

Holiday RV Park Members

October 2025 Meeting Packet



Contents are Approved
for Members Only



Agenda

Holiday RV Park
Members Association Meeting
Saturday, October 11, 2025
9:00 am

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

Lorena Lemus
TDB
Dale Critzer
Lorena Lemus
Dale Critzer

Committee Reports

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

Talley Snow
Don Smith
Darin Batty
Mark Schieber
Frank Polehonki
Manuel Silva
John Watkins
Aaron Cartwright
Dale Critzer

Old Business

1. Roads

New Business

2. Announce 2026 Board Openings
3. Finalize Annual Meeting Plans
4. Appoint Election Chairperson
5. Review 2026 Annual Mailing Packet
6. Review 2026/2027 Annual Timeline

Members' Comments

Board Members' Comments

All Motions

Executive Session

1. Finalize 2026 Rates, Fees and Assessments
2. Finalize 2026 Annual and Capital Budget



Board of Directors

Lorena Lemus (2024 – 2027) – President

John Watkins (2023 – 2026) – VP & Rules and Regulations

Dale Critzer (2025 – 2028) – Secretary

Talley Snow (2025 – 2028) – Treasurer

Frank Polehonki (2024 – 2027) – Public Relations

Darin Batty (2025 – 2028) – Management

Mark Schieber (2023 – 2026) – Park Usage

Don Smith (2023 – 2026) – Collections (Absent)

Manuel Silva (2024 – 2027) – Maintenance

Members Present – 32

Meeting called to order at 9:00 am.

Flag salute led by Elsie Metzler (Locker 828).

Lorena Lemus asked for moment of silence for Charlie Kirk.

Dale Critzer made a motion to approve the August 2025 meeting minutes, seconded by John Watkins.

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 (8/31/25)	Monthly Comparison	August 2025	August 2024	Difference
Mechanics Bank-Operating	\$188,350.53	Income	\$153,424.08	\$164,892.49	-\$11,468.41
Mech. – Laundry	\$18,123.03	Expense	\$95,165.18	\$109,283.31	-\$14,118.13
Mech. – Dues	\$202,490.80	Net Income	\$58,258.90	\$55,609.18	\$2,649.72
Mech. – Emergency Reserves	\$1,790.24				
Mech. – CIM Reserves	\$56,339.14				
First Citizens - CD	\$204,179.76				

Last month I received a request to mention which page of the monthly reporting we are discussing, so if you could please turn to that page, you will see that our combined account totals are over \$672,000. Our balance sheet looks great, and I would like to make a few motions to redistribute funds between these accounts.

Talley Snow made a motion to move money from the dues account to the operating account to pay for the 2026 property taxes in full once they are due, seconded by Dale Critzer.

Talley Snow made a motion to move \$100,000 from the operating account to the CIM account, seconded by Darin Batty.

Talley Snow made a motion to pay the bills and payroll for August 2025, seconded by Darin Batty.

Collections – Don Smith (Absent) – Aaron Cartwright (Representing)

As of August 31st, we have \$4,500 left outstanding in member dues, of which \$684 will be collected using the proceeds from today's auction right after the meeting. There is another shareholder that has neglected to pay their dues to the point where foreclosure is necessary, so I will be working with Don on that process shortly. Otherwise, the office staff has been doing an awesome job collecting the final dues remaining out of 875 shareholders; we are down to less than you can count on a hand.

The share being auctioned today needs to sell for a minimum of \$7,800 to reimburse Holiday RV for all expenses incurred during the foreclosure period. This includes legal fees, publishing fees for newspapers, recording fees, administrative fees, etc.

Comment from Talley Snow – Just to remind everyone, please remember during the auction that the Park doesn't benefit financially if the bids exceed what is owed to the business for the foreclosure.

Yes, anything that is leftover can be collected by the previous owner or their family via our attorney. If the funds are unclaimed after several years, I believe the money is returned to the State Controller.

Management – Darin Batty

The office and maintenance staff have been busy last month working on the upcoming snowbird season, with the process of applications and approvals, or getting RVers moved to different locations and preparing for brand-new arrivals to the Park.

