

Holiday RV Park Members

February 2025 Meeting Packet



Contents are Approved
for Members Only



Agenda

Holiday RV Park
Members Association Meeting
Saturday, February 8, 2025
9:00 am

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

Mark Schieber
TDB
Frank Polehonki
Mark Schieber
Frank Polehonki

Committee Reports

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

Talley Snow
Lorena Lemus
Darin Batty
Charles Nunes
Manuel Silva
Don Smith
John Watkins
Aaron Cartwright
Frank Polehonki

Old Business

New Business

1. Budget for Raffle Prizes
2. Motion Sensor Lights in Laundry Room
3. California Outdoor Hospitality Association Conference (April 2025)

Talley Snow
Talley Snow
Aaron Cartwright

Members Comments

Board Member Comments

All Motions

Executive Session

1. Follow up to Process of Contacting Attorney
2. 1099's and CPA
3. Attorney Info. and Election Eligibility/ Member Issues
4. Management Training
5. Personnel & Members



Board of Directors

Mark Schieber (2023 – 2026) – President (Zoom)
Frank Polehonki (2024 – 2027) – Secretary
Talley Snow (2022 – 2025) – Treasurer
Darin Batty (2022 – 2025) – Management (Zoom)
Lorena Lemus (2024 – 2027) – Collections (Absent)
John Watkins (2023 – 2026) – Rules and Regulations (Zoom)
Don Smith (2023 – 2026) – Maintenance
Manuel Silva (2024 – 2027) – Public Relations
Charles Nunes (2019 – 2025) – Park Usage

Members Present – 16

Meeting called to order at 9:01am.

Flag salute led by Talley Snow (Locker 279).

President's Address

- Please silence or turn off all cell phones.
- Members are welcome to participate during the *Member's Comments* section of the agenda.
- To maintain decorum, member comments are limited to two (2) comments per person.
- 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.
- The Board represents the interests of 875 shareholders. While consideration is made for individual concerns, decisions are based on what is best for all members.
- This is a volunteer Board. No one is paid for their time. Directors are reimbursed for out-of-pocket expenses and receive two (2) free days use for their RV when attending a meeting.
- 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 (12/31/24)	Monthly Comparison	December 2024	December 2023	Difference	% Change
Mechanics Bank–Operating	\$110,267.97	Income	\$109,594.58	\$104,354.53	\$5,240.05	%5
Mech. – Laundry	\$38,073.97	Expense	\$115,085.96	\$76,362.01	\$38,723.95	%51
Mech. – Dues	\$53,085.02	Net Income	-\$6,886.31	\$50,466.53	-\$57,352.84	-%114
Mech. – Emergency Reserves	\$1,989.74					
Mech. – CIM Reserves	\$54,597.52					

Things are probably going to start slowing down since this is the season we start to slow down. Dues will start rolling in since they have gone out now and so we will see that increase next month.

Collections – Lorena Lemus (Absent) – Aaron Cartwright

We are back in our regular place where the January assessments just went out and will be due February 1st. so, it makes it where we have an outstanding balance of \$141,642.00 but payments are rolling in every day and it is not considered late until March 1st so there is lots of time for everyone to take care of their dues in an appropriate fashion. We reached out to 3 members who were past due on their 2024 assessment dues and out of 3 we only had 1 that did not respond to us in any fashion; 2 of the members reached out and paid their dues accordingly. I will be getting with Lorena in order to see how she would like to proceed and I would assume we would have another public auction.

Management – Darin Batty

There is not really a whole lot to report on other than the office being busy with the annual mailing and billing out of the assessment dues. Other than that, everything is going really good.

Park Use – Charles Nunes

Park use was up in December of 2024 compared to December of 2023 but the revenue was down about \$40,700. Looking at the numbers it looks like the reason our park use was up but revenue was down was due to us having more non-members using the park in 2023 than in 2024. It looks like we had an influx in members wanting to use the park in December which generally makes our revenue decrease but it is great to see so many members utilizing their free days and being active with their memberships. Other than that, we are getting revenue from the members with their dues, which helps out during this time of the year because it is typical for our revenue and park use to be down like it is. Now is the time where we will watch our money and make sure to spend only when needed so we are doing alright!

Correspondence / Public Relations – Manuel Silva

Looking at the responses from the guest surveys, we are getting a lot of feedback about the staff being friendly and nice and the maintenance being very helpful, which is always good to hear. We also seem to be getting feedback about the park looking good and that is always great to hear.

Comment from Charles Nunes – I just wanted to add that I know our staff are working hard with painting and all the things they were unable to get to during our busy time and they are doing a really good job knocking these projects out and listening to the feedback so I want to thank them for the hard work and effort they have been putting in.

December 2024 Guest Survey Comments: *Please refer to the attached comments at the end of this document.*

Park Maintenance – Don Smith

Like it was stated, maintenance has been doing the painting outside and inside of the buildings over the last couple of weeks. They are just about finishing painting inside of the Clubhouse and then doing some touch ups on the buildings around the park like the laundry. They have been doing some spot cleaning around the park as well. We are also working to make sure we stay on top of the spot cleaning on the bathrooms so we can prepare for summer and our busy times coming up. I also received 2 more bids for the roads this last week and some things were missing so I had to send it back to answer some of our questions. The bids came through at about \$600,000 and \$800,000. Once I get all the information back, I will submit that for everyone to review. Now that we have the report back about what is under the road we currently have, we do have to put a base in since we currently do not have one so I had to resubmit all the current bids we had to make sure they included that. We are unable to compact the existing soil with the existing asphalt because they used Petromat when they redid the roads last. The Petromat is the fiber material they tested for asbestos and so it cannot be compacted down again. It is going to have to be hauled off and then the road have a base laid down and then lay the asphalt. If we did not have the Petromat, it would have saved us a lot of money in the long run but this is what we are looking at now so we are going to get the bids and then start discussing when to start the project.

Rules and Regulations – John Watkins

I met with Aaron when I was in the park last month and there were a couple of issues that I noticed while in the park that I asked him to address and they were taken care of and handled appropriately. Other than that, everything seems to be going well with the rules and regulations and everyone complying. Other than that, I did monitor the restrooms a little bit as well as I asked my son to give me honest feedback while he was staying in the park and he said it was very clean facilities and everyone seemed to be complying as well as respecting maintenance when they go to ask them to move their vehicles. When I was there, it seems like we are finally starting to get a handle on the parking and the cars sticking out in the middle of the road and I am definitely seeing less and less of that happening so I want to congratulate and thank the owners for all of their hard work with complying with the rules and regulations.

Manager's Report – Aaron Cartwright

In terms of management this month, the office and I are pretty busy with the annual mailer because that takes a lot of time and is very tedious work but pretty soon you will either have an envelope with your owner's packet hand delivered to you or you should receive one in the mail and it will include the ballot, the new rules and an invitation to the annual dinner. I have a couple of new things on the timeline and I received a couple of suggestions from the board and some members so I am going to try to mix it up a little bit and use it as a way to communicate to everyone all at the same time so we can all be on the same page. Our deadline to get all of them out is the 21st of January and so we are ahead of schedule and getting ready to mail them out of the next couple of days. Also, I wanted to announce that the Park won 2nd place in a contest for Christmas lights in December that was voted on by the people who live in Pismo Beach. So, a big thank you and kudos to the maintenance guys for the hard work they put into making it all look so nice and getting everything up. Also, something they had brought up and suggested was installing rope lights in the Magnolia Center in the flower beds so it isn't as dark at night and it reduces safety issues. I was able to find some more that were solid colors so we could have them up all year long instead of just during the holidays. As Don stated, Mike painted the Clubhouse and then we will have the guys start to paint the staircase outside next because it is starting to rust. Otherwise, we will talk a lot more about the annual meeting next month. Lastly, enjoy the donuts today because 75% of the proceeds are going to people who have been displaced down south because of the fires.

Comment from Talley Snow – I want to piggyback on what Aaron was saying about the annual meeting; last year we had a lot of complaints about the food not being very good and so I don't know how many of you went last year but we decided to go with a different restaurant catering the meal this year. The restaurant is going to be Grover Station Grille and it will be tri tip or chicken meals this year again but just different vendor cooking the actual meal and from what I have heard they are pretty good with their food so we are excited to see how it turns out. And Frank's band will be providing the entertainment this year and I have taken care of the deposit at the Elk's Lodge so we are all set to have it there again this year. We just have to finalize the menu and start selling tickets.

Reportable Actions – Frank Polehonki

There are no reportable actions to speak of from last meeting. I do want to thank everyone for attending the meeting today and participating and being a part of this. I also want to say our thoughts and prayers are with all of the friend and family members who may be affected by the fires that are happening down south.

Comment from Mark Schieber – With that being said about the fires, Aaron I want to make sure we are taking care of anybody who maybe displaced due to the fires. I would say we need to do some sort of discount or a reduced rate if we start to get those calls and it is something we should probably discuss in case we run into that situation.

Reply from Aaron Cartwright – It is not something we have dealt with yet but it does seem to be when any natural disaster does happen and people are having to leave their homes that the organizations out there will have RVs and trailers for rent so they can have a place to stay for a while. I know we have had it happen in the past and we have been able to give discounts whether it be a percentage off or discounted rates so I will definitely keep that in mind should it need to be discussed.

Old Business

1. Election / Ballot Chairperson Selection – Frank Polehonki

I was asked to be the chairperson this year for the election and then the ball kind of curved and my brother decided to run which creates a conflict of interest for me. So, it is probably not appropriate for me to be the one overseeing the ballots so I wanted to see if there was another board member who would be interested and available to step in and do that for me. I know Don did it last year so I was going to see if he would mind doing it again this year as well.

Reply from Don Smith – I don't have a problem doing it and yes I can do it unless someone else wanted to do it. The volunteers, Liz, Aaron and Jennifer are really the ones who have the hard job and so I appreciate everything they do and it makes the job a lot easier!

