darren again.
- I don't think I will stay there again. The spots are way too small. Getting in and out without the forklift is impossible. I'd say take out every third spot and widen the areas.
- Maintenance went over and above to help us with our cable tv issue. Office staff is welcoming and helpful. Great Tri-Tip Barbeque even too.
- I.... keep up the good work....
- Your staff are amazing. Above and beyond. For that reason, we will definitely return.
- I would like to see the ABC network programming back on cable. Currently it says ABC but the program is CBS.
- Bring Kim back full time again.
- Board of directors' sponsor and chamber to appreciation BBQ for police department.
- "Best leader gets results from example".
- Clubhouse is not very clean. First thing in the morning very dirty and not swept. Metal racks in the sink have not been cleaned and they stink. Ice maker is not working very well and is not working.
- Location and nice people. No mean people. No political signs should be displayed. A gentleman was being mean and cussing and beating his kids.
- Laundry room was very dirty today. Lint was everywhere. I swept and cleaned off counters and chairs.
- Operations of golf carts you need a permit or licensed driver. It is stated in the rules and regulations and doesn't matter if there is an adult in the golf cart with them. According to the rules, it must be a vehicle licensed driver.

All Motions

Talley Snow made a motion to approve the minutes of the September 2023 meeting, seconded by Don Smith.

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 John Watkins.

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 \$14,000 from the operating to 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.

Talley Snow made a motion to move \$46,701 from the dues account to the operating account to pay ½ of the property taxes, seconded by Charles Nunes.

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 purchase KaiVac Cleaning System #1750 for \$5556.25, seconded by Don Smith.

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 pay \$250 deposit to reserve the Elks Lodge Oceano for 2024 Annual meeting, 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 pay \$610 for CPR & AED Training for staff and 2 members, seconded by Charles Nunes.

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

Charles Nunes made a motion to adjourn to executive session, 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.

4:20 PM

11/09/23

Cash Basis

Holiday RV Park

Profit & Loss Prev Year Comparison

October 2023

	Oct 23	Oct 22	\$ Change
Ordinary Income/Expense			
Income			
Non TOT Taxable Revenue			
7200 · Members Dues	141.50	1,652.00	-1,510.50
7212 · Late Checkout	970.00	10.00	960.00
7214 · Weekly Rent-No Tax	2,729.87	5,265.00	-2,535.13
7220 · Monthly - Members	24,298.00	20,111.28	4,186.72
7231 · Snowbird - Non-Members	21,439.56	6,187.00	15,252.56
7234 · Snowbirds - Members	32,266.10	35,158.00	-2,891.90
7242 · Member Daily - Non taxable	-798.00	3,411.00	-4,209.00
7245 · Mobile Home Rental Income	800.00	0.00	800.00
7295 · Washer & Dryer	3,501.75	2,905.00	596.75
7310 · Parking Fee	1,410.00	1,189.50	220.50
7320 · Water Commission	36.60	52.30	-15.70
7994 · Late Fee on Dues	302.42	141.60	160.82
Total Non TOT Taxable Revenue	87,097.80	76,082.68	11,015.12
TOT Taxable Revenue			
7210 · Non-Member Daily	27,146.93	27,170.00	-23.07
7217 · Group Daily	426.00	0.00	426.00
7219 · Mid Week Special	556.00	0.00	556.00
Total TOT Taxable Revenue	28,128.93	27,170.00	958.93
7620 · Escapee- 15% Discounts	-548.40	-227.25	-321.15
7640 · FMCA/Camp CA - 10% Discounts	-283.90	-16.00	-267.90
7650 · Military/LE Discount - 15%	-549.45	-739.50	190.05
7660 · Long Weekend Discount	0.00	-64.00	64.00
Total Income	113,844.98	102,205.93	11,639.05
Gross Profit	113,844.98	102,205.93	11,639.05
Expense			
Business Promotional Costs			
8050 · Advertising Expense	135.00	0.00	135.00
9055 · Website Expense	50.00	100.00	-50.00
Total Business Promotional Costs	185.00	100.00	85.00
Computer IT Dept			
9056 · Software	290.87	218.98	71.89
9062 · IT Service Labor	1,736.72	1,664.72	72.00
Total Computer IT Dept	2,027.59	1,883.70	143.89
Meetings & Events			
9090 · Annual Meeting	250.00	0.00	250.00
9092 · Monthly Meeting Expenses	187.96	206.17	-18.21
9093 · Staff Meeting Expense	0.00	38.71	-38.71
9505 · Park Functions & Events	0.00	76.78	-76.78
9650 · Travel (Not Meals)	76.90	0.00	76.90
Total Meetings & Events	514.86	321.66	193.20
Professional Fees			
9120 · Accounting & Auditing	2,500.00	12,682.00	-10,182.00
9130 · Legal Fees	0.00	5,774.95	-5,774.95
9140 · Professional Fees - Other	195.00	0.00	195.00
9170 · Directors Expense	1,472.23	2,663.75	-1,191.52
Total Professional Fees	4,167.23	21,120.70	-16,953.47
8200 · Bad Debt Expense	0.00	0.00	0.00
8201 · Bank Fees & Charges			
8240 · Credit Card Processing Costs	2,577.69	2,306.70	270.99
8250 · Bank Charges	0.00	25.00	-25.00
Total 8201 · Bank Fees & Charges	2,577.69	2,331.70	245.99