Park Use – Mark Schieber (Absent) – Aaron Cartwright (Representing)

Our usage reporting for August 2025 shows a total overall occupancy of 83.26%, compared to 79.46% last year in August. Our revenue from reservations was down this year because we had more members staying this year (2,312 nights) than we did last year (2,060 nights). This means less money collected, but the Park is here for the members and that's just how it goes sometimes when people are making reservations.

Correspondence / Public Relations – Frank Polehonki

Thanks to all the members that answered the call to submit additional positive reviews to our Google and Yelp pages. It is a simple but powerful way to help boost the Park's exposure and public image.

In reviewing our guest survey data from last month, you'll see that our overall satisfaction scores are good and there were more positive comments and critiques left in writing than negative ones. I have a few suggestions received via the collection boxes in the Park: including a comment about the dryer in the laundromat that was recently repaired, a request to reverse the gated entry to the dog run, a request for a pool table or air hockey table inside the clubhouse, a suggestion for Aaron to spend more time visiting around the Park, a criticism of an RV camper staying at the Park that was removed from the tow vehicle, a request to have quiet hours begin later on the weekends, suggestions to clean the laundry room and

restrooms more often, and a similar request to clean the pool and spa tiles more frequently. I've spoken with Aaron about all these suggestions and concerns, and I would like it if he could explain a little bit more about the pool items.

Comment from Aaron Cartwright – The gunk that forms along the waterline where it meets the pool and spa tiles is a combination of the minerals in hard water, skin cells from our bodies, creams and gels like sunscreen or lotion that we apply to ourselves. Unlike a private pool, we can't clean it before or after it is used so it can be a continuous effort to keep that gunk from appearing. The maintenance team is also working at a disadvantage because the machines that are supposed to automatically add chlorine and acid to the water are not large enough to treat our pool size and there is no room for the correct units inside this building without remodeling the clubhouse.

Comment from Darin Batty – To clarify what Aaron is talking about, the equipment that was installed during construction, for whatever reason, is residential grade. A pool as large as ours and one that services many visitors should have commercial equipment to operate properly. The staff will continue to pursue an optimal level of cleanliness.

Thanks guys, and please remember to take a moment to enjoy the Beach Social Club's cookout today!

August 2025 Guest Survey Comments: *Please refer to the attached comments at the end of this document.*

Park Maintenance – Manuel Silva

Where I work for Tulare County with the school system, we operate 3 large swimming pools with commercial equipment. It takes a lot of chemicals and expense to keep the water clean consistently. I agree with the sentiment that our pool and spa aren't designed and equipped like other commercial pools are.

The maintenance staff have made improvements to the Park with new painting of the speed bumps with a noticeable yellow color, and Luke did a great job repairing a safety issue with the cement at the Magnolia Center.

A repair was made to one of the lights at the swimming pool, thanks to Bob Nunziato (Locker 115), a member who graciously volunteered to be in the water to assist Luke with repairing the light. His help is really appreciated!

Lastly, the Board has received a few requests from the members for a dog washing station, and Aaron provided us with some more information about a particular dog washing product that was suggested by one of the members.

Comment from Aaron Cartwright – Yes, I visited a large county park in Santa Maria, Waller Park, at the recommendation of Mark and Andrea Gregory (Locker 205). There's a dog park with featuring a nice dog washing machine made by a company called Evolution. I provided information for the Board for their reference but it's not on the agenda today. There are similar machines people can pay to use located near California Fresh Market in Pismo. If you like I can show you a video I filmed of the machine. It's a very nice product, but it is expensive, costing between \$11,000 to \$21,000 depending on the size and features. The machine was housed under a large gazebo to keep it protected from the elements and the company recommends a minimum clearance of 10' x 10' around the unit to install and operate. Space is at a premium inside the Park, so I don't see a good place to keep a large machine like this. Also, if the cost of a wash is \$10, and we're mainly catering to folks that live in the Park and need to wash a dog maybe once a month it would take a long time to see a return on that investment. I think it makes sense for Santa Barbara County, who can afford the machine, has the space available in a huge public park and gets the foot traffic from dozens of pet owners daily.

Rules and Regulations – John Watkins

We'll go into detail later this morning, but Aaron and I have made recommendations to the Board for updated rules and regulations with fewer unnecessary or cumbersome rules. We're trying to keep this Park friendly, and we don't need to have a bunch of rules that aren't essential.