Comment from Talley Snow – So, Don will be the election / ballot chairperson in lieu of Frank this year.

Comment from Tom Barcellos (Locker 504) – I just want to say because I used to be on the board that there is total integrity in the way this process is done. I will say I respect you for recusing yourself but there is no way to manipulate it regardless.

New Business

1. Laundromat Detergent Vending Machine Replacement – Aaron Cartwright

In the laundry we have a vending machine where we sell things like laundry detergent, bleach and fabric softener and it is very old and when you purchase them, they are set to collect a certain amount for each product sold. Right now, they are currently set at \$0.75 for all of the products and one of the concerns I have had is the price on the products is almost approaching that cost as a business. My concern is in about a year or two especially with the way things are going that in about a year or two everything will go up in price and we may get to a point where we are losing money instead of making any. So, my suggestion to the board is we replace this one with a nice new one that will look better and be able to increase the cost to \$1 so we have some breathing room over the next 5 years. It estimates at about \$1500 and would have the same thing as everyone else sales because there aren't many variations with machines like this.

Comment from Frank Polehonki – Are you able to adjust the pricing on those?

Reply from Aaron Cartwright – That's what I was explaining is when you purchase the machine, you tell them the price you would like it to be set at. I am sure we can adjust on the existing machine but it would be polishing something that is not too nice looking anymore.

Comment from Don Smith – Does it also keep inventory for you as well so you know when you are getting low on product?

Reply from Aaron Cartwright – Normally we just open the door to see it and then we just stock it while we have it open. I don't believe the new one is clear to be able to see inside to see it is running low. I know they have machines that are clear to be able to keep track of inventory but they are more costly and only have 2 slots and not 4 slots.

Comment from Talley Snow – Does Dexter provide a machine like this where they would be able to use their card instead of using coins?

Reply from Aaron Cartwright – I don't believe so. I believe they only offer washing machines and dryers.

Comment from Frank Polehonki – Are we having trouble with the functioning of the current machine?

Reply from Aaron Cartwright – No, it is just currently set at the \$0.75 price and we are nearing that price for the product currently.

Comment from Talley Snow – So, on the new machine if we started out with \$1 and the cost of the product went up in the next couple of years, would we be able to change it to \$2 when we needed to? Right now, it only accepts coins not dollars, correct?

Reply from Aaron Cartwright – I believe you could interchange if you want but I am not positive about that. I did not see an option to buy the parts so I am not positive. But we may be able to buy a used machine and recycle the parts. I don't know if it could accept more than \$1 because I have never had to deal with that. Currently our machine only uses quarters so I guess we would have to buy a product that would accept dollars but I have yet to come across a product like that.

Comment from Charles Nunes – Have you checked into the cost of updating the one we currently have?

Reply from Aaron Cartwright – No I have never seen the parts for sale so I was suggesting we just buy something used and then recycle the parts. My guess is that our product is so old, I might have a hard time finding a used machine as well. I would guess the current model is probably about 15 years old.

Comment from Mark Schieber – What if we replaced the model we have with a vending machine that has the window you can see through and it spits it out like a candy bar but you can put other items in there like laundry detergent, fabric softener, bleach and whatever else you would need. It may have more value than just laundry detergent and might have a digital option to be able to use credit cards.

Reply from Charles Nunes – The concern for us would be the size of one of those machines. The one we have is attached to the wall in the laundry room so if it is going to consume more space I don't believe it would be a great investment.

Reply from Mark Schieber – In that case, I am with the rest of you that we have a machine that isn't broken so is there a way we can fix it to accept the amount we are needing or is it too old where we aren't able to get the parts for it? I was just thinking more about the digital aspect because sales really boomed when we added the credit card aspect.

Reply from Talley Snow – Aaron, would you be willing to see if they have the parts where we can just fix the amount to what we need? And then maybe because it is ugly, maybe a facelift?

Reply from Aaron Cartwright – Yes, I can look into it and see if I can find the replacement parts to change the amount we need to charge instead of purchasing an entire new machine. As far as the facelift goes, it would mean purchasing a new machine because there isn't a way to change the outside damage to it to make it look new.

Comment from John Watkins – I agree with everyone that we should research the replacement parts if this isn't an urgent matter. I do like the idea that Mark had of having more options if we have the room for it. Maybe we could put it up against the wall somewhere unless we don't have the room for it.

Comment from Charles Nunes – I am going to say we have Aaron do a little more research into replacement parts and see what he can find and bring it back to next meeting so we can decide if we need to replace the entire machine. If he can find the replacement parts, then he can just change and replace those.

Comment from Don Smith – I think whatever we do in there is going to have to be wall mounted because it is public and ADA and we have to comply but they are pretty expensive. I was looking at options while we were talking where it has more places to hold more stuff but it is around \$5000. Aaron has provided a pretty reasonable option if we wanted to replace it so we just need to keep in mind that if we decide to go with a different option the price is going to increase and we also have the cost of the product that is going into it. I think fixing the one we have right now is going to be the cost effective way to go right now.

Member's Comments

Debbie Thomas (Locker 101) – I just wanted to say I really love the new keypads. They are so easy to use!

Tom Barcellos (Locker 504) - My wife wanted me to comment and state that the women's showers are immaculate. We generally don't use the facilities but we had an issue with our water heater so we ended up having to use the facilities on this trip. Also, as is the history in this park as long as I have been here, there are always rumors floating and people have comments that I thought this was the best place to address it. When I was on the board many years ago, we had gifting of time on shares and so I had Aaron run a report and at that time there was so much gifting of time going on from board members or people who were finding time that wasn't being used that it was costing this park money that should have been given to the park. It was close to \$40,000 a year that the park was losing by people gifting their time, which was not specifically allowed, meaning it was wasn't written that you couldn't do it but ethically it was wrong. We addressed things as a board over time that people needed to be on deed in order to use the time and it put a stop to the gifting of time. It was stated that if you were a permanent or monthly, you were not allowed to use your time because you got the benefit of being here year round and paying the monthly rate. So, even if someone else was on the deed and you were permanent, that time was not to be used. So, there has been talk going around that people are circumventing that by swapping around the deeds and people putting people on their deeds and I don't know for sure because I don't see the deeds and the titles but ethically I believe that is wrong and it is stealing from the park and I will leave it at that. I will end by saying the staff is doing an amazing job and the park is looking great and everyone in the office is doing an outstanding job and kudos to all of that.

Terri Polehonki (Locker 450) – I think there is some gossip or side clicks that are going on so I want to address some things. As far as the maintenance and the cleaning goes, I always feel like we make a complaint or we show pictures of the dates where the clipboards are not being filled out and the facilities are not being maintained and it is always questioned. A lot of the board members are aware of this happening and they are not okay with it. We have these legitimate complaints and we want to help to try to do something different because what we are doing now is not working. I notice a lot of times we start cleaning up around here and that machine comes out and in my mind it is right before a board meeting so the board members who come in from out of town come in and see that it is immaculate. That is great and I appreciate that but we need to be doing it on a daily basis. We go into the restrooms a lot of times and you guys can correct me if I am wrong but now is the time for us to be honest with each other that a lot of times we go into the restrooms and a lot of times there isn't a sheet in the restroom at all, and if there is one it isn't checked off for the whole week. Or I see the same shampoo bottle in the shower that was there two days ago. Those are the things that I think we need to start addressing and I am not picking on anyone here because Frank and I both love the office and the guys outside and we want to do whatever we can. We have offered different advice and different things and we have talked with Aaron and different things like that. And it seems like every time we come into the meetings, it is always brought back and I feel like it is thrown at us directly that it is clean and it is immaculate and they are doing this and they are doing that. But from the day to day thing, it's not being done. That's the upset that I have and it's not an attack on anybody and I don't know if it's because they need more help and don't have enough help and if it's because they are being pulled; I know we were accused before of using the guys and things like that which was not true. So, I thought about it and I wasn't going to say anything and I was waiting for the board members or other members to speak up because of lot of you come to my house and complain day to day about the bathrooms and showers and this and that and we go take pictures and bring it to the office and the board. And then we come here and we here "the office is doing great and the bathrooms are immaculate and the staff is doing great" and this and that; let's be honest with each other because sometimes we aren't going to agree and sometimes we are going to get upset with each other but why are we holding back on this stuff? We leave here and it's going to happen again where there are going to be pictures and people are going to be talking; the board is not together and I am sorry you are a divided board. And I know what's going on and I know who is on whose side and everything that is going on and everything is not right. And I know this whole deed thing that everyone is talking about and I don't agree with that either. If we are the problem of the park, then let us know and we will leave and we will take a lot of people with us. And to the board, you guys need to step it up all of you and Frank is included. Get it out on paper, talk to Aaron or talk to whoever you need to talk to but get it out and it doesn't mean we don't like you or we don't love you or we wouldn't help you with whatever you needed help with; if any of you guys needed something tomorrow Frank would do it with all of you, am I right? And you guys come to this meeting and nothing is said. Each and every one of you needs to step up

because I had conversations with all of you one on one. How many times Darin have you and I gone round and round about a few things? Right?

Reply from Darin Batty – Yes, we have had some discussions.

(Additional Discussion between Darin Batty & Terri Polehonki – Inaudible)

Reply from Terri Polehonki (Locker 450) - So, let's be honest with each other and let's get it out in the open. Aaron if you need help with managing the staff and getting the bathrooms clean on a daily basis then ask for help or figure it out and it is not anything against anyone here but we promote this park with our big parties and bringing our family out here. It is not an attack on anybody but what we are doing right now isn't working and I'm sorry but I couldn't hold back anymore.

Reply from Charles Nunes – What would really help us out is each of us board members have a role on this board whether it is rules and regulations or maintenance or management and I think what needs to be done is in our executive session we each need to report what we have seen and discuss if anything needs to be changed or how we can change it.

