



Board of Directors

Lorena Lemus (2024 – 2027) – President
John Watkins (2023 – 2026) – Vice President & Rules and Regulations
Dale Critzer (2025 – 2028) – Secretary
Talley Snow (2025 – 2028) – Treasurer
Darin Batty (2025 – 2028) – Management
Mark Schieber (2023 – 2026) – Park Usage
Don Smith (2023 – 2026) – Collections
Manuel Silva (2024 – 2027) – Maintenance
Frank Polehonki (2024 – 2027) – Public Relations

Members Present – 25

Meeting called to order at 9:00am.

Flag salute led by Mary Halberg (Locker 661).

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.

I also want to thank everyone for being here this morning and participating in the election voting. I am really excited and this meeting is like the beginning of a new year with the new board and everyone being in new positions. We do have a new member on our board and so I want take a moment to congratulate and welcome Dale onto the board. I would also like to congratulate and welcome Darin and Talley back onto the board. We are really going to start looking at things and focusing and directing our attention to what our core business value is and we owe it to all of you the members. So, some changes I would like to make moving forward is if anything does get out of hand at one of these meetings, we will stop the meeting and move it into executive session. We are all adults here and know how to act so I do not want to see people yelling at each other, raising their voices or using foul language. If you have a comment to make, it will be done during member comments and we will ask you to step up to our new podium to make the comment. The reason for this is that when we have people who are on zoom and there is a bunch of chatter or people talking over each other, it gets very difficult to hear everything. Also, when Jennifer is trying to listen to the recording in order to document the minutes for anyone who is unable to attend, it gets very difficult to hear everything and we want to make sure we are able to document everything in the minutes properly. Again, thank you everyone for your cooperation and involvement!

Committee Reports

Financial Report – Talley Snow

Park Accounts	Balance (2/28/25)	Monthly Comparison	February 2025	February 2024	Difference	% Change
Mechanics Bank–Operating	\$153,975.93	Income	\$102,914.36	\$118,635.61	-\$15,721.25	-%13
Mech. – Laundry	\$29,577.04	Expense	\$86,798.17	\$133,169.90	-\$46,371.73	-%35
Mech. – Dues	\$113,270.02	Net Income	\$12,985.00	-\$17,195.39	\$30,180.39	%176
Mech. – Emergency Reserves	\$1939.87					
Mech. – CIM Reserves	\$55,032.96					

Park Accounts	Balance (3/31/25)	Monthly Comparison	March 2025	March 2024	Difference	% Change
Mechanics Bank–Operating	\$150,624.34	Income	\$110,593.43	\$117,066.22	-\$6,472.79	-%6
Mech. – Laundry	\$26,549.99	Expense	\$100,366.12	\$82,290.04	\$18,076.08	%22
Mech. – Dues	\$121,117.02	Net Income	\$9,906.57	\$31,233.94	-\$21,327.37	-%68
Mech. – Emergency Reserves	\$1914.94					
Mech. – CIM Reserves	\$55,250.71					
First Citizens - CD	\$201,622.87					

So, there are a couple of things to go over but I will start with our total account balance is just about \$558,000 between all accounts. I was talking with Liz about our emergency reserves account and we are currently paying a surcharge of \$20 per month to keep this account open because we are below the allotted amount we need in the account. I suggested that we close the emergency reserves account since we now have the CD and move the funds into the CIM reserves account since we are earning interest on that account.

Comment from Darin Batty – My only other question is do we have any other sub accounts that we are being charged a fee on that we can also close and move the money?

Reply from Talley Snow – No. This would be the only one and the last one.

Comment from John Watkins – Looking at the laundry account, is there a reason it has decreased year over year?

Reply from Talley Snow – I am not sure why we are decreasing revenue but I can tell you why we are decreasing in the amount and it's because that is now the account that Aaron uses for daily expenses since we had to close the credit card for the park so he now has a debit card to that account that he uses for the daily expenses.

Reply from Aaron Cartwright – Also, we lost some campers who used to use the facilities daily and produced lots of income for that account as well. There was one gal in particular who used to use the machines daily and spend about \$100 each day but she has now left the park.