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Cash Basis

Holiday RV Park

Profit & Loss Prev Year Comparison

October 2023

	Oct 23	Oct 22	\$ Change
8425 · Employee Appreciation	26.45	600.00	-573.55
8439 · Taxes			
9070 · Property Tax	47,971.61	43,574.98	4,396.63
Total 8439 · Taxes	47,971.61	43,574.98	4,396.63
8600 · Utilities			
8260 · Cable Television (Park)	4,880.82	4,751.50	129.32
8650 · Garbage	2,665.34	2,466.43	198.91
8660 · Gas	2,241.36	5,100.19	-2,858.83
8680 · Electric	14,828.70	14,272.14	556.56
9600 · Telephone & Internet	177.98	222.19	-44.21
9602 · Internet	0.00	139.98	-139.98
Total 8600 · Utilities	24,794.20	26,952.43	-2,158.23
8700 · Insurance Expense			
8702 · Insurance - General Liability	4,562.79	2,664.46	1,898.33
8770 · Insurance - Employee Health	1,371.74	475.86	895.88
8772 · Insurance - Employee Vision	210.56	261.36	-50.80
8790 · Insurance - Worker's Comp	11,526.00	8,188.00	3,338.00
Total 8700 · Insurance Expense	17,671.09	11,589.68	6,081.41
9001 · Payroll			
9060 · Payroll Tax	1,885.53	1,543.73	341.80
9075 · Payroll Service Fees	696.05	659.90	36.15
9350 · Salary & Wages	23,214.17	18,863.84	4,350.33
9352 · Hiring Expenses	585.00	1,661.95	-1,076.95
Total 9001 · Payroll	26,380.75	22,729.42	3,651.33
9002 · Repairs & Maintenance			
9003 · Pest Control Services	95.00	95.00	0.00
9020 · Pool/Spa Regular Maintenance	545.00	1,552.22	-1,007.22
9030 · General	5,224.42	579.89	4,644.53
9032 · Electrical	837.62	0.00	837.62
9033 · Plumbing	125.00	981.00	-856.00
9081 · Water Salt Softner	290.54	55.81	234.73
Total 9002 · Repairs & Maintenance	7,117.58	3,263.92	3,853.66
9050 · Office Expenses			
9037 · Timeclock Machine & Software	24.00	48.00	-24.00
9051 · Office Expense	366.33	0.00	366.33
9052 · Office Supplies	995.69	715.39	280.30
9059 · Printing, Copy Expenses	273.90	265.47	8.43
9071 · Customer Amenities	0.00	72.06	-72.06
9100 · Postage & Delivery	31.50	0.00	31.50
9050 · Office Expenses - Other	0.00	172.69	-172.69
Total 9050 · Office Expenses	1,691.42	1,273.61	417.81
9370 · Supplies			
9023 · Janitorial Supplies	3,083.44	552.66	2,530.78
9024 · Small Tools	108.65	83.62	25.03
9026 · Park & Grounds Supplies	5,353.14	0.00	5,353.14
9371 · Clubhouse Supplies	0.00	50.89	-50.89
Total 9370 · Supplies	8,545.23	687.17	7,858.06
9400 · Safety & Security			
9401 · Fire Prevention	0.00	195.00	-195.00
9402 · Locks & Keys	0.00	220.74	-220.74
Total 9400 · Safety & Security	0.00	415.74	-415.74
Total Expense	143,670.70	136,844.71	6,825.99

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Cash Basis

Holiday RV Park

Profit & Loss Prev Year Comparison

October 2023

	Oct 23	Oct 22	\$ Change
Net Ordinary Income	-29,825.72	-34,638.78	4,813.06
Other Income/Expense			
Other Income			
9870 · Interest Income	18.71	3.03	15.68
Total Other Income	18.71	3.03	15.68
Other Expense			
5400 · Payable to the State of CA	0.00	6,124.00	-6,124.00
9820 · Foreclosure Expenses	121.76	11,717.91	-11,596.15
9911 · Garnishment Payable	0.00	0.00	0.00
9922 · Interest Expense	2,929.72	3,640.64	-710.92
Total Other Expense	3,051.48	21,482.55	-18,431.07
Net Other Income	-3,032.77	-21,479.52	18,446.75
Net Income	-32,858.49	-56,118.30	23,259.81

Holiday RV Park

Balance Sheet Prev Year Comparison

As of October 31, 2023

	Oct 31, 23	Oct 31, 22	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
1001 · Cash Accounts			
1010 · Petty Cash	200.00	200.00	0.00
1030 · Cash on Hand	800.00	800.00	0.00
1040 · Bill Changer	500.00	500.00	0.00
1050 · Mechanics-Operating Acct - 0802	33,091.35	23,617.56	9,473.79
1060 · Mechanics-Laundry Room - 7211	30,584.64	11,430.62	19,154.02
1063 · Mechanics- Dues Account - 6422	33,691.27	5,380.07	28,311.20
Total 1001 · Cash Accounts	98,867.26	41,928.25	56,939.01
1065 · Reserves			
1070 · Mechanics Emergency Reserves	151,846.10	6,809.88	145,036.22
1075 · Mechanics CIM Reserves	100,546.51	82,166.52	18,379.99
Total 1065 · Reserves	252,392.61	88,976.40	163,416.21
Total Checking/Savings	351,259.87	130,904.65	220,355.22
Accounts Receivable			
11000 · Accounts Receivable	-533.50	-1,225.00	691.50
Total Accounts Receivable	-533.50	-1,225.00	691.50
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	91,101.38	20,585.00	70,516.38
2410 · Prepaid Expenses	4,104.00	0.00	4,104.00
2460 · Prepaid IncomeTaxes	10,674.00	0.00	10,674.00
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	148,391.48	63,097.10	85,294.38
Total Current Assets	499,117.85	192,776.75	306,341.10
Fixed Assets			
Electrical Upgrades			
4044 · Electrical Phase 1	141,996.13	141,996.13	0.00
4045 · Electrical Phase 2	37,527.00	37,527.00	0.00
4046 · Electrical Phase 3	49,008.16	49,008.16	0.00
4047 · Electrical Phase 4	28,357.00	28,357.00	0.00
4048 · Electrical Phase 5	25,183.57	25,183.57	0.00
4049 · Electrical Phase 6	42,375.50	42,375.50	0.00
Electrical Upgrades - Other	919.42	919.42	0.00
Total Electrical Upgrades	325,366.78	325,366.78	0.00
4015 · Clubhouse Improvements			
4019 · Other FF&E	2,600.00	2,600.00	0.00
Total 4015 · Clubhouse Improvements	2,600.00	2,600.00	0.00
4038 · Office Remodel			
4036 · New Office Furniture	4,141.19	4,141.19	0.00
Total 4038 · Office Remodel	4,141.19	4,141.19	0.00
4039 · Improvements			
4033 · Camera Security System	13,446.35	13,446.35	0.00
4034 · Magnolia Center Refurbish	16,309.65	16,309.65	0.00
4035 · Outside Lighting	5,458.00	5,458.00	0.00
4040 · Improvements Prior to 2015	288,961.17	288,961.17	0.00
4042-1 · Capital Improvements 2017	51,113.97	51,113.97	0.00
4042 · Capital Improvements (2014)	8,768.55	8,768.55	0.00