Reply from Terri Polehonki (Locker 450) – I am not sure why it has to be in executive session when we have sent pictures and made the complaints. I don't see why it can't be discussed right here and now.

Reply from Charles Nunes – Because some of it may involve personnel which has to be discussed in executive session. It is better to have the person who is responsible for that role handle it because that might help us as a board, since you are suggesting that some people aren't doing their job, open their eyes to what needs to be done.

Reply from Terri Polehonki (Locker 450) – Well, I am tired of every time I come here it is always talked about how spectacular the facilities are and how spectacular the employees are doing and I don't know if it is ever brought up in reviews about what people need to work on and work harder at and I know half of the board members here are not happy with what is going on here and I never hear about what is going to improve.

Comment from Steve Scottish (Locker 039) – My name has been passed around this year because I did exactly what she is doing and I don't appreciate it. I have tough skin and I can take all of this because I can pack up tomorrow and leave because I have plenty of places to go. But all of you people, it is the same thing every year. What about the pavement? Don was I right?

Reply from Don Smith – Yes you were.

Reply from Steve Scottish (Locker 039) – None of you people say thank you; all you do is put my name through mud. And none of you people come in here and stick up for the park. I am tired of sticking up for myself and this park to better the park. You give all these ridiculous numbers and I am a numbers guy. And I won't even talk about how you guys treated me on that construction committee for the construction because it was ridiculous. I don't want credit; I just want stupidity gone. I wasn't allowed to do anything because of Julie.

Reply from Charles Nunes – I just made a comment to Manuel about how much I respected you for watching over the construction because we asked you to do that. You were our eyes when we couldn't be here and I communicated with you every week. And Julie isn't here anymore. And I never gave her instructions to not let you be involved. I have no idea who is passing your name around the mud because it sure isn't me. But thank you for your comments.

Reply from Manuel Silva – Steve, he did say to me earlier that you were the eyes and the ears of this park during construction and he appreciated and respected you for that.

Steven Wells (Locker 420) – We were just introducing ourselves because we are new members and this is our first meeting we are attending because we are fairly new members. I wanted to get a little more involved so I look forward to seeing what happens moving forward.

Joelyn Lutz (Locker 369) – I concur with my dear beloved Terri over there; I came to you guys all summer and it was a mess and there was nobody cleaning those bathrooms. I took pictures and sent them to Frank, I came all summer, and I just stopped because nothing was being done. Nobody was actually hired in order to do it so I wonder if there is somebody who could be assigned for the day to look at the bathrooms and that is their job for the day. I am sure nobody wants to do the bathrooms all day everyday and so it could be a rotation between the guys. I saw the same shampoo bottle in the bathroom and I let Frank know about it. I saw crud in the fish cleaning sink that I thought might be noticed but days went by and it wasn't noticed and so I finally told one of the guys so they could clean it out. We, the people who live in the park, are the eyes of this park. If we can get a response back from the issues we are bringing to you, that would be great. We bring issues to you at the meetings and you talk about it upstairs but then we don't hear anything about it. Let us know what solutions you come up with so at least we feel validated and heard.

Terri Polehonki (Locker 450) – The thing with the deeds, which is another touchy subject, I want to know that if it isn't legal or whatever, then why was I told that it was okay and why did it get recorded? I need some more explanation about that too because I think that it goes back to being a divided board and people picking on certain people and singling them out. When we are told we are doing great for doing that and then we are told it is costing money for us to be doing that; It should have been told from the start that it was wrong and it should have never been recorded. Now all of a sudden when it comes to a certain person doing it, it is wrong even though it has been going on forever and for many years just doesn't make sense especially since no one should have known. I don't want to know who is being put on whose deed. The only thing I should know is when someone is in collections or something like that but it isn't anyone's business who is on each other's deeds. Don't single people out because that is not a good road to go down. I feel like it is all gossip around the park and it is happening and there are clicks around this park as well as it happening on the board. Just lay it all on the table and stop attacking each other and be fair with each other. You guys on the board need to come together and fix things because it can be done. I am in to help here so if there is help that is needed in the office or help with cleaning then I will help. And if I am doing the wrong thing, tell me and I will fix it. I don't want to leave here but the way things are going right now, it is not good and I keep thinking I am going to come to a meeting and someone is going to discuss it and give a solution and nothing is presented. The only thing that ends up getting presented is how great the staff is doing and how clean the facilities are and a couple of comments from some people who happened to be here when it was clean. I know there are more people in this room who have an issue here so let's get it out so we can fix it.

Reply from Charles Nunes - A lot of things that are being brought up and that are happening in the park right now, has us leaning towards being a mobile home park. And the thing is that we have 875 members here and almost 200 spots in the park so we have to think about everyone and not just a small group of people. From day one when I got on the board, I was never for the snowbirds and the monthlies and when I first started it was introduced as a way to supplement income because it was down and we needed the extra income but it was never supposed to be a permanent fixation in the park. The board at the time was not raising dues in order to accommodate for what they were spending and that was a problem which made it where they had to come up with a way to get the funds back. Was that the right thing to do? It wasn't right according to the CC&Rs because there shouldn't be residents here and it just keeps getting worse. I do have concerns because Terri was right about one thing and that was that this board is divided and it needs to come back as a board and not think about what is good for the individual board members but instead what is good for the park and members as a whole. I only have two more months left on the board because I am about to term out but I am going to stress to this board that we need to come together and figure out how to do what's best for this park moving forward. And we are hearing all this gossip going around and 99% of it is not true and it has gotten worse than I have ever seen it. Yes, this board is not perfect and there are a lot of things that need to be taken care of but it isn't going to happen in one month and it is going to take time but it doesn't mean we aren't trying to make changes.

Reply from Steve Scottish (Locker 039) – Can this park survive without snowbirds and monthlies? Just a question.

Reply from Charles Nunes – Yes and no. We can survive during the summer and prime time because people are coming in but we cannot survive during the winter as things are.

Reply from Steve Scottish (Locker 039) – Okay well that seems to be where the problem lies and that's where you guys should start. If there is anything I can do, I am more than willing to help. Because if this park cannot survive without

snowbirds and monthlies, I would think we need to figure out a solution that won't have legal repercussions. It always ends up being about the money and that ends up being the biggest issue. So, can our CC&Rs & Bylaws be changed to fit the needs of what the park has going on right now so we aren't breaking any rules and would still benefit the park and the members of the park?

Reply from Charles Nunes – If we wanted to keep having residents in the park, we would need to change the CC&Rs which would take 66 2/3rds of the members votes. We have had it happen before with little things but it is a process but one that we are going to have to start. A lot of the things in the CC&Rs and Bylaws are outdated and need to be updated to fit the things that have changed over time. So, we are going to have to sit down and maybe get a committee together to take a look at them and see what needs to be updated, changed, and start putting them on the ballot for the membership. So, yes we can fit the CC&Rs and the Bylaws to what we are doing right now but it takes the membership voting.

Reply from Talley Snow – The thing is that if we are not getting the vote and we want to change the CC&Rs and the Bylaws, then we can go to court. We don't have to have the vote if the members are not getting involved.

Reply from Steve Scottish (Locker 039) – Yeah but I would be careful with that because it can become expensive and it can start a war.

Debbie Kindell (Locker 466) – So, I was a little late today and so this might have already been answered but we had an issue back in September with space 120 and I would like to know if that was resolved and how.

Reply from Talley Snow – What issue are you referring to?

Reply from Debbie Kindell (Locker 466) – Space 120 with the back rent that was brought up in the meeting and the money that was owed that was around \$8000 - \$14000 I believe.

Reply from Charles Nunes – Me, I can't answer if that has been resolved or not because I am still in limbo with that myself.

Reply from Debbie Kindell (Locker 466) – So, it has not been resolved then; the money has not been paid or it hasn't been decided if it is owed? It wasn't voted on yet but there was a discussion I believe.

Reply from Charles Nunes – It hadn't been voted on but it was a discussion. I am owner just like everyone else and I have always said if there is money to be owed by whoever than it should be paid. I don't know if it has been resolved or not.

Reply from Debbie Kindell (Locker 466) – So, this issue has been going on since September's board meeting and 6 months later we still don't have an answer to us members? I don't want to pay my rent for 6 months and get away with it.

Reply from Charles Nunes – My wife heard about what was going on and she was wondering why she needed to pay. Which is why I said IF money is owed then it needs to be paid. And that is only IF money is owed. If there isn't then it needs to be dropped.

Reply from Tom Vaughn (Locker 801) – We all know who it is and that's the person who used to be Vice President. We voted him in for President and that was that he was giving time away which isn't right.

Reply from Mark Schieber – The attorney says I don't owe money and I have in writing from the park that I don't owe any money. I have never been violated by this park and therefore I don't owe any money. And if anyone has a problem with it then they can take me to court.

Reply from Tom Vaughn (Locker 801) – Everyone knows you gave time away Mark and the whole board agreed that we shouldn't be giving time away yet the President gave time away. We agreed not to give time away at the beginning of the meeting but yet our President is doing it so we are going to let that happen which is not right.

Reply from Leonor Valencia (Locker 831) – Who has a copy of the letter that was sent from the attorney?

Reply from Talley Snow – I don't have a copy of the letter was sent from the attorney.

Reply from Teno Valencia (Locker 831) – Do you have a copy of the letter that was sent from the attorney Mark because the board is saying they don't have a copy?

Reply from Mark Schieber – The board is in possession of it because I sent it out. And the board agreed I don't owe it and so did the park.

Reply from Talley Snow – I never said he doesn't owe anything.

Reply from Teno Valencia (Locker 831) – Is that you Aaron? Did you state that he didn't owe anything?

Reply from Aaron Cartwright – Correct, he doesn't owe.

Reply from Talley Snow – Aaron doesn't have that authorization to state he doesn't owe anything. We are a board of 9 that has to make that decision.