Collections – Don Smith (Absent) – Lorena Lemus

When I last reported in February, we roughly had a total of about 250 unpaid dues from the January Assessments but I am happy to report that as of yesterday the total has gone down and we now only have 12 owners who have yet to pay their dues. Because those owners have not yet paid their dues as of March 1st, the office has now applied a late fee of 10% which is \$17.10 and so now the amount that is past due is \$2,428.20. I wanted to thank the office for their due diligence in calling everyone and collecting from those that had not yet paid. We have also started the foreclosure process on locker 410 because this owner is now past due 1 full year. This is the normal process and Aaron has done a great job keeping on top of it. Once we get the official word from the attorney, we will start to plan to hold an auction in August or September to auction off the deed. We will follow the normal process, which is we hold the auction after the meeting on the month and we will keep everyone informed of when that will be.

Management – Darin Batty

I wanted to thank Aaron and the staff for their hard work last month in setting up the Annual Meeting and the Annual Dinner. They did an amazing job setting it all up, shopping for the gifts and calling everyone to get the ballots in on time and also all their hard work on collecting for the dues and making sure we had minimum fees to assess. Aaron had an opportunity to go to a conference this past week regarding our style of park and I think over the next several months we are going to hear some neat things and some not so neat things but it will be very educational. It sounds like a lot of good information was derived from that and some new information especially how it effects California. So, we will be sharing more of that information later as we learn more about it. So, let's see what happens but it looks like it is going to be good stuff!

Park Use – Mark Schieber

It looks like our occupancy only went down 1% from 2024 which is great. The numbers are almost identical, which is normal during this time of year. We are down to 63%, which like I said is normal during this time of year with people back at work and kids back in school. Other than that, there is nothing out of the ordinary happening right now so we are happy with the way things are going in the park.

Correspondence / Public Relations – Frank Polehonki

Just want to take a moment to welcome Dale to the group and welcome Darin back onto the board. We are really looking forward to some positive and upbeat improvements looking forward. There were some interesting comments and suggestions that came through the suggestion cards. There was one that had a lot of illegal ideas and vulgarity so I won't be discussing that one. There was one that talked about getting phone charger outlets in the laundry so people can charge their phones since we do have the app for people to pay for their laundry and I am not sure if we can come up with anything that wouldn't disappear but it is something we probably need to talk about there.

Comment from Darin Batty – There are outlets that you can install that have the USB ports on them so they would just bring their own cord and plug directly into the outlet and they would be able to charge their phones. It is really a quite simple fix and would cost efficient as well.

There was a comment made about the amount of noise that is made in the morning due to the forklift being used going over the bumps and such. I had a conversation with maintenance about some options and what would work and what wouldn't work. The suggestion was made that they clamp the forks so it would make less noise but maintenance said that would not help with the amount of noise the machine makes. The suggestion they made is that they will try to drive slower over the speed bumps because they notice when they drive slower it tends not to be as loud. So, if it is really early in the morning if we could have the maintenance guys a little more aware and try to limit the amount of noise they make.

Comment from Talley Snow – What is early in the morning because I don't think they run before 8am? I have not seen them run before 8am and I would say the trash truck is way louder. It is also is just the cost of doing business in my eyes. I purchased earplugs to help with the noises and it seemed to help.

There were also some questions in regard to site 120 and a suggestion about a couch in the clubhouse, which is something maybe I can discuss with Aaron and see if we could do anything with that although I don't see how we would have room in here for a couch. The majority of the comments, which were positive and good, were about how great of a job our staff and team are doing with the park and keeping it going. They were really happy with maintenance assisting with the trailers and the customer service the office gives when checking in. I also want to mention that the Beach Club will be starting to host a couple of events this summer with the first one kicking off in May. They will be serving BBQ chicken, rice pilaf and happy mother's day cake. We are grateful we had a few members step forward to bring together the Beach Club again so I want to thank Brenda Critzer, Nataly Silva, Jodi & Kennie Garges & Mike & Connie Hodges.