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11/09/23

Cash Basis

Holiday RV Park

Balance Sheet Prev Year Comparison

As of October 31, 2023

	Oct 31, 23	Oct 31, 22	\$ Change
Total 4039 · Improvements	384,057.69	384,057.69	0.00
4052 · Pool & Spa Upgrades			
4030 · Pool Chair Lifts	11,277.10	11,277.10	0.00
4050 · Spa	12,603.30	12,603.30	0.00
4053 · Pool Construction	84,636.00	84,636.00	0.00
4054 · Pool Furniture	5,064.20	5,064.20	0.00
4055 · Pool Re-Wiring	1,291.00	1,291.00	0.00
4056 · Pool Heaters	15,090.00	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	41,985.44	0.00
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	1,672,817.29	38,052.62
4059 · Buildings - Other	122,802.00	122,802.00	0.00
Total 4059 · Buildings	1,869,889.39	1,831,836.77	38,052.62
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	4,060.21	4,064.00
4080 · Equipment - Other	44,850.91	43,335.43	1,515.48
Total 4080 · Equipment	54,775.83	49,196.35	5,579.48
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	2,159,110.85	50,065.69
Other Assets			
4500 · Unrealized Gain/Loss Investment	-772.85	-772.85	0.00
4510 · Suspense	12,750.00	12,750.00	0.00
Total Other Assets	11,977.15	11,977.15	0.00
TOTAL ASSETS	2,220,271.54	2,363,864.75	356,406.79
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			

4:21 PM

11/09/23

Cash Basis

Holiday RV Park

Balance Sheet Prev Year Comparison

As of October 31, 2023

	Oct 31, 23	Oct 31, 22	\$ Change
Accounts Payable			
20000 · Accounts Payable	69,995.99	-0.01	69,996.00
Total Accounts Payable	69,995.99	-0.01	69,996.00
Credit Cards			
HRVP Credit Card - 4018	0.00	15,218.87	-15,218.87
Mechanics Bank CC	3,815.68	0.00	3,815.68
Total Credit Cards	3,815.68	15,218.87	-11,403.19
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	302,751.64	391,016.75	-88,265.11
5040 · Gift Certificate Payable	-157.50	-157.50	0.00
5170 · T.O.T. Payable	-7,534.22	-9,953.56	2,419.34
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	-178.21	0.00	-178.21
Total Other Current Liabilities	337,514.30	423,538.28	-86,023.98
Total Current Liabilities	411,325.97	438,757.14	-27,431.17
Total Liabilities	411,325.97	438,757.14	-27,431.17
Equity			
6800 · Capital Contributions	32,300.00	32,300.00	0.00
6900 · Retained Earnings	1,957,543.15	1,674,499.02	283,044.13
Net Income	319,102.42	218,308.59	100,793.83
Total Equity	2,308,945.57	1,925,107.61	383,837.96
TOTAL LIABILITIES & EQUITY	2,720,271.54	2,363,864.75	356,406.79

Holiday RV Park

Occupancy By Site Type

From 01 Oct 2023 To 31 Oct 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	38	1176	2	853	323	25.44	72.53	776.55	0.00	29,913.31	29,913.31	35.07	35.07	10.15	0.00	150
Back-in 33-36ft Site (30/50 Amp)	Days	43	1331	2	1029	302	21.20	77.31	442.25	0.00	28,218.93	28,218.93	27.42	27.42	11.43	0.00	167
Back-in 36-39ft Site (30 Amp)	Days	8	248	0	206	42	10.91	83.06	44.00	0.00	2,705.32	2,705.32	13.13	13.13	11.44	0.00	36
Back-in 36-39ft Site (30/50 Amp)	Days	47	1457	0	1185	272	27.67	81.33	426.65	0.00	40,313.25	40,313.25	34.02	34.02	11.18	0.00	216
Narrow 30-34ft Back-in Site (No Slides - 30 Amp)	Days	16	496	0	203	293	14.15	40.93	72.25	0.00	7,016.21	7,016.21	34.56	34.56	5.34	0.00	74
700s 41-50ft Back-in Site (30/50 Amp)	Days	4	124	0	74	50	208.44	59.68	1,179.20	0.00	25,846.91	25,846.91	349.28	349.28	7.40	0.00	20
Pull-Thru 70-73ft Site (30/50 Amp)	Days	15	463	2	167	296	20.92	36.07	521.60	0.00	9,685.89	9,685.89	58.00	58.00	7.95	0.00	48
Monthly	Days	39	1209	0	1209	0	20.29	100.00	0.00	0.00	24,528.00	24,528.00	20.29	20.29	31.00	0.00	78
Grand Total:		210	6504	6	4926	1578	25.87	75.74	3,462.50	0.00	168,227.82	168,227.82	34.15	34.15	12.13	0.00	789

Holiday RV Park

Occupancy By Site Type

From 01 Oct 2022 To 31 Oct 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	1209	0	938	271	22.86	77.58	563.00	0.00	27,639.36	27,639.36	29.47	29.47	9.57	0.00	181
Back-in 33-36ft Site (30/50 Amp)	Days	42	1302	0	1048	254	21.22	80.49	141.00	0.00	27,625.51	27,625.51	26.36	26.36	11.91	0.00	163
Back-in 36-39ft Site (30 Amp)	Days	8	248	0	221	27	13.32	89.11	0.00	0.00	3,303.30	3,303.30	14.95	14.95	11.05	0.00	39
Back-in 36-39ft Site (30/50 Amp)	Days	48	1488	0	1205	283	22.54	80.98	354.50	0.00	33,541.38	33,541.38	27.84	27.84	9.72	0.00	247
Narrow 30-34ft Back-in Site (No Slides - 30 Amp)	Days	15	465	0	177	288	31.88	38.06	162.00	0.00	14,823.52	14,823.52	83.75	83.75	5.90	0.00	58
700s 41-50ft Back-in Site (30/50 Amp)	Days	4	124	0	99	25	47.91	79.84	396.00	0.00	5,941.41	5,941.41	60.01	60.01	9.90	0.00	20
Pull-Thru 70-73ft Site (30/50 Amp)	Days	15	465	0	130	335	15.69	27.96	88.00	0.00	7,297.26	7,297.26	56.13	56.13	8.67	0.00	30
Monthly	Days	39	1209	0	1172	37	16.21	96.94	0.00	0.00	19,600.75	19,600.75	16.72	16.72	30.84	0.00	76
Grand Total:		210	6510	0	4990	1520	21.47	76.65	1,704.50	0.00	139,772.49	139,772.49	28.01	28.01	11.80	0.00	814