Reply from Mark Schieber – I talked to every single one of you in an executive meeting and that's where we landed.

Reply from Charles Nunes – I can say that I don't know where we landed because we as a board did not sit down and discuss it. In my mind, I do now know where it is. You may have the letter and you may have sent it out but we as a board did not discuss this. So, I cant honestly answer and say it has been resolved. I am not pointing a finger that you owe it but I have said it in the past that IF something is owed it needs to be paid. So, we just need to figure out what we all agree on and put an end to it.

Reply from Mark Schieber – I am just tired of the narrative and going back and forth bickering about the same thing. It was all worked out with the attorney and the park and it was in the email that I sent as well as I was told by the office I didn't owe.

Reply from Talley Snow – But the office doesn't make that decision.

Reply from Charles Nunes – My opinion on this is this just has to be discussed and gone over with the board in executive session and then report back next meeting.

Reply from Leonor Valencia (Locker 831) – I want a copy of the information you received from the attorney because I want to read them and review them. I have a right to do that. I don't know how you are going to get it to me but I want them.

Reply from Charles Nunes – I think we need to address something here because we have a member that is upset and she has asked us to please stop. I don't know if she has any other comment or question she would like to ask.

Reply from Tina Adams (Locker 081) – I would like you all to stop this. This is a meeting for all of the members and not a meeting for this. I have been coming for 40 years and this is outrageous. This board is divided and so you need to discuss this in private and not in front of all of us because this is terrible to sit here and listen to you guys screaming and yelling at each other. This is like children so please stop this.

Reply from Teno Valencia (Locker 831) – I understand where you are coming from ma'am but it feels like every time you guys have your executive meetings, things just get brushed under the rug and there are no answers. You guys sit here and bicker back and forth over things and I mean this issue here has been going on since September. Mark, I don't know why everyone is pointing their finger at you but you get really defensive, you talk over people and you insult people. If this is the way you are going to be, then step down from being the President because this isn't working out. I see you, Darin and

John in cahoots with each other over a bunch of stuff. Every time we come in here nothing is fixed and according to you guys everything is great and the park is 100% but you 3 are the ones who seem to be sweeping things under the rug, saying let bygones be bygones and forget about all the members and that's pretty messed up in my eyes.

Reply from Mark Schieber – I have never said that. I never started any of this but I will defend it all the way until the end because everyone keeps spreading lies and I am strong with my position and my situation and the facts.

Reply from Teno Valencia (Locker 831) – Okay then stop being secretive and put it all on the table. Get all of us that email from the attorney and let us the owners see it. The board is here so the let's decide right now. Let's discuss everything that is going on in front of the owners and let's decide about it right now where the owners can hear.

Reply from Liz Cuccia – I don't think the board can make that decision. They need to consult with the attorney because all of this information is confidential and you guys have really sold the bag on this. Half of the stuff that you guys are talking about is all confidential. What happened in that board meeting in September and I wasn't here for that meeting but it never should have been public knowledge; it should have been handled through the attorney properly. There is a reason the executive sessions are supposed to be held because legal issues and what people owe and don't owe are supposed to be private and are supposed to be held properly within the board and if it's not than that's what the attorney is for. And the fact that we are all sitting here and screaming at each other is 1. Inappropriate and 2. The topics of conversations should not have even been discussed. I own a property management company and I am a broker for the State of California and 90% of what I am hearing today about you guys telling your spouses about what is going on is hugely inappropriate because your spouses should have ZERO knowledge of what happens in executive session. And the fact that your spouses are going around and telling other people what is happening is 90% of why this is happening right now. So, it is concerning that the things that are supposed to be discussed in executive session are supposed to be safe and are not; you have a fiduciary responsibility to the homeowners and the owners of this park to keep things confidential, to do your due diligence and to be ethical and this has gone way out of control. So, the board meeting needs to end now and there needs to be no more bickering and no more discussions about any more confidential information. And you guys as a board need to discuss this, take it to the attorney and squash it and then come back to the homeowners and tell them you have consulted the attorney and this is what came out of it and it is done and we are moving forward. This is not productive at all so it needs to end.

Reply from Charles Nunes – Liz, thank you because I agree and that was where I was trying to get at was that we need to discuss this in executive session as a board. And I believe board member's spouses know about it because it was put out in a general session.

Reply from Charles Nunes – Yes, so it does have to go to executive session now and it is a personnel private matter and then what goes on after that is we need to report back to the membership what our decision is. I still feel as a board we haven't discussed what Mark got from the attorney and this issue so we have to have an executive meeting to discuss this and end it.

Board Member's Comments

None.

Meeting adjourned at 10:23am.

Respectfully Submitted,

Frank Polehonki

Board of Directors – Secretary

Cc

Jennifer Del Monte

Senior Reservation Agent

Guest Survey Comments from December 2024

- Maintenance crew provided excellent service when asked. Both times I needed my tt backed in and then pulled out. Great work! I would ask that when making reservations, the reservationist should ask if members of AAA for the discount, as I didn't have that opportunity.
- Had a good time. Well managed park. You need the NFL channel. 😊
- I feel like the staff put us in the worst spots in the park. We have a 29 foot trailer with a 3 foot hitch so with the rear bumper, the trailer is approximately 34 feet. Someone in the office says its 40 feet so we are limited on the spots we can be put into. It's very frustrating.
- New bathroom faucets and soap dispensers work great, much better that the motion activated ones.
- We appreciate all the work the maintenance guys do to keep things running. They really go above and beyond! We don't like to complain but the only things that are in desperate need of attention are regular cleaning of the men's restroom and the park wifi service is always failing.
- The older gentleman maintenance guy was so kind and friendly. Always making sure we were good. He went out of his way to say hi to my kids and make them feel welcome. However there was another gentleman I did catch his name Charles, he always seems moody and would never smile. He did the opposite and made us feel like our kids were a nuisance. I didn't really catch a kid friendly vibe. when we go on vacation I want my kids to feel they can let loose bit, but at times I caught myself don't do this or that because we didn't want to get talked to or complaints from the older people who were staying there.

All Motions

Frank Polehonki made a motion to approve the minutes of the December meeting, seconded by Talley Snow.

Roll Call: Darin Batty, Frank Polehonki, Mark Schieber, Manuel Silva, Don Smith, Talley Snow, and John Watkins. Charles Nunes was absent for this meeting.

Talley Snow made a motion to accept the December 2024 financials and pay the bills and payroll, seconded by Charles Nunes.

Roll Call: Darin Batty, Charles Nunes, Frank Polehonki, Mark Schieber, Manuel Silva, Don Smith, Talley Snow, and John Watkins.

Charles Nunes made a motion to adjourn to executive session, seconded by Talley Snow.

Roll Call: Darin Batty, Charles Nunes, Frank Polehonki, Mark Schieber, Manuel Silva, Don Smith, Talley Snow, and John Watkins.

Holiday RV Park

Profit & Loss Prev Year Comparison

January 2025

	Jan 25	Jan 24	\$ Change
Ordinary Income/Expense			
Income			
Non TOT Taxable Revenue			
7200 · Members Dues	98,607.50	81,436.00	17,171.50
7212 · Late Checkout	60.00	70.00	-10.00
7214 · Weekly Rent-No Tax	340.00	4,768.00	-4,428.00
7220 · Monthly - Members	36,836.32	32,345.71	4,490.61
7231 · Snowbird - Non-Members	19,102.91	8,987.61	10,115.30
7234 · Snowbirds - Members	29,598.60	34,782.19	-5,183.59
7242 · Member Daily - Non taxable	1,019.00	400.00	619.00
7245 · Mobile Home Rental Income	425.00	800.00	-375.00
7295 · Washer & Dryer	3,531.43	3,115.07	416.36
7310 · Parking Fee	970.00	1,110.00	-140.00
7311 · Member Promotional	-83.30	0.00	-83.30
7320 · Water Commission	41.21	45.14	-3.93
7360 · Annual Dinner Tickets	88.00	160.00	-72.00
7990 · Miscellaneous Income	0.00	-50.00	50.00
7994 · Late Fee on Dues	76.15	0.00	76.15
Total Non TOT Taxable Revenue	190,612.82	167,969.72	22,643.10
TOT Taxable Revenue			
7210 · Non-Member Daily	9,192.60	8,010.35	1,182.25
7235 · Snowbirds - taxed	1,030.75	0.00	1,030.75
Total TOT Taxable Revenue	10,223.35	8,010.35	2,213.00
7620 · Escapee- 15% Discounts	-82.20	-63.45	-18.75
7640 · FMCA/Camp CA - 10% Discounts	-436.62	-383.94	-52.68
7650 · Military/LE Discount - 15%	-69.00	-37.05	-31.95
9920 · Credit card transaction fee	1,840.63	1,148.53	692.10
9921 · Golf Cart Fee	460.00	460.00	0.00
Total Income	202,548.98	177,104.16	25,444.82
Gross Profit	202,548.98	177,104.16	25,444.82
Expense			
Business Promotional Costs			
8050 · Advertising Expense	0.00	270.00	-270.00
9055 · Website Expense	236.85	100.00	136.85
Total Business Promotional Costs	236.85	370.00	-133.15
Computer IT Dept			
9056 · Software	4,274.48	350.95	3,923.53
9062 · IT Service Labor	1,830.73	1,664.72	166.01
Total Computer IT Dept	6,105.21	2,015.67	4,089.54
Meetings & Events			
9090 · Annual Meeting	150.00	0.00	150.00
9092 · Monthly Meeting Expenses	385.58	245.20	140.38
9093 · Staff Meeting Expense	78.24	0.00	78.24
9509 · Beach Social Club	0.00	160.72	-160.72
9650 · Travel (Not Meals)	54.54	55.28	-0.74
Total Meetings & Events	668.36	461.20	207.16
Professional Fees			
9120 · Accounting & Auditing	2,500.00	2,500.00	0.00
9130 · Legal Fees	4,504.35	0.00	4,504.35
9140 · Professional Fees - Other	0.00	195.00	-195.00
9170 · Directors Expense	543.48	1,141.69	-598.21
Total Professional Fees	7,547.83	3,836.69	3,711.14
8201 · Bank Fees & Charges			
8240 · Credit Card Processing Costs	861.34	1,647.63	-786.29
8250 · Bank Charges	25.00	0.00	25.00