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

Park Maintenance – Manuel Silva

I want to also welcome the new board member Dale as well as congratulate Talley Snow and Darin Batty on their return to the board. The maintenance crew has finished up the concrete work they were doing in the Magnolia Center to fill in the area in front of the BBQs. Aaron, would you like to elaborate on that?

Comment from Aaron Cartwright – Years ago, there was a pad placed in front of the BBQs that did not have rebar installed so naturally overtime it had sunk below by about 1" – 1.5". It was a significant amount that it created a tripping hazard so it has been on our list of things to do but we were just waiting on it to quiet down in the park and get warmer and dry. I know it was something Mike was really passionate about doing so we waited for him to get back to work and so he did most of that with the other guys helping to pour the concrete and help take some of it up. They did a really good job in house doing it and it saved us some money instead of hiring a contractor!

Aaron and I also exchanged some dates for training for the guys on the Kai-Vac machine and we decided on April 26th. We are paying an outside company to come in and give some training on how to efficiently use our Kai-Vac system so it will help the guys in cleaning the other facilities like the Clubhouse and the Laundry room. I don't feel they are using the machine wrong so this is just giving them different options on how to use the machine in other ways.

Rules and Regulations – John Watkins

When I came in yesterday, I was pleasantly surprised with how well each site was looking and I was happy with the fact that there weren't a bunch of cars sitting outside of the laundry like there normally is and that there weren't as many cars sticking out of their sites like we have seen in the past. I don't know if that was an exception or not because it is board weekend but it was nice to see. I appreciate the effort that all of the members have been making in order to try and correct the behavior and improve on it. I know it is going to take time but I appreciate seeing the effort. I haven't had too many people come up and complain about the smell of the dog run and the dogs around the park and I will say I think the dogs are the dogs and the dog run is the dog run so it will be a constant discussion about it. Aaron and I have also talked about changing the rules and regulations to comply with the state of California since he learned some things when he went to the seminar and we will address those as we go. Other than that, I think the staff and the maintenance department have been doing a great job keeping the park clean and running with minimal complaints.

Manager's Report – Aaron Cartwright

As John just mentioned since the last time we were here, I performed site inspections and everyone has been very quick and diligent about taking care of some things. Generally, speaking about sites, they were looking very good and people have been staying on top of their weeds and getting rid of clutter around the trailers, which I very much appreciate. There was definitely a lot of positive feedback from the survey comments about the staff with people even mentioning staff by name and even Jessica received a compliment which I told her would only be a matter of time. So, as several board members have mentioned, I went to the CALHOA conference last weekend in Reno, NV which was very informative. CALHOA is an advocacy group of mostly the western United States that focus on RV industries and it was a big conference. Last one I attended was 6 years ago with the previous manager and it was not as large as the one I attended this year which was hosted in a huge casino and there was almost 100 people representing managers from RV parks in 11 different states some even going as far east as Ohio or Illinois. Despite our differences in location or type of business, there were so many things in common that we share and that organization advocates really hard for this whole industry. The things they are currently working on is making sure the government is also focusing on RV parks and not just on the mobile home parks and state parks. And so finding out about all the legal things was very beneficial and as I have told some of the board there is a lot of things we are doing right and a lot of things we are doing wrong. So, I am excited to see what we have coming forward with all the information.

Reportable Actions – Dale Critzer

None.

Old Business

1. Roads – Lorena Lemus

I asked Dale to add this item to the agenda because I know there have been a couple of meetings where we discuss things and they don't get added to the agenda for the meeting even though they have not been resolved. So, the roads are one of the things I want to keep on old business agenda since we have been talking about it for the last couple of months and will continue to discuss it in the coming months as well. So, it will stay on here in front of us and continue to discuss to possibly to see what we really need to do as well as time frame. So, it will continue to stay on the agenda until it is resolved even if it is just to say we do not have an update but to show we are still working on it and it is still on our list of things to complete.

2. Golf Carts – Lorena Lemus & Aaron Cartwright

This is another item that was brought up in previous meetings by Paul Gutierrez (Locker 063) that I want to make sure we keep in the forefront.