Manager's Report – Aaron Cartwright

The Beach Social Club recently made a generous donation of \$500 to the Park with the proceeds from their summer events.

Today there are a few treats and goodies at the refreshment table courtesy of SLO Baked Goods. One of our members works at that bakery and it's kind of an advertisement in case the Board is interested in offering healthier options compared to the usual donuts we have every meeting.

Now that business has slowed down a bit, we are entering the season where the maintenance staff can work on repairs and other items that are difficult to pay attention to during summer. We are looking at repainting the Holiday RV Park sign at the entrance, repainting the clubhouse and office, etc.

As Frank mentioned, we are getting more positive reviews online and to help encourage that I found some signs with a QR code and NFC chip that will lead visitors to our Google review page with a tap or a scan of the code. I placed these in the clubhouse, in the office and just outside of the office.

Reportable Actions – Dale Critzer

None.

Old Business

1. Review and Assign Year End Tasks – Lorena Lemus

I have asked Talley to work with our bookkeeper Liz on preparing an annual capital budget for the Park next year, I'm requesting that Dale serve as the chairperson for the upcoming election, John is tasked with revising and preparing the rules and regulations with Aaron for our review and adoption, and we are also going to begin planning for our annual meeting and dinner party next year in March. There is much to be done, and the Board will take care of it by working alongside management.

2. Roads – Manuel Silva

I received another quote to replace the asphalt on the roads in the entire Park, excluding a new concrete gutter, and that came out to about \$469,000. We continue to take this project one step at a time, and we are also evaluating whether we need to make some ADA improvements to our concrete areas during this process. It makes sense financially to build a project that includes several of these critical repairs to protect our investment. I sent an invitation to the Board to walk the Park with me after today's meeting, as a recommendation, so that we can get a better understanding together about what needs to be done around the property with the roads and ADA repairs.

Comment from John Watkins – When do you think we can get bids on the repairs?

John, that will be soon; I think it is important for us to inspect the Park together and see what we need so that I can give these contractors very clear instructions on what we want.

Comment from Darin Batty – I noticed on the recent bid for the asphalt does include painting the site markers and road messages. However, it doesn't include a slurry seal like other bids have, and a few items seem to be missing.

I think we can expect change orders like any big project, so we want to really dial in beforehand what is essential and what's not.

1. Review 2026 Rules and Regulations – John Watkins

I worked with Aaron extensively on eliminating several rules and regulations where they were no longer needed, and in one case adding a new rule that is. The idea is to make this place friendly, and I took a redline to over 20 items that I felt needed to go, without affecting the operations of the Park. We'll continue to move towards keeping Holiday a friendly environment, and the rules are a part of that effort.

Comment from Aaron Cartwright – I think the only rule we added to next year's proposal is a section pertaining to receiving mail at the Park office. The Board changed this policy last year, but we had yet to officially implement that in our rules.

John Watkins made a motion to adopt the 2026 Rules and Regulations as presented, seconded by Dale Critzer.

2. Annual Meeting Planning – Aaron Cartwright

I'm open to any suggestions on whether anyone would like to see changes to the annual meeting and dinner venue or menu, please let me know!

Comment from Talley Snow – The Elks Lodge has been doing a good job with the menu, it was improved over last year. I'll contact them and see if the dates are available. I know if we picked another venue like the Pismo Moose Lodge it would allow for other dining options, but parking is extremely limited compared to the Elks.

3. Snowbird Contract Signing Deadline – Aaron Cartwright

Snowbird rental agreements are due to be signed very soon, by this Monday. Please visit the office ASAP to do so if you haven't already!

4. E-bikes and Scooters – Talley Snow

During the summer it is crazy with people going too fast around the Park with their electric bikes and scooters. I'm not suggesting that people can't have them, but I don't think we need to allow laps around the property like the Indy 500.

Comment from Darin Batty – I'm not sure what the rules are across the street at Pismo Coast Village, but I usually don't see kids cruising around their park. Maybe another sign will suffice to warn people, but guests are signing in when they arrive to agree to abide by our rules and conditions.

