



### **Board of Directors**

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

Members Present – 25

Meeting called to order at 10:07am by Charles Nunes.

Flag salute led by Charles Nunes (Locker 257).

Charlie Weeks reminded the member in attendance that any unreturned ballots must be submitted now. No ballots were submitted at the meeting.

### **Correspondence – Mark Schieber**

The board and I had some discussions prior to the meeting and decided as far as we are concerned it has been pretty quiet in the park lately due to the rain and weather. It looks like maintenance has finally been able to get the pool and spa fixed so we shouldn't be getting any more complaints in regard to that hopefully. But from what I am hearing everything seems to be going good in the park and it has been a little empty in the park over the last couple of weeks which makes it easier to keep up with the daily schedule and it helps to have less issues in the park for maintenance and park management. Other than that, I don't have anything more to report.

### **President's Address**

1. Please turn off all cell phones.
2. This meeting is restricted to members only.
3. This is a volunteer Board. No one is paid for their time. Board members are reimbursed for out-of-pocket expenses.
4. Discussion of issues can become heated and emotional, but everyone deserves to be treated with dignity and respect.
5. All meetings of the Board are open to any members of the Association. Members who are not on the Board may not participate in any deliberations or discussions unless expressly so authorized by a quorum of the Board of Directors.
6. Members may participate in the meeting during the Member's Comments section of the agenda.
7. Questions, comments or suggestions will be referred to a Board member, as appropriate or taken into consideration by the Board for research, review and discussion, and placed on next month's agenda.
8. Holiday RV Park's meetings and procedures are governed by our bylaws, CC&Rs and rules adopted by the Board.

### **Certification of Quorum – Talley Snow**

We received a total of 490 ballots into the office for the election. We had some office staff, some members of the membership, Aaron, Charlie, Denise and I meet up in the clubhouse in order to count and certify the ballots were correct. I am certifying this is a valid election.

*Reply from Charles Nunes – We only needed 438 votes in order for it to be valid and we were able to exceed that number so thank you for all your time and effort as well as thank you to the membership for voting.*

## Committee Reports

### Financial Report – John Watkins

Park Accounts	Balance (12/31/22)	Annual Comparison	Jan - Dec 2022	Jan - Dec 2021	Difference	% Change
Mechanics Bank-Operating	\$65,546.28	Income	\$1,369,103.90	\$1,201,007.35	\$168,096.55	14%
Mech. - Laundry	\$16,954.62	Expense	\$1,063,074.01	\$892,274.85	\$170,799.16	19%
Mech. - Dues	\$4,470.65	Net Income	\$282,916.12	\$290,714.26	-\$7,798.14	-3%
Mech. - Emergency Reserves	\$81,788.29					
Mech. - CIM Reserves	\$4,575.74					

As all of you may have seen in your annual mailing the 2023 rates were adopted and presented to maintain financial stability of the park while taking into consideration the individual members' financial stability as of January 1, 2023. We increased the dues and long-term rates as well as the nightly rates for the general public. Unfortunately, with the cost of doing business and inflation costs, we are going to be seeing future increases on dues and rates into the next year. We are noticing an increase in the bills including the water, electricity and gas, which is one of the reasons we are having to increase the rates as well as working on the improvements in the park.

### Management – Darin Batty

I want to thank the staff for setting up for the annual meeting and also everything they have been doing inside the park. We will have the networking for the laundry room set up and completed by the 15<sup>th</sup> of this month so we can start using the credit card processing in the laundry room.

### Collections – Tom Barcellos

We had 3 shares that went to auction and we were able to get them sold for around \$15,000 a share. This allowed the park to recoup our cost for the auctions and foreclosures and also have some money left over for the surviving families and shareholders that went into foreclosure. Through this process we are seeing the shares are still holding value and are still being listed between \$15,000 and \$17,000. We will have 2-3 shares coming up for auction this year and we will start this process in the coming months. I want to thank the office staff and Liz our bookkeeper for all the hard work they have done with collecting dues and sending out notices as well as collecting past-due amounts.

### Park Use – Denise Gagliardi

The park use was 88% in 2021 and we are seeing a 12% decrease into 2022 which we attribute to about 20 spaces being blocked off for construction use and we weren't able to rent them out to anyone. I know the park is looking a little bare right now but given the weather it is to be expected. We anticipate more people coming in once the weather clears up and we have nice weather throughout Pismo Beach.

### Park Maintenance – Charlie Weeks

The maintenance staff has been working really hard to get some of their winter items done while watching out for the weather they have been having and staying safe. We were having issues with the pool heaters not working properly and it appears we have finally been able to get everything replaced and now it is working flawlessly.