Comment from Aaron Cartwright – Yes, Paul was the member who made the suggestion we replace the golf carts for the maintenance due to safety concerns and making sure they had the things they need to do the job. We had to put a pin in it for a while because of the annual meeting and everything. But I went ahead and included the information he gave me because at the time he had found a utility cart that was more what the guys should be using as far as efficiency, organization and safety. The thing I really liked about it was that it included the lithium batteries for a really great price and those are the batteries we want so it is way less maintenance as well as power and efficiency with these utility carts are a definite step up from the regular golf carts the guys use now. Unfortunately, when he originally gave me the quote of what he was able to find, they were very reasonably priced and available. When I went to go find them again, they were unavailable at the price they were listed and when I went to the manufacturer, they were considerably more expensive. I did want to speak with the board and see if maybe we wanted to invest in at least one of these carts so that way when maintenance is working nights and the weather is not great, they at least have a vehicle that has a door and will keep them warm and dry on the wet, cold nights. I also know these are not the only ones out there so I know Manuel had an amazing suggestion about another company that he has used before, which was Columbia Golf Cart Co., which is definitely a jump as well. They have storage racks built in and are much bigger in size and towing power. But I will say Paul found a really great product for what is out there and definitely a great price range. I think it is definitely something we should think about especially as we get into summer when it is busier and we tend to have extra money that we could possibly invest into for when winter is here. I understand the board has to spend their money carefully so at this point I do understand this is just a suggestion but it is something I think we should continue to think about. I will say that pricewise the price is probably going to continue to go up so sooner is better but I am not sure if it is essential right now with the roads depending on our money.

Comment from Darin Batty – There is another brand that I believe I have shared which is called Evolution and it is a true golf cart but they also have commercial use golf carts as well. But their warranty on their batteries is 8 years and they have the dump bed on them as well. If we get really serious about it, there is a dealer in Morro Bay that has inventory on site and he would give us a price on their existing stock because pricing will go up when the tariffs go into place. But I think it is something we need to keep in mind and keep on the agenda to remind us to keep looking at it.

New Business

1. Update Business Accounts to Officers – Aaron Cartwright

So, the executive officers of this company are the President, Vice President, Secretary and Treasurer and are traditionally the ones who can pay our bills because they can sign checks. What this means is that we are going to have to get with any director that is currently on that bank account now and start switching things around to get them off and put the new ones on which means they will have to take a trip to Mechanic's Bank and notarize some documents to get it all switched around. I believe it was about a 2 hour process last time we were there and every officer is going to have to sign the paperwork and will need to be with one of the people who are on. Currently, we are going to have to keep Frank on as a signer until we can get the process complete.

2. All Members' Comment to be Addressed Must Have Locker Number & Name – Lorena Lemus

The reason this one came up is because last month at the annual meeting, I was handed a note from a member who was not in attendance but it didn't have a name or locker number so we weren't able to verify if it was a member or if it was a random person or non-member customer. We do ask that if you are going to turn in a letter or write in an email, please always state your name and locker number so we can respond appropriately. We do want to make sure when we are responding to correspondence that it is a member of record.

3. Mural Proposal (Beach Social Club) – Aaron Cartwright & Brenda Critzer

For years, Paul has been pushing for paintings around the park to brighten and liven the place up. So, Brenda and Nataly found a company who does a lot of the artwork around town called ArtCoLab and decided to reach out to them. He has done work at Burgers & More, Pismo Coast Village clamshell and Old West Cinnamon Roll and painted these huge murals on the sides of the buildings that are very eye catching and beautiful. They were able to get a tremendous offer to paint basically the entire wall in the Magnolia Center and it would only cost \$2000. When I get the Christmas paintings on the windows every holiday, we normally end up paying \$400 or something like that so I was amazed at how great and inexpensive this was going to be. The Beach Club would like to donate \$1000 towards the cost, which means that if the board wanted to go ahead and get something like this done, it would only cost them \$1000. There is no other maintenance that needs to be done on the painting other than the initial clear coat which would increase the longevity. The longevity is 10 – 15 years on the colors and paint the provide and the start date could be any time after we receive approval. If approved and started then it would definitely be complete by the May 10th BBQ that the Beach Club is hosting so it would be a nice reveal and would brighten things up for the BBQ. My thought is with the kind of world we are living now that this would be free marketing for the park. It will be a things kids and parents and families will see and want to take pictures of and share with other friends and family or on their social media so I think it is definitely worth it! It definitely works and we have seen people talk about the murals around the town and everything like that so it will get our name thrown out there as well.