Holiday RV Park

Occupancy By Rate

From 01 Oct 2023 To 31 Oct 2023

Description	Total Res	Available Nights	Used Nights	% Total of Report Reservations	% Used Against	Gross Revenue	Nett Revenue	% of Total Reports
Member Daily (No Charge)	120	6504	941	19.10	14.47	30.00	30.00	0.02
Member Rate (Non-Prime)	2	6504	12	0.24	0.18	3,640.27	3,640.27	2.16
Mid-Week Special	7	6504	20	0.41	0.31	1,229.40	1,229.40	0.73
Monthly	40	6504	1240	25.17	19.07	25,158.00	25,158.00	14.95
Non-Member	115	6504	455	9.24	7.00	77,530.35	77,530.35	46.09
Parking	52	6504	151	3.07	2.32	1,480.00	1,480.00	0.88
Snowbird (Member)	45	6504	1387	28.16	21.33	33,588.06	33,588.06	19.97
Snowbird (Non-Member)	16	6504	441	8.95	6.78	15,183.74	15,183.74	9.03
Snowbird P/T (Member)	3	6504	93	1.89	1.43	2,968.00	2,968.00	1.76
Snowbird P/T (Non-Member)	6	6504	186	3.78	2.86	7,420.00	7,420.00	4.41
Grand Total:	406	6504	4926	100.00	75.74	168,227.82	168,227.82	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

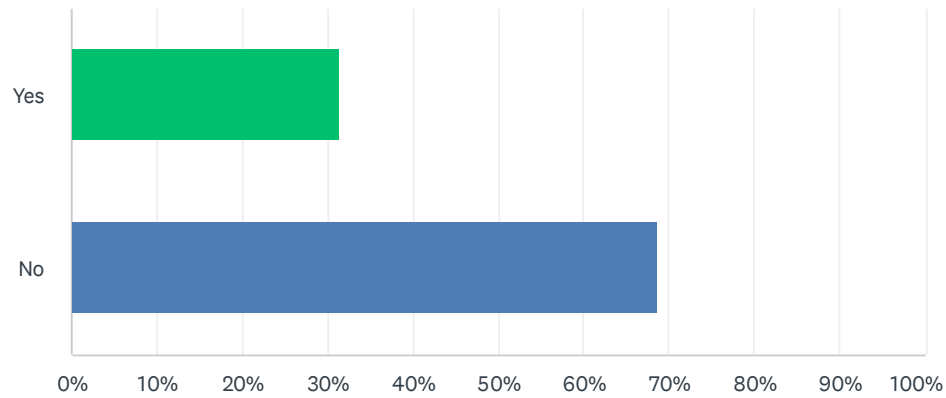
From 01 Oct 2022 To 31 Oct 2022

Description	Total Res	Available Nights	Used Nights	% Total of Report Reservations	% Used Against	Gross Revenue	Nett Revenue	% of Total Reports
Board Meeting	2	6510	15	0.30	0.23	0.00	0.00	0.00
Member Daily (No Charge)	128	6510	1142	22.89	17.54	20.00	20.00	0.01
Member Rate (Non-Prime)	8	6510	73	1.46	1.12	6,334.14	6,334.14	4.53
Member Rate (Prime)	1	6510	3	0.06	0.05	154.59	154.59	0.11
Monthly	39	6510	1203	24.11	18.48	20,658.28	20,658.28	14.78
Non-Member	143	6510	555	11.12	8.53	66,511.48	66,511.48	47.59
Parking	41	6510	116	2.32	1.78	1,140.00	1,140.00	0.82
Snowbird (Member)	49	6510	1519	30.44	23.33	33,255.00	33,255.00	23.79
Snowbird (Non-Member)	6	6510	178	3.57	2.73	5,625.00	5,625.00	4.02
Snowbird P/T (Member)	3	6510	93	1.86	1.43	2,700.00	2,700.00	1.93
Snowbird P/T (Non-Member)	3	6510	93	1.86	1.43	3,374.00	3,374.00	2.41
Grand Total:	423	6510	4990	100.00	76.65	139,772.49	139,772.49	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?

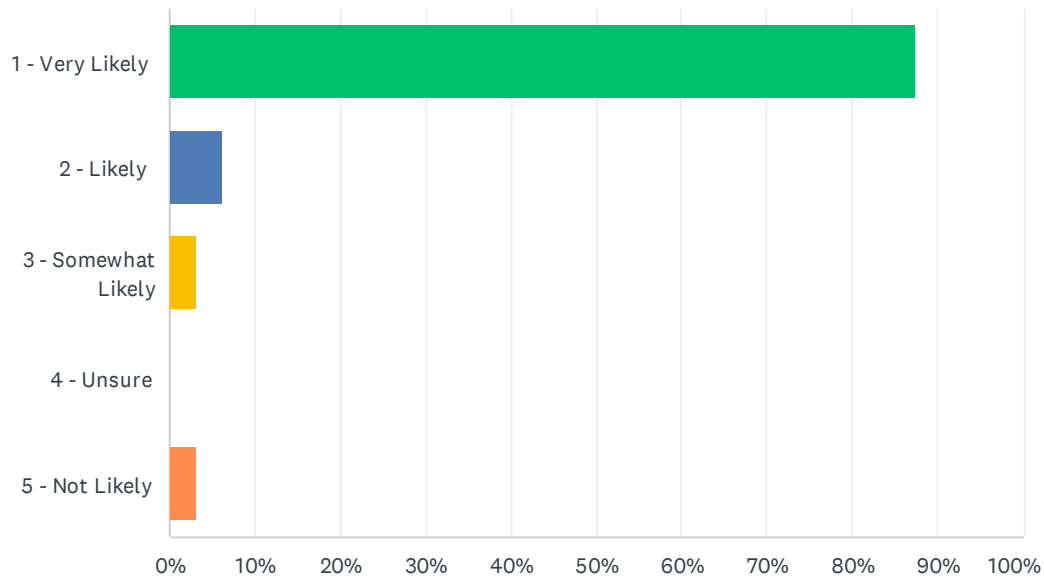
Answered: 32 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	31.25%	10
No	68.75%	22
TOTAL		32