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Cash Basis

Holiday RV Park

Profit & Loss Prev Year Comparison

January 2025

	Jan 25	Jan 24	\$ Change
Total 8201 · Bank Fees & Charges	886.34	1,647.63	-761.29
8439 · Taxes			
9070 · Property Tax	-201.88	187.20	-389.08
Total 8439 · Taxes	-201.88	187.20	-389.08
8600 · Utilities			
8260 · Cable Television (Park)	5,405.57	5,068.95	336.62
8650 · Garbage	2,708.45	2,745.26	-36.81
8660 · Gas	3,988.40	4,128.60	-140.20
8670 · Water & Sewer	0.00	5,751.97	-5,751.97
8680 · Electric	19,823.17	15,626.03	4,197.14
9600 · Telephone & Internet	191.21	262.96	-71.75
Total 8600 · Utilities	32,116.80	33,583.77	-1,466.97
8700 · Insurance Expense			
8702 · Insurance - General Liability	8,019.53	5,833.00	2,186.53
8770 · Insurance - Employee Health	2,094.79	3,168.63	-1,073.84
8771 · Insurance - Employee Life	22.50	0.00	22.50
8772 · Insurance - Employee Vision	319.36	330.56	-11.20
Total 8700 · Insurance Expense	10,456.18	9,332.19	1,123.99
9000 · Licenses & Permits	-823.00	0.00	-823.00
9001 · Payroll			
9060 · Payroll Tax	5,986.39	3,239.03	2,747.36
9075 · Payroll Service Fees	915.85	892.70	23.15
9350 · Salary & Wages	41,346.94	21,630.61	19,716.33
Total 9001 · Payroll	48,249.18	25,762.34	22,486.84
9002 · Repairs & Maintenance			
8152 · Golf Carts	270.39	0.00	270.39
9003 · Pest Control Services	0.00	100.00	-100.00
9020 · Pool/Spa Regular Maintenance	468.00	0.00	468.00
9022 · Laundry	56.01	0.00	56.01
9030 · General	6,799.43	2,470.55	4,328.88
9032 · Electrical	-66.91	0.00	-66.91
9033 · Plumbing	0.00	75.00	-75.00
9034 · Restrooms & Showers	-1,601.54	0.00	-1,601.54
9081 · Water Salt Softner	655.56	153.50	502.06
Total 9002 · Repairs & Maintenance	6,580.94	2,799.05	3,781.89
9050 · Office Expenses			
9037 · Timeclock Machine & Software	30.00	30.00	0.00
9051 · Office Expense	0.00	907.01	-907.01
9052 · Office Supplies	1,305.97	2,765.59	-1,459.62
9059 · Printing, Copy Expenses	1,749.11	1,472.19	276.92
9071 · Customer Amenities	0.00	47.41	-47.41
9100 · Postage & Delivery	2,571.25	2,782.75	-211.50
Total 9050 · Office Expenses	5,656.33	8,004.95	-2,348.62
9370 · Supplies			
9023 · Janitorial Supplies	106.45	3,263.99	-3,157.54
9024 · Small Tools	0.00	0.00	0.00
9026 · Park & Grounds Supplies	-4,193.53	41.21	-4,234.74
9027 · Laundry Supplies	64.65	0.00	64.65
9371 · Clubhouse Supplies	99.47	895.78	-796.31
Total 9370 · Supplies	-3,922.96	4,200.98	-8,123.94
9400 · Safety & Security			
9401 · Fire Prevention	195.00	0.00	195.00
Total 9400 · Safety & Security	195.00	0.00	195.00

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Cash Basis

Holiday RV Park

Profit & Loss Prev Year Comparison

January 2025

	Jan 25	Jan 24	\$ Change
Total Expense	113,751.18	92,201.67	21,549.51
Net Ordinary Income	88,797.80	84,902.49	3,895.31
Other Income/Expense			
Other Income			
9810 · Foreclosure Income	0.00	-570.90	570.90
9870 · Interest Income	1.94	15.67	-13.73
Total Other Income	1.94	-555.23	557.17
Other Expense			
9820 · Foreclosure Expenses	1,050.00	2,768.95	-1,718.95
9911 · Garnishment Payable	0.00	0.00	0.00
9922 · Interest Expense	1,924.30	2,739.49	-815.19
Total Other Expense	2,974.30	5,508.44	-2,534.14
Net Other Income	-2,972.36	-6,063.67	3,091.31
Net Income	85,825.44	78,838.82	6,986.62

Holiday RV Park

Balance Sheet Prev Year Comparison

As of January 31, 2025

	Jan 31, 25	Jan 31, 24	\$ 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	160,700.27	62,326.20	98,374.07
1060 · Mechanics-Laundry Room - 7211	34,174.58	29,269.81	4,904.77
1063 · Mechanics- Dues Account - 6422	89,155.52	111,280.27	-22,124.75
Total 1001 · Cash Accounts	285,530.37	204,376.28	81,154.09
1065 · Reserves			
1070 · Mechanics Emergency Reserves	1,964.81	151,884.38	-149,919.57
1075 · Mechanics CIM Reserves	54,815.30	52,202.52	2,612.78
Total 1065 · Reserves	56,780.11	204,086.90	-147,306.79
Total Checking/Savings	342,310.48	408,463.18	-66,152.70
Accounts Receivable			
11000 · Accounts Receivable	-9,513.00	-10,715.50	1,202.50
Total Accounts Receivable	-9,513.00	-10,715.50	1,202.50
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	53,090.64	85,268.38	-32,177.74
2410 · Prepaid Expenses	8,208.00	8,208.00	0.00
2460 · Prepaid IncomeTaxes	17,344.00	10,674.00	6,670.00
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	121,154.74	146,662.48	-25,507.74
Total Current Assets	453,952.22	544,410.16	-90,457.94
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	544.00	1,202.00	-658.00
Electrical Upgrades - Other	14,840.00	0.00	14,840.00
Total Electrical Upgrades	297,455.86	283,273.86	14,182.00
4015 · Clubhouse Improvements			
4019 · Other FF&E	5,620.00	5,620.00	0.00
Total 4015 · Clubhouse Improvements	5,620.00	5,620.00	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			
4034 · Magnolia Center Refurbish	17,995.44	16,227.00	1,768.44
4035 · Outside Lighting	5,458.00	5,458.00	0.00
4040 · Improvements Prior to 2015	326,558.55	326,558.55	0.00
4042-1 · Capital Improvements 2017	51,113.97	51,113.97	0.00
4042 · Capital Improvements (2014)	8,768.55	8,768.55	0.00
Total 4039 · Improvements	409,894.51	408,126.07	1,768.44

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Cash Basis

Holiday RV Park

Balance Sheet Prev Year Comparison

As of January 31, 2025

	Jan 31, 25	Jan 31, 24	\$ Change
4052 · Pool & Spa Upgrades			
4030 · Pool Chair Lifts	7,387.00	7,387.00	0.00
4050 · Spa	10,898.00	4,603.00	6,295.00
4053 · Pool Construction	103,582.36	103,582.36	0.00
4054 · Pool Furniture	8,225.68	0.00	8,225.68
4055 · Pool Re-Wiring	1,291.00	1,291.00	0.00
4056 · Pool Heaters	19,180.00	0.00	19,180.00
4057 · New Pool Cover (020117)	6,290.00	6,290.00	0.00
4052 · Pool & Spa Upgrades - Other	3,383.63	3,347.64	35.99
Total 4052 · Pool & Spa Upgrades	160,237.67	126,501.00	33,736.67
4058 · Submersible Pump (2)	18,767.00	18,767.00	0.00
4059 · Buildings			
4021 · Pre Construction 2020 - 10/31	18,777.48	18,777.48	0.00
4051 · CIP	38,052.62	38,052.62	0.00
4059 · Buildings - Other	1,708,474.00	1,708,474.00	0.00
Total 4059 · Buildings	1,765,304.10	1,765,304.10	0.00
4070 · Laundry Facility	56,211.34	54,838.59	1,372.75
4080 · Equipment			
4081 · Laptop	1,800.71	1,800.71	0.00
4082 · Office Equipment	4,577.29	4,577.29	0.00
4080 · Equipment - Other	63,603.48	63,603.48	0.00
Total 4080 · Equipment	69,981.48	69,981.48	0.00
4090 · Vehicles	18,631.89	18,631.89	0.00
4200 · Intangibles	13,554.00	13,554.00	0.00
4350 · Accumulated Amortization	-5,343.00	-5,343.00	0.00
4999 · Accumulated Depreciation			
4220 · Accum Depr. - Building	-112,504.00	-112,504.00	0.00
4230 · Accum Depr- Pool Chair Lifts	-7,387.00	-7,387.00	0.00
4240 · Accum Depr - Improvements	-270,911.00	-270,911.00	0.00
4241 · Accum Depr- Land Improvements	-24,362.00	-24,362.00	0.00
4242 · Accum Depr- Capital Improve	-3,654.00	-3,654.00	0.00
4250 · Accum Depr-Spa	-4,493.00	-4,493.00	0.00
4253 · Accum Derp- Pool	-50,300.04	-50,300.04	0.00
4260 · Accum Depr - Furniture & Fixtur	-7,791.06	-7,791.06	0.00
4270 · Accum Depre-Washer/Dryer	-27,918.00	-27,918.00	0.00
4280 · Accum Depr - Equipment	-46,325.40	-46,325.40	0.00
4290 · Accum Depr - Vechicles	-18,632.00	-18,632.00	0.00
4300 · Accum Depr - Phase 1	-54,826.08	-54,826.08	0.00
4301 · Accum Depr - Phase 2	-13,760.04	-13,760.04	0.00
4302 · Accum Depr - Phase 3	-17,425.00	-17,425.00	0.00
4303 · Accum Depr - Phase 4	-28,356.96	-28,356.96	0.00
4304 · Accum Depr - Phase 5	-23,924.00	-23,924.00	0.00
4305 · Accum Depr - Submersible Pumps	-977.96	-977.96	0.00
4306 · Accum Dep - Phase 6	-329.00	-329.00	0.00
Total 4999 · Accumulated Depreciation	-713,876.54	-713,876.54	0.00
5000 · Mobile Home-Furniture & Fixture	62,033.81	62,033.81	0.00
Total Fixed Assets	2,162,613.31	2,111,553.45	51,059.86
Other Assets			
4510 · Suspense	200,000.00	0.00	200,000.00
Total Other Assets	200,000.00	0.00	200,000.00
TOTAL ASSETS	2,816,565.53	2,655,963.61	160,601.92
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20000 · Accounts Payable	-0.01	-0.01	0.00