Comment from Frank Polehonki – I did some research on it myself when it was brought up and I looked at the website and there were two different artists on there but I paid attention specifically to the one that lives here and does the work in town and he has done some things for schools and other businesses as well and they have really lasted a long time. I personally think with all of the other benefits we can get out of this and with the Beach Club generously donating half of the cost it just seems like a real bang for our buck. And the fact that he can have it done so quickly and have it done before our Mother's Day BBQ and the summer months before it gets busy, I myself am strongly in favor of doing it. I have heard some other ideas and suggestions come up however I see those other ideas taking a lot more money, time and upkeep to maintain those ideas. But I think for our particular park, this makes a lot of a sense and it will move us into a good positive direction by taking something very drab and making it really nice; I personally strongly support it.

Reply from Manuel Silva – I just have a quick question. I look at that picture and it is very beautiful but I just don't see anywhere where it shows Magnolia Center so if people are standing there and saying they are in the Magnolia Center, how is anyone going to know? Do we have other options as to what he will paint?

Reply from Brenda Critzer (Locker 166) – I did ask him about letters and at the time, he did say that he didn't do letters. I didn't want to go too far into it without knowing if we were actually going to entertain the idea. If it does get approved, I am sure we can change up the design and have him do something a little different. Nataly and I kind of like the Magnolias which indicate the Magnolia Center in a subtle way. I believe with a little bit of feedback to Scott; he could probably change a couple of things to make everyone happy and he would send us a draft before he does it so we can approve it. And we do have the light strip on the bottom by the bushes around which would make the mural look really good and stand out even more.

Comment from John Watkins – I just want to make sure we are going to make the motion for what we currently have.

Reply from Lorena Lemus – No, we are going to make the motion based on what we have.

Joelyn Lutz (Locker 369) – Just a little comment about the mural, maybe we can do signage or maybe do a little cut out of a trailer that people could take pictures with because I have seen that around town at other businesses as well. Just a thought as to something we could add that would have our name on it and make it fun!

4. Security Camera Replacement at Dog Run – Aaron Cartwright

At the end of your packet, there is information from our IT company as well as a communication company as well. The reason I put this quote in there is because there is a camera at the dog run on the streetlight that is back there that wasn't replaced during construction like all the other cameras were. So, now it is dead and the ethernet that is between that and the maintenance shed are not responding the way they should be. So, I have quote here for a replacement camera as well as the conduit setup as well for about \$572 and it does need a new cat 6 cable that will run to the top of that pole as well as back to the shop again which is \$618.50. I didn't have a chance to get what that would be total but I know it is some money. But, I would say it is worth it because that camera is essential and it has been hard not having it. For example, if anyone walks past the restrooms down the 400s toward the back of the park, I at some point lose sight of them and I am unable to see them again until they get by the shop, which may or may not happen. We have also had incidents down at the dog run which I was unable to see because I could only see from one camera angle which was very hard to see. It lets me see the back of the park and completes being able to see all the way around. This camera has been put on the back burner for a while now and I believe it is time for us to replace it and get it taken care of.

Comment from Darin Batty – Before we vote on this, are there any other dead spots in the park that you feel we need to install cameras so we can do it while we are doing this one?

Reply from Aaron Cartwright – This is the last camera that is not functional and not functioning properly; all the other cameras in the park are working the way they are supposed to and give me a perfect view of the park.

Member's Comments

Mary Halberg (Locker 661) – After the last month's meeting, I did some research about the use of time and I came across the 2017 rules and regulations and it specifies exactly who can use the time; it says immediate family, his or her spouse, mother, father, daughter, son, sister, brother and grandchildren. So, I would like to see this brought back into our current rules and regulations so it is plain and there is no confusion and everyone knows how it is supposed to run. I don't know how we were able to take out.