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

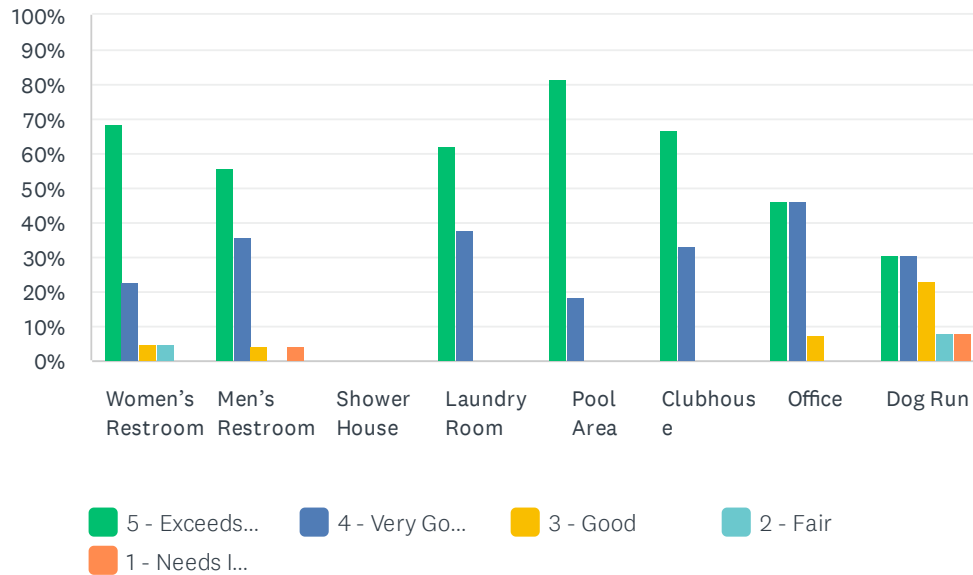
Answered: 32 Skipped: 0



ANSWER CHOICES	RESPONSES	
1 - Very Likely	87.50%	28
2 - Likely	6.25%	2
3 - Somewhat Likely	3.13%	1
4 - Unsure	0.00%	0
5 - Not Likely	3.13%	1
TOTAL		32

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

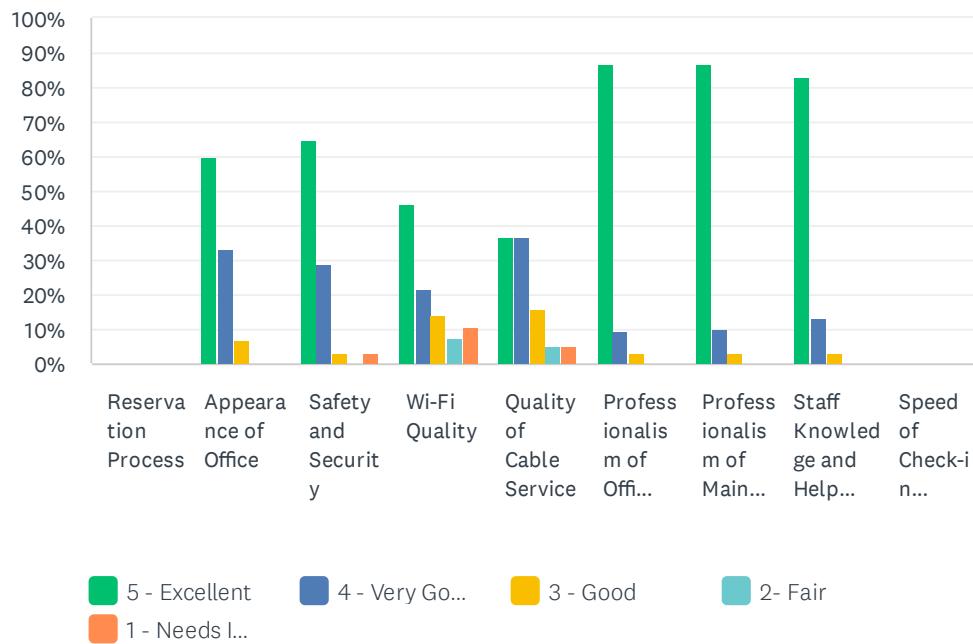
Answered: 31 Skipped: 1



	5 - EXCEEDS EXPECTATIONS	4 - VERY GOOD	3 - GOOD	2 - FAIR	1 - NEEDS IMPROVEMENT	TOTAL	WEIGHTED AVERAGE
Women's Restroom	68.18% 15	22.73% 5	4.55% 1	4.55% 1	0.00% 0	22	1.45
Men's Restroom	56.00% 14	36.00% 9	4.00% 1	0.00% 0	4.00% 1	25	1.60
Shower House	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0	0.00
Laundry Room	61.90% 13	38.10% 8	0.00% 0	0.00% 0	0.00% 0	21	1.38
Pool Area	81.82% 18	18.18% 4	0.00% 0	0.00% 0	0.00% 0	22	1.18
Clubhouse	66.67% 12	33.33% 6	0.00% 0	0.00% 0	0.00% 0	18	1.33
Office	46.43% 13	46.43% 13	7.14% 2	0.00% 0	0.00% 0	28	1.61
Dog Run	30.77% 4	30.77% 4	23.08% 3	7.69% 1	7.69% 1	13	2.31