Comment from Elsie Metzler (Locker 828) – I like that children visit during summer, it's a good thing, but this summer was a nightmare with them driving too fast. Adults were also being inconsiderate too, not just children. This year I was happy to see them go, sorry to say.

Comment from Mike Higham (Locker 162) – One time this summer I nearly got hit by someone on their golf cart in the early morning hours, and they must have been going 40 mph.

Comment from Aaron Cartwright – I found the rules of Pismo Coast Village, and they forbid the use of skates, skateboards, rollerblades, gas-powered scooters, pocket bikes and hoverboards. Guests are allowed to ride bicycles and scooters at Pismo Coast, but not on any walkways, access ramps, sidewalks or their public square. All riders under 18 must wear helmets and all riders of electric scooters must be at least 16 years old.

Comment from John Watkins – More attention must be paid to kids not using helmets, that's too dangerous for them and for us if someone gets hits by a car. There's enough staff available to monitor which children aren't using helmets.

Comment from Mark Gregory (Locker 205) – Signs and rules are only going to do so much without there being a presence of authority like a security guard who regularly monitors the speed limit and helmets.

Comment from Andrea Gregory (Locker 718) – There used to be an iron gate alongside of the restrooms that deterred kids from zooming through on their bikes, replacing it might help prevent them from doing so.

5. Mountaineer IT – Workstation Replacement Proposal – Aaron Cartwright

We have a pair of older PCs still in use at the Park office, one at Sarah's workstation and the other as a front desk check-in unit. They are reaching end of service with the last version of Windows and our IT company is recommending that we replace these PCs with new workstations, plus additional RAM, for a total cost of \$3,080.96.

Comment from Darin Batty – I see on this estimate that the IT company is retaining the computer's hard drives after the transfer. I would prefer it if we kept our hard drives onsite instead. There's information on them that belongs to the Park.

Darin Batty made a motion to purchase new workstations per Mountaineer IT's proposal, with the stipulation that Holiday RV Park retain the hard drive from the previous computers, seconded by John Watkins.

6. RMS Pay – Aaron Cartwright

The reservation software that we use for all bookings and payments, RMS, has just released a new payment solution for their platform called RMS Pay. Currently, we collect credit card information from our guests over the phone or in person to save it for use, nothing is automated. With RMS Pay there is a secured link sent to the customer to pay their fees via phone or computer, and the office staff can run certain charges like monthly rents automatically. Using the new system allows for compatibility with other payment types like Apple Pay or Google Pay, as well as credit card providers outside of the U.S. This would be convenient for the guests visiting from Europe during summer especially. There is also a wireless credit card reader that can be used too; we currently have no support for those machines (no tap, no PIN). RMS also makes a kiosk version of this machine that can be used outdoors to allow for overnighters to pay and stay without interacting with the staff.

Basically, RMS Pay is like having more tools in the toolbox for our business. These are nice features, but where RMS Pay could be transformative is something like the member dues. It would be possible to send secured links via email or text message to all 875 owners twice a year rather than printing, organizing and mailing 1,750 invoices every year. That's thousands of dollars in postage, materials and labor saved. Our credit card rates, and other service fees would go up a bit compared to what RMS offers now, but the convenience features and other monies saved are how I'm seeing this as a worthwhile investment. If we're paying more in credit card fees, the Board could raise the current fee we charge from 3% to 4%, as an example.

I am not ready to ask the Board if we wish to upgrade to RMS Pay just yet; I still have many questions about the service because it is so new and would change many aspects of how we process payments. Last week I had a great demo with an RMS representative, and in the hour spent with him I came away with more questions than time afforded for us to discuss. As an example, a huge caveat already that is a dealbreaker for me; the RMS Pay system cannot process a charge with a credit card transaction fee included. Each item (rent, dues, etc.) must be paid first, then the credit card fee separately. Currently, they are describing it as a bug and something they are aware of. Until that is smoothed over, I can't consider making the change. But I wanted to bring this to the Board's attention while it is new and the information from the presentation was fresh in my mind.

Member's Comments

Terri Polehonki (Locker 450) – I want to thank Aaron for everything he does in the office, it deserves a round of applause. It's difficult to manage everyone's concerns and requests every summer, and he's doing a great job. Of the people I know in my life, he's in the top 5!