12:35 PM

02/07/25

Cash Basis

Holiday RV Park

Balance Sheet Prev Year Comparison

As of January 31, 2025

	Jan 31, 25	Jan 31, 24	\$ Change
Total Accounts Payable	-0.01	-0.01	0.00
Credit Cards			
Home Depot - 3600	11.12	1,928.19	-1,917.07
Mechanics Bank CC	0.00	4,823.53	-4,823.53
Total Credit Cards	11.12	6,751.72	-6,740.60
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	184,742.03	281,008.78	-96,266.75
5040 · Gift Certificate Payable	-157.50	-157.50	0.00
5170 · T.O.T. Payable	11,301.18	-12,644.77	23,945.95
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	-522.73	-494.24	-28.49
5400 · Payable to the State of CA	36,280.78	36,280.78	0.00
Total Other Current Liabilities	274,276.35	346,625.64	-72,349.29
Total Current Liabilities	274,287.46	353,377.35	-79,089.89
Total Liabilities	274,287.46	353,377.35	-79,089.89
Equity			
6800 · Capital Contributions	32,300.00	32,300.00	0.00
6900 · Retained Earnings	2,424,152.63	2,191,447.44	232,705.19
Net Income	85,825.44	78,838.82	6,986.62
Total Equity	2,542,278.07	2,302,586.26	239,691.81
TOTAL LIABILITIES & EQUITY	2,816,565.53	2,655,963.61	160,601.92

Holiday RV Park

Occupancy By Site Type

From 01 Jan 2025 To 31 Jan 2025

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
Expand / Collapse All																	
Back-in 33-39ft Site (30 Amp)	Days	39	1208	1	737	471	16.65	61.01	306.96	0.00	20,116.57	20,116.57	27.30	27.30	12.28	0.00	106
Back-in 33-36ft Site (30/50 Amp)	Days	43	1330	3	760	570	12.20	57.14	102.04	0.00	16,226.59	16,226.59	21.35	21.35	11.69	0.00	117
Back-in 36-39ft Site (30 Amp)	Days	8	248	0	172	76	11.68	69.35	46.00	0.00	2,896.17	2,896.17	16.84	16.84	11.47	0.00	30
Back-in 36-39ft Site (30/50 Amp)	Days	47	1457	0	1001	456	17.16	68.70	252.93	0.00	24,999.55	24,999.55	24.97	24.97	11.38	0.00	179
Narrow 30-34ft Back-in Site (No Slides - 30 Amp)	Days	15	460	5	112	348	4.16	24.35	10.65	0.00	1,911.62	1,911.62	17.07	17.07	4.87	0.00	47
700s 41-50ft Back-in Site (30/50 Amp)	Days	4	124	0	32	92	4.38	25.81	34.20	0.00	543.26	543.26	16.98	16.98	4.00	0.00	16
Pull-Thru 70-73ft Site (30/50 Amp)	Days	15	465	0	94	371	12.52	20.22	274.79	0.00	5,822.72	5,822.72	61.94	61.94	6.71	0.00	28
Monthly	Days	39	1209	0	1209	0	22.65	100.00	0.00	0.00	27,389.23	27,389.23	22.65	22.65	31.00	0.00	78
Grand Total:		210	6501	9	4117	2384	15.37	63.33	1,027.57	0.00	99,905.71	99,905.71	24.27	24.27	13.20	0.00	601

Holiday RV Park

Occupancy By Site Type

From 01 Jan 2024 To 31 Jan 2024

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
Expand / Collapse All																	
Back-in 33-39ft Site (30 Amp)	Days	39	1209	0	592	617	13.77	48.97	57.12	0.00	16,653.04	16,653.04	28.13	28.13	11.38	0.00	90.5
Back-in 33-36ft Site (30/50 Amp)	Days	43	1333	0	696	637	15.32	52.21	118.68	0.00	20,416.71	20,416.71	29.33	29.33	12.00	0.00	106.5
Back-in 36-39ft Site (30 Amp)	Days	8	248	0	95	153	3.44	38.31	8.80	0.00	852.68	852.68	8.98	8.98	7.92	0.00	24
Back-in 36-39ft Site (30/50 Amp)	Days	47	1457	0	888	569	16.59	60.95	486.61	0.00	24,171.14	24,171.14	27.22	27.22	12.69	0.00	140
Narrow 30-34ft Back-in Site (No Slides - 30 Amp)	Days	15	465	0	139	326	11.81	29.89	65.04	0.00	5,490.21	5,490.21	39.50	39.50	7.72	0.00	35
700s 41-50ft Back-in Site (30/50 Amp)	Days	4	124	0	43	81	15.02	34.68	108.30	0.00	1,862.18	1,862.18	43.31	43.31	3.91	0.00	21
Pull-Thru 70-73ft Site (30/50 Amp)	Days	15	465	0	61	404	4.92	13.12	61.50	0.00	2,286.02	2,286.02	37.48	37.48	6.10	0.00	19
Monthly	Days	39	1209	0	1209	0	21.38	100.00	0.00	0.00	25,852.52	25,852.52	21.38	21.38	30.23	0.00	80
Grand Total:		210	6510	0	3723	2787	14.99	57.19	906.05	0.00	97,584.50	97,584.50	26.21	26.21	13.74	0.00	516

Holiday RV Park

Occupancy By Rate

From 01 Jan 2025 To 31 Jan 2025

Description	Total Res	Available Nights	Used Nights	% Total of Report Reservations	% Used Against	Gross Revenue	Nett Revenue	% of Total Reports
Expand / Collapse All Groups								
Board Meeting	2	6501	4	0.10	0.06	0.00	0.00	0.00
Member Daily (No Charge)	103	6501	751	18.24	11.55	30.00	30.00	0.03
Member Rate (Non-Prime)	1	6501	6	0.15	0.09	297.20	297.20	0.30
Mid-Week Special	1	6501	4	0.10	0.06	487.76	487.76	0.49
Monthly	40	6501	1240	30.12	19.07	28,071.23	28,071.23	28.10
Non-Member	58	6501	184	4.47	2.83	18,249.29	18,249.29	18.27
Parking	47	6501	144	3.50	2.22	1,241.20	1,241.20	1.24
Snowbird (Member)	42	6501	1276	30.99	19.63	30,217.95	30,217.95	30.25
Snowbird (Non-Member)	15	6501	415	10.08	6.38	18,343.08	18,343.08	18.36
Snowbird P/T (Member)	3	6501	93	2.26	1.43	2,968.00	2,968.00	2.97
Grand Total:	312	6501	4117	100.00	63.33	99,905.71	99,905.71	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.

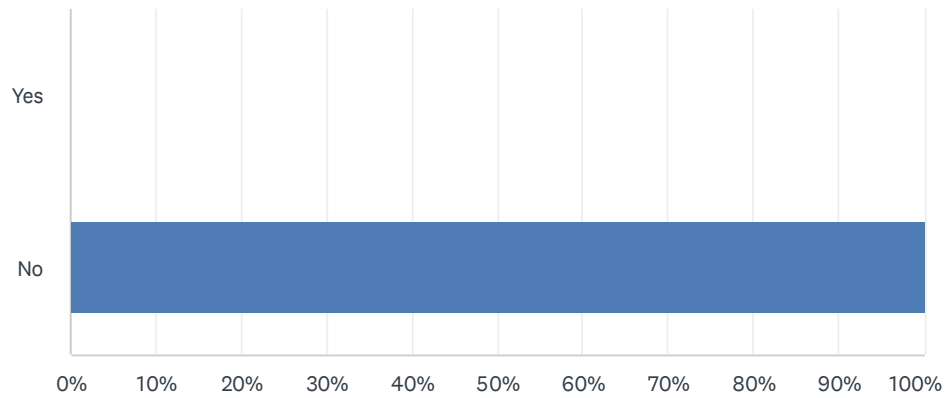
Holiday RV Park
Occupancy By Rate
From 01 Jan 2024 To 31 Jan 2024

Description	Total Res	Available Nights	Used Nights	% Total of Report Reservations	% Used Against	Gross Revenue	Nett Revenue	% of Total Reports
Expand / Collapse All Groups								
Board Meeting	5	6510	25	0.67	0.38	40.00	40.00	0.04
Member Daily (No Charge)	84	6510	559	15.01	8.59	270.00	270.00	0.28
Member Rate (Non-Prime)	1	6510	1	0.03	0.02	55.06	55.06	0.06
Member Rate (Prime)	0	6510	0	0.00	0.00	44.67	44.67	0.05
Monthly	41	6510	1240	33.31	19.05	26,532.88	26,532.88	27.19
Non-Member	51	6510	231	6.20	3.55	26,451.15	26,451.15	27.11
Parking	36	6510	109	2.93	1.67	1,071.80	1,071.80	1.10
Snowbird (Member)	43	6510	1272	34.17	19.54	30,998.87	30,998.87	31.77
Snowbird (Non-Member)	7	6510	193	5.18	2.96	9,063.03	9,063.03	9.29
Snowbird P/T (Member)	3	6510	93	2.50	1.43	3,057.04	3,057.04	3.13
Grand Total:	271	6510	3723	100.00	57.19	97,584.50	97,584.50	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?