Comment from Lorena Lemus – I am sure that was from before my time so I am unable to answer as to how it was taken out.

Comment from Darin Batty – I guess my question is between 2017 and now, when did it change?

Reply from Mary Halberg (Locker 661) – I am not sure that is why I am bringing it to your attention so we can figure it out and get it back in the rules.

Reply from Lorena Lemus – Thank you for bringing it to our attention. We will definitely look into that and see what we can do about getting the correct information in there so it is clear for everyone.

Mary Halberg (Locker 661) – Also, in the current rules, you have a place for the 7 day vacate which doesn't even happen so I don't know why that hasn't been taken out. There is a big section where it talks about how you have to vacate for 48 hours so you don't live here year round but we don't follow that so it needs to be taken out because it totally is not true and so anybody new is going to look at that and think they are going to have to move in order not to show that they don't live here but we don't do that.

Nataly Silva (Locker 160) – Just following up with Lorena talking about the share that we are currently taking through the foreclosure process, do we know how much the person currently owes on it?

Reply from Lorena Lemus – Well the balance is ongoing because we have to add the attorney fees, out of pocket expenses and any recording fees.

Reply from Nataly Silva (Locker 160) – Okay, so in regard to the late fees, do you charge that every month that they don't pay or is it a one-time charge?

Reply from Aaron Cartwright – That is assessed annually so it would be \$17.10 for every 6 months which means it would be another \$17.10 for July if they still haven't paid and then the board and I have decided to start the foreclosure process after a year of someone being past due on their dues.

Reply from Darin Batty – Also, one thing to also note is that when it finally goes to auction, we have accrued several thousands in bills and incurred many fees and charges. So, when we sell it at auction, we start it at the amount the share owes so we as a company can recoup our losses before anything goes to the state or the family.

Mike Higham (Locker 162) – We had the rule about not letting people use the ladders from the company and yesterday I saw that Mike was being a real nice guy and letting the neighbor use a ladder from somewhere and the guy fell off the ladder. So, I think we need to go back to not letting people use the ladder because someone could get really hurt by that. Also, the TV in this place sucks and we don't address it. I would like to see something done about it. It will work on one TV sometimes and not the other. Also, I think we need to replace the forklift that we have because it is not meant for what the guys are using it for and it is really unsafe.

Reply from Darin Batty – So, as most people know, the internet in this place is leased. Sometimes, you need to rescan the TV.

Reply from Mike Higham – I have rescanned my channels and even put a booster in there but nothing works.

Reply from Aaron Cartwright – Sometimes, when I am hearing that it is working on one TV and not the other, it could have something to do with the connection in between the coach like a splitter or a junction which is very common.

Reply from Manuel Silva – I also agree that the board needs to look at the option of upgrading the forklift because the trailers keep getting bigger and bigger and it is a very small forklift.

Joelyn Lutz (Locker 369) – The fish station back by the bathrooms has not been cleaned and needs some attention. The bathrooms have not been all that bad but with summer coming we will see what happens. I have talked about extending the walls by inches in at least two of the stalls so the women can get in and out and it came to mind that if you move the toilet paper holder to the other wall with everything all on one side behind the door, then it would give you just enough room to get in through the door without bumping into everything. Also, I have been begging for colorful umbrellas in the Magnolia Center and in the pool area and I think it would really brighten things up around here. And also, if we can paint the drain so we don't trip on it. And a one page newsletter would be amazing to send out to people to let them know what is happening in the park.

Reply from Aaron Cartwright – Unfortunately, with the product that I like that has the nice solar lights built in are very limited with their colors so red was the newest color they had and so I went ahead and purchased a couple to replace the ones that had broken. I will continue to look though and as new colors come out I will purchase them to make it more colorful.

Nancy Houck (Locker 063) – I just had a question in regard to the bathroom training and I know we invested quite a bit of money in some machinery that they are going to be training the guys on, but I was wondering if we were still utilizing that machinery? And is the company associated with the people who are coming to train? Also, the CPR class that we took last year, I never received a copy of the completion certificate so I was wondering if it ever came in?