On the day-to-day perception of the cleaning of the Park, specifically with the pool, I asked some companies to visit and provide an estimate of what it would cost to clean our pool. Also, I work at the Madonna Inn in San Luis Obispo, and I researched how the pool there is cleaned. I would like to get this problem resolved, because we don't need to be at each other's throats, and if a Board member visits the Park and thinks things look good then they happened to be here on a day when it is clean. Regarding the idea of using a pool cleaning service, it was shot down because I was told that we have employees here that can do this work. However, I feel like I'm then told that they are too busy to do it for other reasons. I think we can compromise and adjust their other duties or hire a cleaning service in summer when they are busy. These companies also told me that the chlorine levels in the water weren't balanced right. We're making good money, so we are told, and the cleaning idea doesn't need to get shot down because of costs. The pool is a big asset, and it draws a lot of people to us.

Secondly, when we came to live in the Park, I told my friends that I wasn't getting a washer and dryer because the laundromat was spotless. I think the cleaning checklists need to come down; they have caused more problems than solutions. It was meant to help Aaron or the maintenance team, and it seems like it is a source of frustration instead. We're putting too much time into looking at camera footage, seeing who was here, what were they doing, etc. Just focus on keeping the Park clean, because we can't fix other problems like the small RV spaces, the dog run, or the shower drainage. Cleaning is something we can fix, and I will continue to harp on this because I am here all the time. There was an incident just the other day where we were trying to figure out if one of the workers was sleeping or not, and this was a huge deal. You know, we're checking the cameras to see if he was asleep, is he not asleep, is he on his break, is he not on his break or whatever. Again, it wasn't that he was sleeping but it gave that perception that he was. So, I'm thinking that if you're on your break or on your lunch, then don't be where everyone sees you as they are coming and going. When I take a break at work, I have to leave where I'm working, into the back or in a designated area. If there is that perception that "I see leaves that aren't picked up," or "the laundry room isn't clean," or "the pool tiles aren't clean," and there is a person here long past their break time, those are things I think that we can fix in a positive way, and be good to each other and help each other about cleaning. It used to be that we all knew to take showers before a certain time in the afternoon otherwise the restrooms would be closed. Some consistency would be good, and with 4 – 5 guys here from 7am to 10pm we can do a little better. If we can't, then another service or company needs to be hired because we need to get past this or staff up if more labor is needed.

Comment from Lorena Lemus – Thank you Terri, we appreciate your suggestions. We've seen an increase in traffic during summer and unfortunately some people do not clean up after themselves. I can recall when one person left the bathroom in such a state, without telling anyone, that once someone finally reported it to Aaron, the maintenance had to shut that restroom down for at least a day.

That's going to happen occasionally, and I've had to clean up broken goblets at the Madonna Inn that people drop on the floor. I'm more referring to the day-to-day cleaning that can be improved, like seeing a spot of dirt or a pile of hair in the same location. I know that it's not a pleasant part of their job, but it is important. If there is someone that is regularly abusing the facilities, we have enough cameras that it should be addressed with them.

Comment from Darin Batty – I would like it if our staff wasn't as approachable when they need to take a break, as I've seen them get interrupted by people walking into the shop during their time, or stopping them on their cart. I really don't enjoy when our staff has to inform guests that they are actually off of the clock and will deal with them later, so I think it would be best if they could stay out of sight to keep out of mind.

Joelyn Lutz (Locker 369) – There is still water on the floor in the women's bathroom. You replaced those dividers, and I knew they wouldn't work; they are already coming in the corner at the handicap shower. I've suggested many times that

we turn the shower the opposite way and put the bench on the other side. It's worth a try because the drain for it is placed in that direction. Everything was flipped wrong when it was put together. I don't know what that would entail but it could be a solution. The seat is on the wrong side and people turn the shower head when they use it and water runs down the floor, every day.

Secondly, diesel trucks shouldn't be allowed to park inside Holiday RV when staying because they are running continuously and fumigating me with their toxic fumes, some of which cause cancer. I'm being subjected to it by neighbors that are staying here while they work fighting wildfires, and they are showing no conscious behavior when they're asked to turn the engine off. There should be a rule against turning on a diesel engine without leaving.