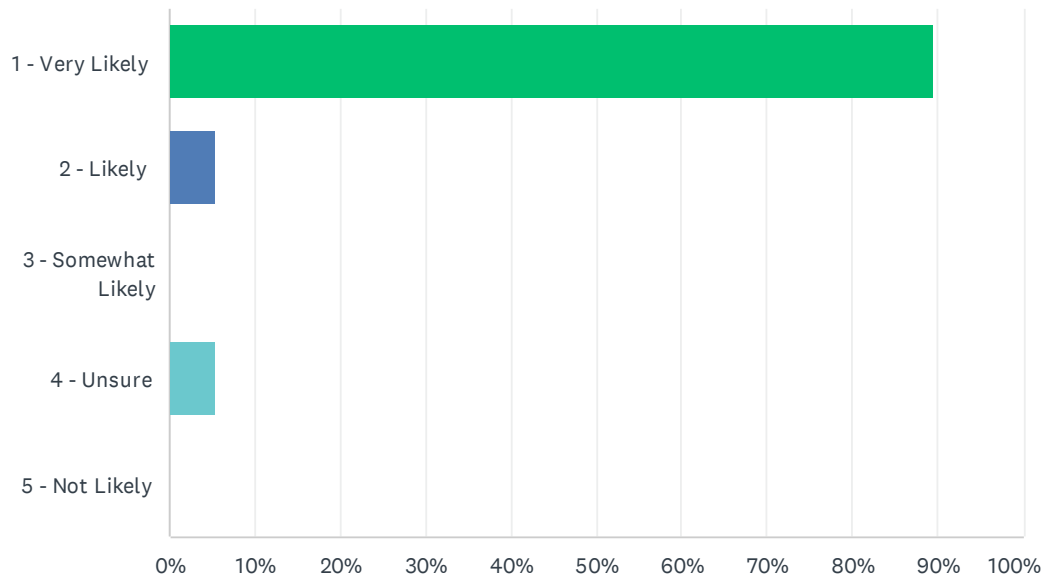
Answered: 19 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	100.00%	19
TOTAL		19

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

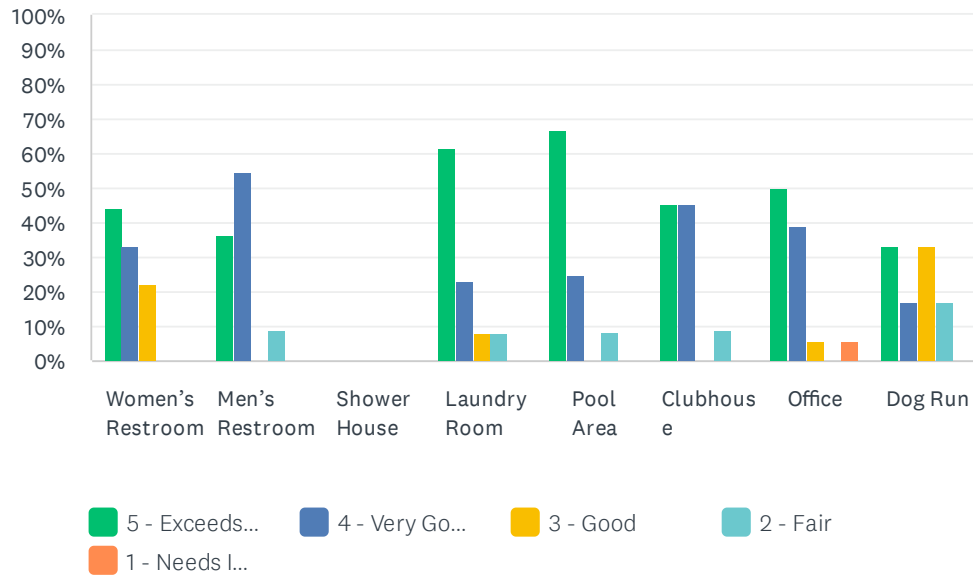
Answered: 19 Skipped: 0



ANSWER CHOICES		RESPONSES	
1 - Very Likely		89.47%	17
2 - Likely		5.26%	1
3 - Somewhat Likely		0.00%	0
4 - Unsure		5.26%	1
5 - Not Likely		0.00%	0
TOTAL			19

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

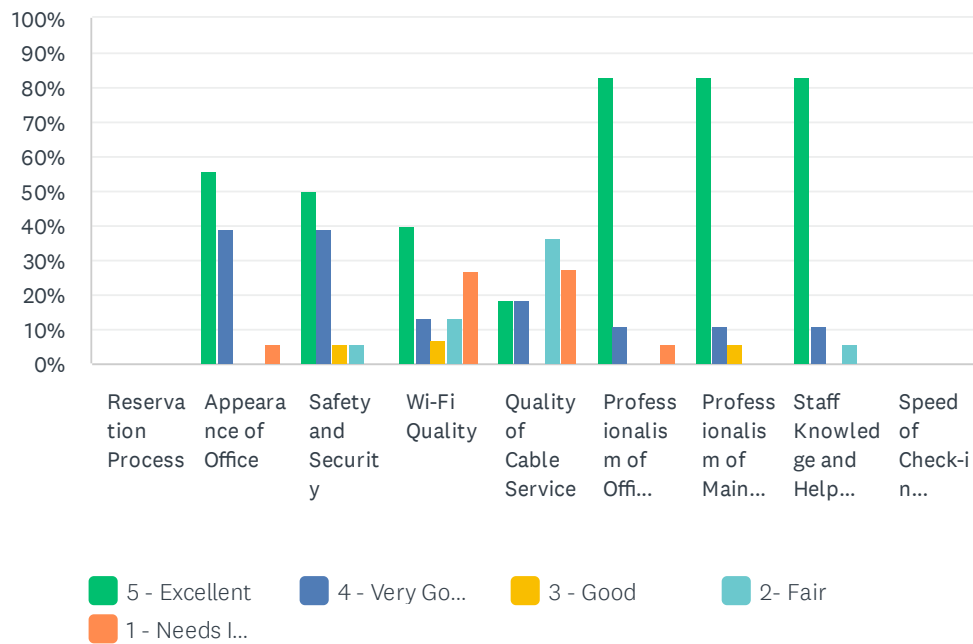
Answered: 18 Skipped: 1



	5 - EXCEEDS EXPECTATIONS	4 - VERY GOOD	3 - GOOD	2 - FAIR	1 - NEEDS IMPROVEMENT	TOTAL	WEIGHTED AVERAGE
Women's Restroom	44.44% 4	33.33% 3	22.22% 2	0.00% 0	0.00% 0	9	1.78
Men's Restroom	36.36% 4	54.55% 6	0.00% 0	9.09% 1	0.00% 0	11	1.82
Shower House	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0	0.00
Laundry Room	61.54% 8	23.08% 3	7.69% 1	7.69% 1	0.00% 0	13	1.62
Pool Area	66.67% 8	25.00% 3	0.00% 0	8.33% 1	0.00% 0	12	1.50
Clubhouse	45.45% 5	45.45% 5	0.00% 0	9.09% 1	0.00% 0	11	1.73
Office	50.00% 9	38.89% 7	5.56% 1	0.00% 0	5.56% 1	18	1.72
Dog Run	33.33% 2	16.67% 1	33.33% 2	16.67% 1	0.00% 0	6	2.33

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

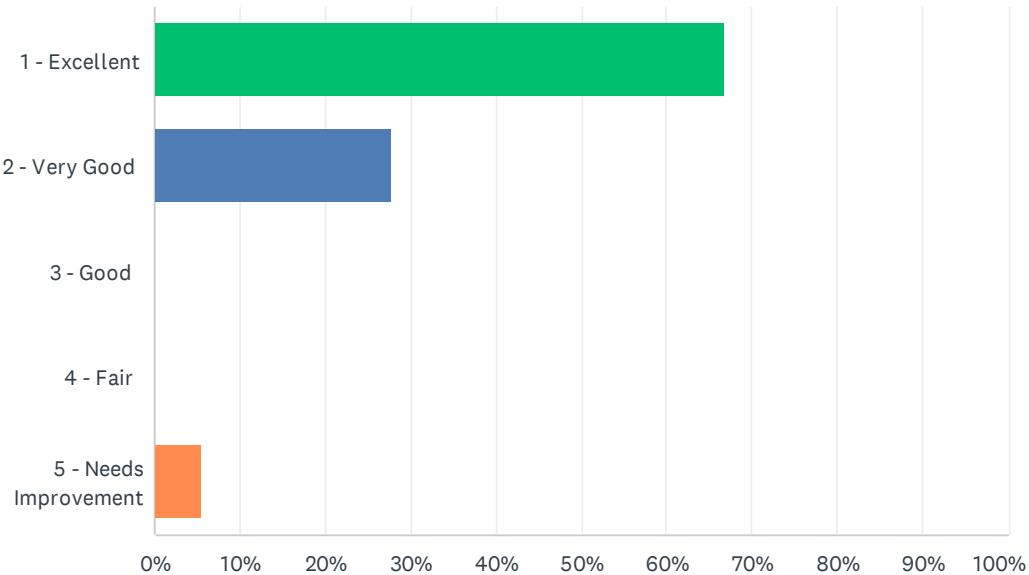
Answered: 18 Skipped: 1



	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	55.56% 10	38.89% 7	0.00% 0	0.00% 0	5.56% 1	18	1.61
Safety and Security	50.00% 9	38.89% 7	5.56% 1	5.56% 1	0.00% 0	18	1.67
Wi-Fi Quality	40.00% 6	13.33% 2	6.67% 1	13.33% 2	26.67% 4	15	2.73
Quality of Cable Service	18.18% 2	18.18% 2	0.00% 0	36.36% 4	27.27% 3	11	3.36
Professionalism of Office Staff	83.33% 15	11.11% 2	0.00% 0	0.00% 0	5.56% 1	18	1.33
Professionalism of Maintenance Staff	83.33% 15	11.11% 2	5.56% 1	0.00% 0	0.00% 0	18	1.22
Staff Knowledge and Helpfulness	83.33% 15	11.11% 2	0.00% 0	5.56% 1	0.00% 0	18	1.28
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: 18 Skipped: 1