Reply from Aaron Cartwright – They are not associated with the company but are users of the unit and so they have more experience using it and will be able to show the guys all the features that the video did not show. And your certificate should have been sent to you so I will follow up with the company to check if we can get another copy sent to the office so I can get one for you. And then you will be certified for 2 years.

Terri Polehonki (Locker 242) – Like Mary said earlier, there are many confusing rules about free time usage and how that might conflict with the Park's CC&Rs. I think if we are having discussions about changes between 2017 and now, then there are still members of this current board that were a part of those revisions. If I remember correctly, we were prepared to do things like move our trailer out of the Park for a brief time. But instead, it is accepted that some sort of agreement superseded that practice. I have a good idea of where some of the confusion and contention is coming from at the moment, and about whom, so I like to check with Aaron on a few questions that I have and how the CC&Rs relate to the rules. As we know, the CC&Rs trump the rules and some of these issues have been present so long that it is silly to pretend that these are new problems. I think we have a good understanding of what we should or shouldn't be doing, and if there was any question about it then the manager and the board should be able to make corrections; which hasn't happened. I don't foresee a quick solution to these underlying problems, but it needs to happen. There seems to be a childish, high school-like animosity among the board, and some trust issues but the board needs to work it out. These are important rules to get straight across the board for everyone and not just a member here or there. But the name-calling, sidebars and backstabbing isn't going to solve anything; it borders on harassment.

Reply from Aaron Cartwright – Terri, you and Mary reminded me that our rules used to be very concise before 2018, maybe 4 or 5 pages. Then things greatly expanded after that to over 20 pages, which the board had spent a lot of time trimming down to half that size recently. After attending the RV industry conference and learning from legal experts and other RV park operators, I think it was a mistake because we lost a lot of clear definitions like who is an owner, who gets to stay for free, etc.

Brenda Crizter (Locker 166) – Back in 2018 I was serving as part of the committee that was working on the rules, and there was a ruling that a member should share their free time with their parents, children and grandchildren. It is unclear what has happened since then and now members can add a friend to their share at their leisure. If that's the case, I don't think that friends should receive a financial benefit for it; they didn't purchase the share.

Mike Higham (Locker 162) – I still have several shares that I can't use because I rent a permanent spot; I went and gave one of them to my kids but otherwise I can't do anything with them, and I just pay my dues.

Reply from Lorena Lemus – These are great points, and more examples of why there is a lot of confusion and contradictory rules at the moment. We need many details clarified. Please be prepared to learn that these questions will likely affect every member of the park in a big way.

Reply from Talley Snow – Remember that a lot of these items will be found in the bylaws and CC&Rs, not just the rules. It means that there isn't an easy fix; the board cannot change those on a whim because they must be amended by the members.

Joelyn Lutz (Locker 369) – It is important for the board to solve these essential problems sooner rather than later, before you start a bunch of other new business.

Denise Gagliardi (Locker 75) – My compliments to Aaron for sending out the Zoom invitations to the meetings recently and including the meeting documents for us to view in advance. If that could go out even sooner than Friday that would be great! I think it is helpful to let people learn the agenda and minutes beforehand, especially if it is an involved or contentious topic. Lastly, throughout this meeting and in previous meetings people have been asking questions about the RVers in space 120 very specifically. I don't think that is appropriate for a business meeting, calling that much attention to someone by name or by space feels like a privacy issue because everyone is alluding to them doing something wrong when they are not present to speak for themselves.

Board Member's Comments

Mark Schieber (Locker 265) – These questions about the rules, bylaws and CC&Rs have been challenged for years, often by me. I have spent a lot of time researching and documenting how many contradictory rules or bad practices have been implemented. The problems are so entrenched in the business that our most common answer as a board is that fixing all our mistakes would be like throwing the baby out with the bathwater, to borrow an expression. Just reminding everyone that nothing is new about this, only that there hasn't been a board that has been able to find a solution for many reasons.