### Rules and Regulations – Joyce Aldrich

If you have had a chance to take a look at the rules and regulations that went out in the annual mailing you will notice it is missing a couple of pages. The board got together and we were able to cut down on a lot of the repetitive rules and some rules that no longer apply. We will continue to work on the rules and regulations and continue to cut back and revise them so we allow everyone to enjoy staying in the park.

*Comment from Leroy Laird (Locker 252) – Are we allowed to store ladders at our sites? If not, are we allowed to use the ladders the park has for the maintenance staff?*

*Reply from Charles Nunes – Unfortunately, we are unable to loan out the ladders because at the point we allow any guest to use the property the park becomes liable. The insurance the park has only covers the staff and board members at this time and we were advised by the park's attorney not to take liability unless the insurance covers it.*

*Reply from Leroy Laird (Locker 252) – Is there a way we could sign a liability release so the park is not liable?*

*Reply from Charles Nunes – The board can definitely look into this and see if a liability release would release the park from taking any responsibility should a guest get hurt using park equipment.*

*Comment from Elsie Metzler (Locker 828) – I think we should only have park staff using the equipment because Jean ended up hurting himself by climbing on stairs and a ladder that was his own. It is just safer if they help us with those types of things.*

### **Public Relations – Mark Schieber**

It has been quiet in the park lately due to the rain and weather. But from what I am hearing everything seems to be going good in the park and there are no bones to pick about anything. Please make sure to let us know or let the office know if you do have any problems in the park.

### **Manager's Report – Aaron Cartwright**

I want to thank everyone for donating their time for the counting of the ballots: Kim Reimer, Dona Weeks, Lesli Bodine, Denise Gagliardi, Charlie Weeks and Talley Snow. And also thank you to Liz and Jennifer and the rest of the staff for helping out as well. As you have probably noticed there have been some changes in staff from last year with the changes in management and also the inside and outside staff. I think our biggest change probably has to be that we have finally finished all of the construction in the park and we finally have all the facilities and sites open back up. Thank you to the members and the board members for volunteering their time and for all the hard work over the last year. And I really want to say thank you also to the staff because they have really done an incredible job with all the changes that have happened over the last year. I know the board members appreciate it and I appreciate it as well because it definitely made for a smooth transition for me!

### **2023 Election Results:**

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- Don Smith – 451 votes
- Mark Schieber – 244 votes
- John Watkins – 223 votes
- Lorena Lemus – 217 votes
- Connie Berki – 119 votes
- Joyce Aldrich – 112 votes
- Quorum Votes – 28 votes
- Jerry Bodine – 3 votes (Write in votes was not on the ballot – Honorable Recognition)

Congratulations to our new and returning board members: Don Smith, Mark Schieber and John Watkins!

*Reply from Charles Nunes – I just want to mention something since Joyce Aldrich will be leaving the board this year. I want to say thank you so much to Joyce for her time on the board. She did such a great job this last term being on the board. She was a team player and anything we threw at her she was willing to pick up and run with it and get it taken care. She spent a lot of time working on the rules and regulations and devoting a lot of her own time in to making sure everything was running smoothly and each task was taken care of in a reasonable amount of time. So, thank you so much Joyce and it has been a pleasure working with you these last couple of years on the board.*

## **Old Business**

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None

## **New Business**

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### **1. 2023 Operating & Capital Budget – John Watkins**

We mailed this out at the beginning of the year but before we did that we did ask if anyone had any concerns about it in previous meetings and we didn't hear any comments from anyone. I do just want to reiterate we will have a 10% increase in dues and rates in order to maintain in the park due to inflation and cost of running business. All of the major utilities will continue to go up with inflation and so we are trying hard to prepare for that. We are pretty spot on with the expenses and have not been overspending when we can so we have forecasted the expenses and it looks like we have budgeted properly.

## **Member's Comments**

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Leroy Laird (Locker 252) – I had a question about when we will be doing the road improvements in the park. Are we going to do another round of slurry on the roads or are we going to replace the roads? I know they are starting to look like they need a little bit of work done to them but I didn't know if the board had a plan on when they were going to start that project so we can be prepared in the park if we need to not be here.

*Reply from Charles Nunes – It isn't something we are going to look at right now until the weather is better at the park. We need the rain to let up so we can actually see what kind of work we need to do and if we need to replace it or just do some small repairs to it. Kim and Luke were working on doing small repairs by filling in some of the cracks and holes that we saw in the road before the rain started but we are looking to find a more permanent solution for the roads. We are going to be looking at the drains as well and trying to fix any draining issues we have in the park because once you get that asphalt on the road then you disrupt the flow of the drains. Most of the time we lay the asphalt right on top of the concrete that is already there and so we need to take a look at that!*