ANSWER CHOICES	RESPONSES	
1 - Excellent	66.67%	12
2 - Very Good	27.78%	5
3 - Good	0.00%	0
4 - Fair	0.00%	0
5 - Needs Improvement	5.56%	1
TOTAL		18

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: 10 Skipped: 9

#	RESPONSES	DATE
1	As we are all aware, THE PEOPLE within our Service Organizations make all the difference. We go to and utilize those agencies that make us feel as though they care about us and our needs. This is true of our choice in R.V. Parks as well. As I've shared previously, the Team at Holiday make us feel as if we are staying with family, away from home. Aaron & Jennifer in the office are professional, courteous and helpful. Luke, Kim and Michael are welcoming, knowledgeable and always willing to be of assistance with kindness. Thanks Team Holiday for all you do; we appreciate YOU! Jonathan & Janis Graybill	1/27/2025 9:16 AM
2	Park looked very cheerful, grass green and roses blooming and very clean.	1/24/2025 4:19 PM
3	I really enjoy staying at Holiday RV park. It's like a tradition for me now.	1/13/2025 6:46 PM
4	Office staff an maintenance staff go above an beyond to help. Love this park!!	1/13/2025 5:30 PM
5	Office staff always has some sort of bad and not nice at all when you check in.	1/13/2025 8:14 AM
6	The only thing we were frustrated with was that when the park was very empty, you. moved two of the biggest motorhomes next to us... We were a smaller trailer, and the motorhome was so huge, its slide out hung into our area, and it made it impossible to want to sit outside in an already small area. We had booked for two weeks, this motorhome for 2 nights. It was just very odd. Thanks	1/13/2025 6:18 AM
7	Cable service was great on the first 2 days of our stay then we couldn't never get any of the local channels. We could not get 30 channels that were listed on the camp directory. I called the office and Jessica suggested that I call Spectrum and I did to no avail.	1/11/2025 4:11 PM
8	Office staff is friendly and very accommodating!	1/10/2025 9:54 AM
9	Just hope cable issues are fixed soon	1/6/2025 2:20 PM
10	Jennifer is more than helpful. She works to provide our preferred placement in the park. She is even gracious when dealing with us in our laundry snafu - unexpectedly leaving clothes in the washer, while walking to have lunch. : / The maintenance team is terrific. Luke & Kim are knowledgeable and always willing to help. It feels as if we're staying with family over the Holidays when we visit. :)	1/1/2025 3:19 PM

Secure your booth space today. 2024 Members of the California Outdoor Hospitality Association will have the first option to select prime exhibit space. Check out the dedicated page to learn more about the opportunities to elevate your brand.

**This event is proud to be hosted by the California Outdoor Hospitality Association
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(<https://www.caloha.org/>)



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(<https://azarvc.org/>)



New in 2025!

Join us for the NEW Campground Solutions Summit West in Reno, NV next April 1 - 4, 2025, hosted at the Grand Sierra Resort & Casino in Reno, NV, This is the **only** conference for park owners/operators this side of the Rockies!

Are you interested in owning, buying, or building your own RV park or campground? You won't want to miss this opportunity to connect with experienced operators throughout the west.

Are you a current owner or operator? Check out these sessions and all that's happening:

- Get the truth about the ban on RV sales, music licensing, and the spectrum internet debacle.
- Bring your park rules to review onsite – Learn what's most important to include and exclude.
- What is AI, Artificial Intelligence – should we all be using it? Learn how!
- Considering a capital expenditure like new pedestals? Join Doug Mulvaney, formerly of KOA, to learn how to Power the Future.

Looking for more? See the full agenda. (</home/6610974>)

Learn & Connect

RV Park Owners and Operators, this conference was designed just for you! Attend valuable education sessions, meet with hundreds of suppliers showcasing new products and services and enjoy networking events as you make new connections. There is so much to see and do, check out the agenda! (</home/6610974>)

Sponsor & Exhibit Registration is Open!

Agenda

Click on the session titles below for session descriptions.

Tuesday, April 1, 2025

1:00 PM - 4:00 PM	<u>California Solutions - Special Session for CalOHA Members</u>
5:00 PM - 6:00 PM	Reservation Software Solutions Bobby Sorden, Suppliers Spot Roguer Rosa, CampLife
6:00 PM - 7:30 PM	Reservation Software Solutions Networking Reception
7:00 PM	Evening on Your Own

Wednesday, April 2, 2025

7:00 AM - 8:00 AM	Breakfast - Vendors and Attendees
8:00 AM - 8:30 AM	Welcome to Campground Solutions Summit West 2025
8:30 AM - 9:00 AM	Opening General Session: Trends in Camping and Outdoor Hospitality: A Look Back at 2024, The Outlook for 2025, and How Campgrounds Can Adjust to Changes in the Market Scott Bahr, Cairn Consulting Group
9:00 AM - 9:15 AM	Break
9:15 AM - 10:15 AM	CARB Act Update & 2025 Legislative Opportunities + RVTI and Standards Update Chris Bornemann, RV Industry Association Curt Hemmeler, RV Technical Institute
10:30 AM - 11:15 AM	Employment Law and Work Campers Christine Taylor, Towne Law Firm
11:15 AM - 1:45 PM	EXPO and Lunch

1:45 PM - 3:00 PM	6 Things You Can Do in an Afternoon to Enhance Your Business hosted by Newbook Blake Burris, Newbook
3:00 PM - 3:15 PM	Break
3:15 PM - 4:00 PM	The Art of Glamping Meg Milligan, Highway West Vacations Ruben Martinez, American Glamping Association
4:15 PM - 5:00 PM	AI Unplugged Mark Koep, Campground Views, Inc
5:00 PM - 6:30 PM	Exhibitor Reception on the Show Floor
6:30 PM - 8:30 PM	Silver State Dinner & Evening of Entertainment - Open to All Attendees and Vendors

Thursday, April 3, 2025

7:30 AM - 8:30 AM	Breakfast - Vendors and Attendees
8:30 AM - 9:15 AM	Management Companies Mike Harrison, CRR Hospitality
9:15 AM - 9:30 AM	Break - Vendors and Attendees
9:30 AM - 10:15 AM	Buy - Sell - Finance John Grant, County Management Inc.
10:15 AM - 1:30 PM	EXPO and Lunch
1:30 PM - 3:00 PM	Powering the Future Heidi Doyle, Utility Supply Group Doug Mulvaney John Grant, County Management Inc. Mike Sorenson, Wild Energy
3:00 PM - 3:15 PM	Break
3:15 PM - 5:00 PM	Interactive Closing General Session on Hot Topics and Trends for 2025

6:30 PM - 8:30 PM	Closing Evening Networking Event at the Grand Sierra Grand Bowling Center
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Friday, April 4, 2025

8:30 AM - 12:00 PM	All Day Departures
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Questions? Email Michelle Biersner at

michelle@campgroundsolutionssummit.com

<mailto:michelle@campgroundsolutionssummit.com?>

[Subject=Question%20on%20Campground%20Solutions%20Summit%202025\)](mailto:michelle@campgroundsolutionssummit.com?Subject=Question%20on%20Campground%20Solutions%20Summit%202025)

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aaron@holidayrvpark.org

Select a registrant type *

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NOTE: All exhibitors must be or become a member of the California Outdoor Hospitality Association for 2025.

Already Registered? View or modify your existing registration
(<https://www.campgroundsolutionssummit.com/home/sign-in>)

Questions? Email Michelle Biersner at

michelle@campgroundsolutionssummit.com

(mailto:michelle@campgroundsolutionssummit.com?)

Subject=Question%20on%20Campground%20Solutions%20Summit%202025)

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Campground Solutions Summit West
March 28, 2025 - April 4, 2025

Extend your stay

Use calendar to manage your stay dates

Show nightly rate with taxes and fees included ☐ [Taxes and fees](#)

Check-in

Fri
Mar 28
USD
79.00

Sat
Mar 29
USD
79.00

Sun
Mar 30
USD
79.00

Mon
Mar 31
USD
79.00

Tue
Apr 01
USD
79.00

Wed
Apr 02
USD
79.00

Thu
Apr 03
USD
79.00

Checkout

Fri
Apr 04
USD
79.00

Sat
Apr 05
-

Sun
Apr 06
-

Mon
Apr 07
-

Tue
Apr 08
-

Wed
Apr 09
-

Thu
Apr 10
-

Available

Selected

Event

Unavailable

Waitlist

Reservation Summary

Check-in	Mon, Mar 31, 2025
Checkout	Fri, Apr 4, 2025
Rooms	1
Guests per room	2
GRAND SIERRA RESORT AND CASINO	
SIERRA TWO QUEEN ROOM 2 adults, 4 nights Change rooms	USD 316.00
Subtotal	USD 316.00
TAXES & FEES	
Hotel Room Tax (13.0% per night)	USD 41.08
Resort Fee per night (USD 22.60 per night)	USD 90.40
Tourism Surcharge (USD 2.00 per night)	USD 8.00
Grand Total	USD 455.48
Edit reservation	Next