John Watkins (Locker 16) – I don't like to see our electricity bill skyrocketing the way it has, but that is what's been happening. Our budget doesn't account for it, and these costs are largely out of our control. I'm looking forward to a recommendation from our management on how to mitigate that. We should be open to using electric meters, or a blanket surcharge, anything. I know that the RV parks in Bakersfield use meters or a flat fee based on the number of nights spent. But I guess we have complications with our CC&Rs because the association is supposed to pay the utility costs.

Manual Silva (Locker 160) – With regards to the comment that the board doesn't like each other much, or is engaged in backstabbing behavior, I would like to disagree. We have different opinions from each other, but that doesn't mean that we don't like each other. I think that from the outside looking in it might appear that way, but I don't agree with the statement.

Meeting adjourned at 10:39 am.

Respectfully Submitted,

Dale Critzer

Board of Directors – Secretary

Cc

Jennifer Del Monte

Senior Reservation Agent

Guest Survey Comments from February & March 2025

- My only recommendation for improving the stay would be a little bit bigger sites.
- Jennifer is always so cheerful & professional. She is always so helpful in planning my stays at Holiday RV Park. I really appreciate her hard work & her knowledge.
- Aaron & Jennifer continue to go above & beyond the call of duty to ensure our stay is wonderful. They get us our favorite places in the park and work after hours graciously when someone who will go unnamed forgot their trailer keys at home. :) Luke & Kim are beyond helpful and genuinely kind in caring for any need that arises. Thank you Holiday Team for again making our visit a fond memory!
- It might be an idea to add does not apply to some of the responses.
- Staff is always courteous and helpful.
- Your maintenance staff were excellent and so helpful. Please thank them.
- Sites are clean and level but very very tight. We barely had room for our truck and that left almost no room to sit outside.
- Park look Brite and spotless also the club house. All the updates look great.
- The park is looking great! It was wonderful to see the empty spaces raked clean with very few weeds. Great job staff!
- It's always a wonderful experience! Aaron, Jen, Jessica and Kim are great to work with and talk to. Thanks for everything!
- Thank you for a good job.
- We always enjoy our stay!
- Office staff was extremely helpful and pleasant (especially Jennifer).
- Very good.
- Definitely would stay here again!

All Motions

Dale Critzer made a motion to approve the minutes of the February 2025 meeting, seconded by Talley Snow.

Roll Call: Darin Batty, Lorena Lemus, Frank Polehonki, Mark Schieber, Manuel Silva, Talley Snow, and John Watkins. Dale Critzer abstained as he was not on the board at the time. Don Smith was absent.

Talley Snow made a motion to accept the February & March 2025 financials and pay the bills and payroll, seconded by Darin Batty.

Roll Call: Darin Batty, Dale Critzer, Lorena Lemus, Frank Polehonki, Mark Schieber, Manuel Silva, Talley Snow, and John Watkins. Don Smith was absent.

Talley Snow made a motion to close the Emergency Reserves account and move funds to the CIM account, seconded by Darin Batty.

Roll Call: Darin Batty, Dale Critzer, Lorena Lemus, Frank Polehonki, Mark Schieber, Manuel Silva, Talley Snow, and John Watkins. Don Smith was absent.

Frank Polehonki made a motion to paint a mural in the Magnolia Center with \$1000 coming from the Park and \$1000 being donated by the Beach Club, seconded by John Watkins.

Roll Call: Darin Batty, Dale Critzer, Lorena Lemus, Frank Polehonki, Mark Schieber, Manuel Silva, Talley Snow, and John Watkins. Don Smith was absent.

Talley Snow made a motion to purchase and install a security camera at the Dog Run for up to \$1600, seconded by Darin Batty.

Roll Call: Darin Batty, Dale Critzer, Lorena Lemus, Frank Polehonki, Mark Schieber, Manuel Silva, Talley Snow, and John Watkins. Don Smith was absent.

Frank Polehonki made a motion to adjourn to executive session, seconded by Talley Snow.

Roll Call: Darin Batty, Dale Critzer, Lorena Lemus, Frank Polehonki, Mark Schieber, Manuel Silva, Talley Snow, and John Watkins. Don Smith was absent.