*Reply from Charlie Weeks – We agree with you that the roads do need to be looked at and they do need to have some attention. We started looking at them prior to the weather getting so bad but we aren't going to be able to start doing any work until after the summer when it starts to slow down in the park and the weather starts to get nicer. We did keep an eye on it this past winter so we had some sort of an idea but we know it is going to be a big project and it will be an expensive project so we have to make sure we have the money to do it first especially after all the money we just spent on the new facilities.*

Elsie Metzler (Locker 828) – I just wanted to give an example of a situation where the utility bills are out of control. There was a young woman in our park who had been here for a quite a long time and was asked to leave due to her actions. When she moved back to Bakersfield to live in another RV park, her electric bill for the first summer was about \$500. That was about 7 years ago and that is just an example of the cost of the electricity and how it has definitely changed a lot over the years. I do see it continue to change year after year and month after month. I will go ahead and say that I know the response sometimes is that we can go somewhere else if we can't afford the increase in the pricing but I have to say some of these people can't go somewhere else because they are struggling to make the money to pay rent with it being lower in our park. But I just wanted to give an example of how I do understand the bills are going up but it doesn't mean I agree with the increase in the rent.

## Board Member's Comments

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Tom Barcellos – I just want to comment Joyce again for everything she did this past year. She was definitely an asset to this board and I have a tremendous amount of respect for her with her working a full-time job and then taking on the responsibilities of the board full-time as well. I also want to make a comment about the rules and regulations. The comments have been that we went from 22 pages down to 11 and we want to keep it that way. Years ago, in the park it was 11 pages and then it expanded to 22 pages because people were doing things they weren't supposed to do and we had to make a rule in order for us to limit issues in the park. So, we are just asking people to try and use common sense with the rules and tried to keep them down to 11 pages.

Joyce Aldrich – I just wanted to say being on the board was definitely a great challenge for me and I wasn't sure what to expect when I decided to run for the board. I anticipated a lot of animosity and I knew it would take time for people to get to know me and we had to find out how to work with one another. But, I have to say everyone tries to do the best job they can for the benefit of the membership and they really do everything by the book. You are working with 8 other people and we all have different personalities so you really find a way to make sure everyone is heard on the board and also from the membership and find a way to work together to find the best solution for everyone. Once we were able to get through all of the differences, we were really able to work together as a team and think about the common goal. I have to say management also made a difference as well. I am so appreciative of Aaron coming on board with us. If there is anything you need to voice whether it be good or bad, please do not hesitate to go voice it to Aaron in the office and even here at the meetings; make sure you use your voice. You can also take them to a board member if you don't feel comfortable voicing them in a board meeting.

Mark Schieber – So, to kind of piggyback on what Joyce and Tom are saying; we make decisions and I like to call it the "pendulum effect". We will make a decision to start adding a bunch of rules and having a bunch of structure and we decide that's the way it's going to be and then we have to stop ourselves and start peeling away some of the restrictions in order for people to have fun in the park. So, then the pendulum swings the other way and then we go too far and the park turns into utter chaos and so we have to start swinging the other way again by adding a little more structure. I am hoping moving forward we can start avoiding that and we can stay somewhere in the middle. I have found if you go to the office and voice concerns, Aaron and the staff have been more understanding and try to keep things fun and smooth running in the park while still making sure we are accommodating everyone and sticking to the basic rules.

The last thing I want to comment on is the budget and the rates. I know everyone gets a little upset about when we have to raise the rates and change the budget every year but I would like to put it into perspective a little. We do have some big-ticket items we are going to be putting into motion this year and one of the ones that came up was the conditions of the roads so we have to figure out where we are going to get that money before we can do anything. We have to think it like we are 875 roommates and we all have to split the bills when they come up and treat everyone equally. So, lets keep a really great attitude and try to help each other out!

Charlie Weeks – I am really happy we were able to have this election and get some new faces on the board this year. I know Don is going to be a great asset to the board because he has a background in construction, has a strong voice in what we need and has a lot of ideas to bring to the table. I am so glad Don will be volunteering for the next couple years because he will really get to see why we do the things we do and how we get to the position we are at when we do the things we do. It is hard to get people on the board who want to help with the issues and want to learn how this parks work but instead want to get on to run their own agenda so hopefully we will see more of this as the years go on.

Meeting adjourned at 10:52am.

Respectfully Submitted,

Talley Snow

*Board of Directors – Secretary*

Cc

Jennifer DelMonte

*Senior Reservation Agent*

## **All Motions**

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**Lesli Bodine (Locker 686) made a motion to approve the minutes of the March 12, 2022 meeting, seconded by Dona Weeks (Locker 007).**

**Dona Weeks (Locker 007) made a motion to approve the annual financials, seconded by Nancy Houck (Locker 063).**

**Leroy Laird (Locker 252) made a motion to approve the 2023 Operating & Capital Budget, seconded by Jean Bureau (Locker 828).**

**Mark Schieber made a motion to adjourn to executive session, seconded by Charlie Weeks.**