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

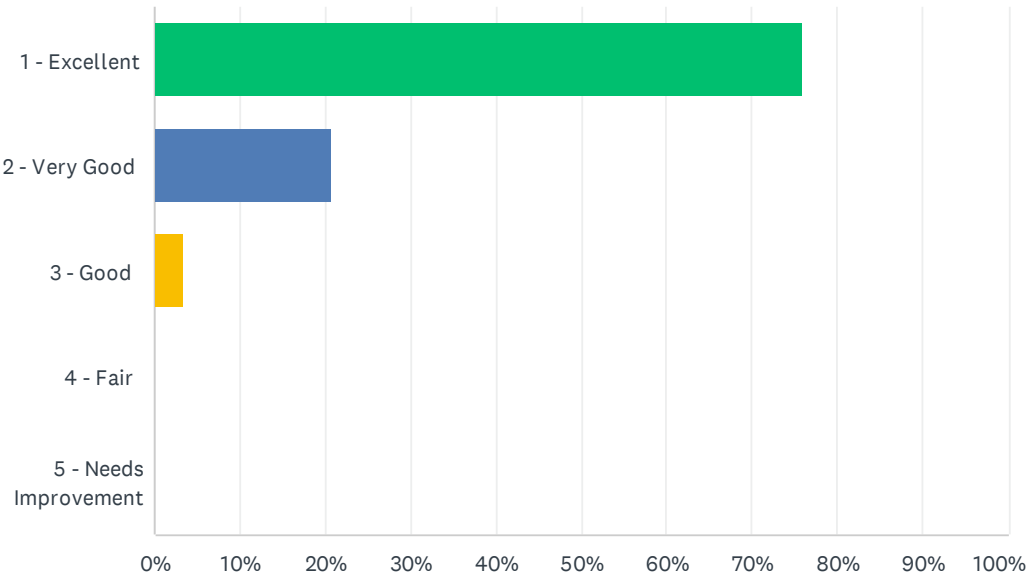
Answered: 31 Skipped: 1



	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	60.00% 18	33.33% 10	6.67% 2	0.00% 0	0.00% 0	30	1.47
Safety and Security	64.52% 20	29.03% 9	3.23% 1	0.00% 0	3.23% 1	31	1.48
Wi-Fi Quality	46.43% 13	21.43% 6	14.29% 4	7.14% 2	10.71% 3	28	2.14
Quality of Cable Service	36.84% 7	36.84% 7	15.79% 3	5.26% 1	5.26% 1	19	2.05
Professionalism of Office Staff	87.10% 27	9.68% 3	3.23% 1	0.00% 0	0.00% 0	31	1.16
Professionalism of Maintenance Staff	86.67% 26	10.00% 3	3.33% 1	0.00% 0	0.00% 0	30	1.17
Staff Knowledge and Helpfulness	83.33% 25	13.33% 4	3.33% 1	0.00% 0	0.00% 0	30	1.20
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: 29 Skipped: 3



ANSWER CHOICES	RESPONSES	
1 - Excellent	75.86%	22
2 - Very Good	20.69%	6
3 - Good	3.45%	1
4 - Fair	0.00%	0
5 - Needs Improvement	0.00%	0
TOTAL		29

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: 12 Skipped: 20

#	RESPONSES	DATE
1	I feel like there should be a ping pong table/ pool table in the club house. More amenities for kids and teens. (Board games)	10/29/2023 2:29 PM
2	Really wish the spaces were wider but appreciate the very nice gathering areas you provide to compensate for the lack of space at the rv site.	10/24/2023 7:27 PM
3	My husband and I were guests of Mel and Janet Cabral 10/19 - 10/22/2023. Our stay was very good - clean park grounds and beautiful clubhouse. However, on Saturday 10/21 my husband found the men's restroom to have feces smeared over the toilets, walls and floor of two regular stalls as well as feces smeared on the floor leading to the showers. My husband left the restroom and reported the bathroom condition to Luke and a woman who said that she was on the board. This incident is a health safety hazard. Cameras should be installed outside the restrooms to show day and time of patron usage. Using the same security code for all those in the park allows for misbehavior and total disrespect for people and property by those choosing to act in a disgraceful manner. A more "SECURE" system should be implemented as soon as possible. Greg Stone and Mary Lou Bouchard	10/23/2023 8:13 PM
4	Thank you for making us able to have a late check out. Will definitely be back.	10/22/2023 7:07 PM
5	Everyone who works there and the people in the park or very accommodating and very polite. We had a very nice time visiting the park thank you very much	10/22/2023 4:24 PM
6	Good job all Chris & Terrie	10/21/2023 8:33 AM
7	We absolutely love the whole staff at Holiday, every one is so friendly and helpful. This is the best place to stay ever!!!!	10/17/2023 4:37 PM
8	Clean and quiet!!	10/17/2023 10:06 AM
9	We were at the monthly meeting. Concern was brought up about how to keep track of golf carts for charging occupants for charging carts. Cars must have a tag on mirror of vehicles. Might golf carts have a sticker on them? They could have their locker number on the sticker.	10/16/2023 11:54 AM
10	It's always such a pleasure to deal with Aaron. He's friendly and has always gone out of his way to accommodate us! The clerk that checked us in when arriving was friendly also and went out of her way and cleared up an issue for us which we are grateful for (can't remember her name, I apologize for that)!	10/8/2023 8:05 PM
11	Totally enjoy the park everything we stay! Thank you!	10/6/2023 5:39 PM
12	Everyone was so nice and accommodating. The location was great, right near the beach! We were able to park our tourbus for 2 nights here and it was exactly what we needed.	10/2/2023 1:32 PM



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 will~~ be represented by Park Management, including a manager, who can enforce the Rules and Regulations on behalf of the Association, ~~as adopted by the Board of Directors.~~

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.

(7) Fences along the perimeter RV Lot boundaries adjacent to each RV unit are not permitted. Fencing is permitted behind RV units within each RVer's Lot boundary, in a manner that does not interfere with a neighboring RVer's access to utility pedestal and ease of parking. All fences must be approved by Park Management prior to installation.

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 RVers, 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 RVers.

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. ~~Not~~ 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 vehicles may not be charged within the Park through any means of utilizing the Park's electrical facilities. Electric Low-speed Vehicles (LSVs) and Neighborhood Electric Vehicles (NEVs) may be charged through use of the Park's electrical facilities for a fee, as determined from time to time by Park Management (and posted in the Park's office).

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. RVer's 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.

(8) 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.

DRAFT



www.globalindustrial.com

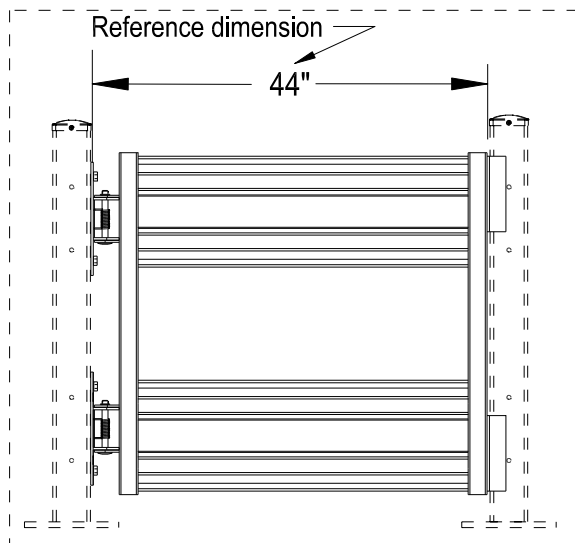
US: 888-628-3466

Canada: 888-645-2986

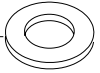


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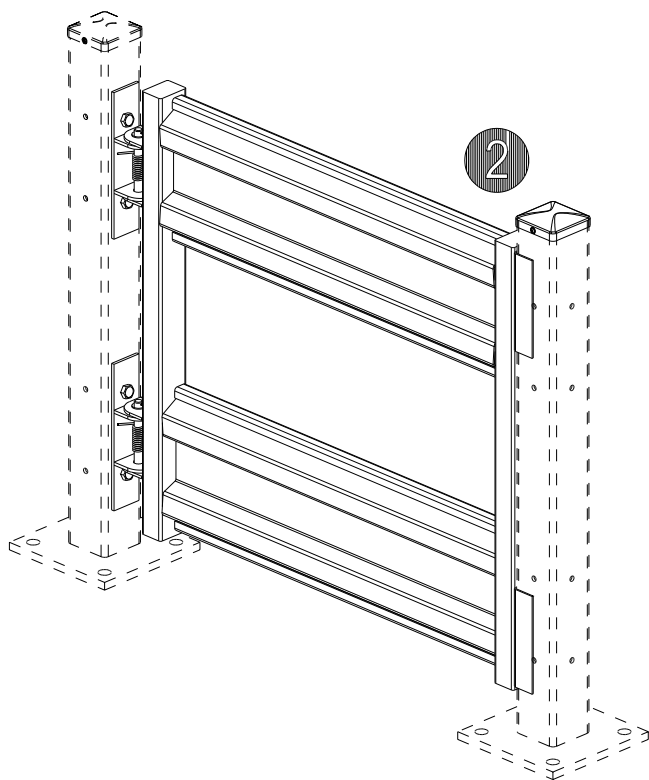
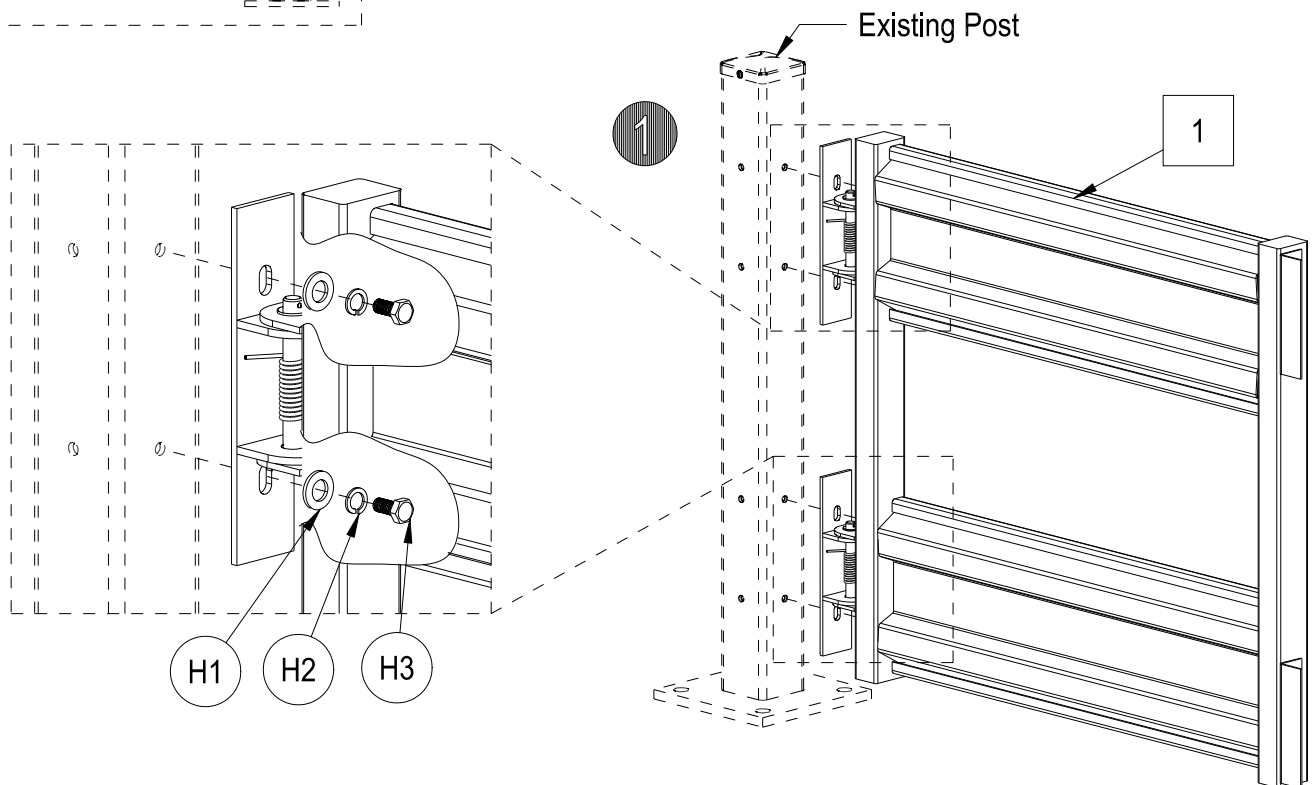
Self Closing Guard Rail Installation Guide

Model 708372



Contents

Ref.	Qty.	Description
1	1	Guard Rail
H1	4	Plain Washer 
H2	4	Lock Washer 
H3	4	M12 x 1.75 x 24mm Lg. Hex Bolt 



▲ WARNING ▲

- Do not climb on, under or through guard rail
- Assembly and installation of equipment should be performed by 2 people.
- Do not use if any parts of guard rail are broken or damaged.
- Inspect and tighten hardware every six months.
- Replace rusted hardware and damaged components.

The warnings, precautions, and instructions discussed cannot cover all possible conditions and situations that may occur. Failure to heed these warnings may result in property damage, personal injury, and/or death.

YellowGate®

One Gate. Fits All. Stops Falls.



The Original Universal Safety Gate



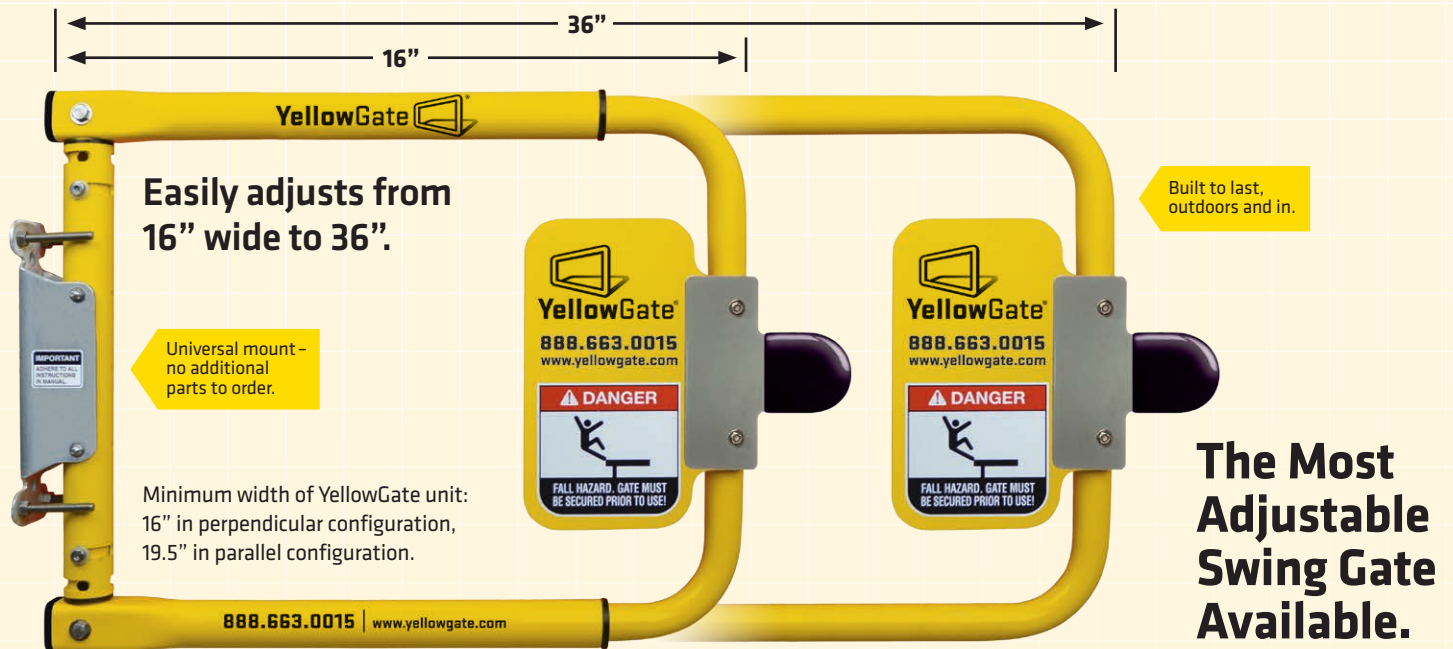
Each component is
proudly crafted in our
South Carolina facility.

call us toll free **1.888.663.0015** internationally **+1.843.485.0632**

visit us online **YellowGate.com**

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YellowGate Fall Protection



Patent Pending Malbec Tensioner

No spring to fail.



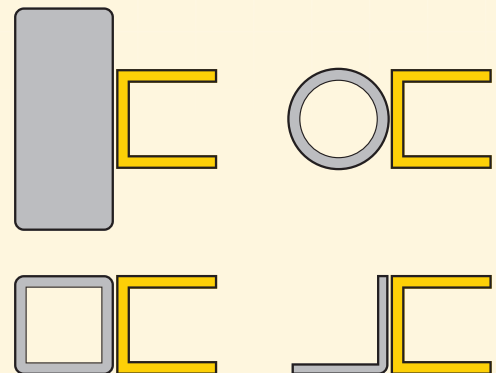
The Malbec Tensioner eliminates the need for a swing gate's most common failure point, the spring. The patent pending system provides field adjustable tension and maintenance free closure, every time.

YellowGate can swing either in or out by simply relocating two bolts.



Universal Mount

Mounts to walls, round and square tube and angle iron, with a single mount.



OSHA Regulation

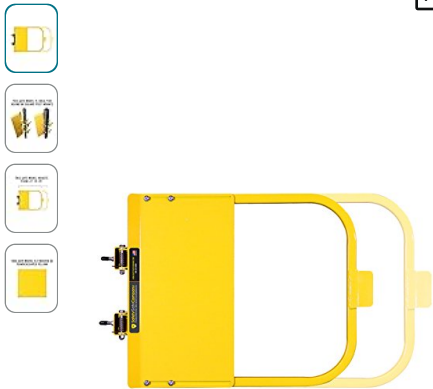
1910.23 Guarding Floor & Wall Openings & Holes

- (a) Protection of floor openings
- (a.2) Guard ladderway floor openings or platforms like a stairway floor opening with passage through the railing either provided with a swinging gate or offset so a person cannot walk directly into the opening.

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Safety Gate Company Self-Closing Yellow Safety Gate for Square or Round Post Mount 23-29" • 100% USA Made

• Safety Yellow

Brand: Safety Gate Company

4.8 ★★★★★ 7 ratings

🏆 Best Seller

Price: **\$229.00**

Earn **\$400 Back** with the Amazon Business Prime Card. Offer ends 12/13/23. Terms apply. [Learn more](#)

Material Alloy Steel
Color Yellow
Brand Safety Gate Company
Item Dimensions LxWxH 29 x 4 x 21 inches
Item Weight 19 Pounds

[About the product](#) | [Reviews and Q&A](#)

[Report incorrect product information.](#)

Click image to open expanded view

\$229.00

FREE delivery **November 9 - 13.**
[Details](#)

Or fastest delivery **Wednesday, November 8.** [Details](#)

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In Stock

Qty:

1 ▼

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Secure transaction

Ships from and sold by [Safety Gate Company.](#)

Return policy: [Returnable until Jan 31, 2024](#) ▼

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☐ 2 Year General Merchandise Protection Plan for **\$37.99**

☐ 3 Year General Merchandise Protection Plan for **\$50.99**



Set of 6 PVC Traffic Safety Cones, Black Base...

★★★★★ 200

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[Self-Closing Yellow Safety Gate for Flat Bar or Wall Mount 16-22"](#)
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VEVOR



Delineator Posts, 5Pack, Orange PE Reflective Band, by VEVOR...

\$159⁹⁹

\$157.60 with quantity discounts

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Products related to this item

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2024 Rates

Members	2023	Percentage Increase	2024 Final
Daily Non-Prime	\$42.00	N/A	\$42
Daily Prime	\$49.00	N/A	\$49
Daily Non-Prime Pull Thru	\$84.00	N/A	\$84
Daily Prime Pull Thru	\$98.00	N/A	\$98
700 sites	\$71.00	N/A	\$71
Snow Bird	\$742.00	N/A	\$742
Snow Bird Pull Thru	\$1,484.00	N/A	\$1,484
Short Term Occupant	\$1,039.00	N/A	\$1,039
Monthly	\$630.00	5.00%	\$662
Dues	\$283.00	10.00%	\$311
Non-Members	2023	Percentage Increase	2024 Final
Daily Non-Prime	\$71.00	N/A	\$71
Daily Prime/Weekends	\$88.00	N/A	\$88
Daily Non-Prime Pull Thru	\$142.00	N/A	\$142
Daily Prime Pull Thru	\$176.00	N/A	\$176
700 sites	\$88.00	N/A	\$88
Weekly	\$443.00	N/A	\$443
Snowbird	\$1,237.00	N/A	\$1,237

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