I just want to keep in people's attention about stopping Board members that are stealing from us. When things happen like that continuously, over and over again as I have heard, it comes down on us as payers that must pay fees. I know that electricity is going up, among other things, and we are going to get the end of it. In the post office we used to say that "shit runs downhill." The question is, "who's downhill?" Us, the members are, and we are going to keep digging in our pocket because people are taking from this Park. As long as they keep being allowed to take from the Park, this will continue. It boggles my mind. These are statements that I want to be noted.

Comment from Talley Snow – Who is stealing? I monitor the books at this business, and if someone is stealing, then I want to know about it. However, you continue to accuse the Board of stealing even though the topic has been discussed and handled between the Board. This is not a topic for public consumption, no one is stealing, and your statements have been noted for months.

Comment from Mike Higham (Locker 162) – When you are assuming that someone is stealing but can't prove it, you are challenging that person and I don't think that is right. If there is a problem and it can be proven who did what, then there should be accountability for it.

Well, I've heard that people in the past have stolen from us, former Board members. If it's not true, then I don't know. But that's how we get into problems, so I want to bring it to people's attention.

Comment from Manuel Silva – Joelyn, when you stand up and say that Board members are stealing, we are all sitting here looking at each other in disbelief. You cannot accuse us of that without having proof of any wrongdoing.

I'll rephrase and say that members are stealing.

Comment from Darin Batty – You have brought this up many times, there are safeguards in place, and we need to move past this. What you think is going on is not happening, so why are you bringing it up?

I'm bringing it up to remind people that it has happened. If it has happened, how do you fix it from not happening again? Lastly, it was brought up to me that if each person with a trailer can only have up to 5 shares, maybe it would help out the budget, meaning couples cannot be together and own up to 10 shares.

Comment from Lorena Lemus – In the interest of time, let us proceed with other member comments. There is an auction scheduled for 11am today and we need to move on.

Susan Hardy (Locker 21) – I'm one of new snowbirds to the Park this year, and I want to thank everyone for being welcoming and making it a good experience!

Elsie Metzler (Locker 828) – I want to comment and say that I am very, very proud of our workers. They work hard, and I don't see what all of you may see since I keep to myself and use my own bathroom and shower. I give them a lot of credit because it was busy summer this year.

Board Member's Comments

None.

Meeting adjourned at 10:53 am.

Respectfully Submitted,

Aaron Cartwright

Park Manager

Cc

Dale Critzer

Board of Directors – Secretary

Guest Survey Comments from August 2025

- “We love staying here! Thank you soooo much!!! Mary Torigiani (Gambill)”
- “Too many dogs barking. We had an unleashed dog in our area.. too many unsupervised kids on motorized scooters and bikes... Wi-Fi is terrible.”
- “The office staff were all very pleasant. The only concern is the limited Wi-Fi capabilities.”
- “This was our first time staying at Holiday RV Park. Surprised and happy at the online requesting of a stay and the quick response received for our reservation and a follow up call from the office staff to confirm. Very quiet park surprisingly as the spaces are very close together. Being so close to the next spot was our concern but it turned out ok. Overall, we were very pleased with the restrooms, pool area and the efficiency of the staff and crews. We needed to borrow a tool to fix something, and the staff was so helpful. Everyone was extremely polite and helpful with all of the details of our stay!”
- “I had to answer questions about amenities I didn't use. Add a "Not relevant / did not use" option to questions. The pool was great. The park itself could use some trees.”
- “We love staying at Holiday RV! My only suggestion is the spa hours be longer... I love to go early in morning and later in the evening, but I do detest and it needs to be cleaned, too. It's nothing major, just something I love using.”
- “It would be nice to have a dog area up front or halfway. I worry about kids riding electric vehicles so fast on the roadways.”
- “This is the ugliest, most cramped RV park we have ever been in. No trees, nothing pleasant. Good - it was quiet at night.”
- “Rules are not enforced.”
- “Maintenance guy helped fix one of our hoses that was so nice of him. Enjoyed our stay. The pool was awesome.”
- “Beautiful park, well kept, everyone was very nice and helpful. We hope to continue to stay in the future.”
- “An RV park can't be better than this. Everyone from reception to maintenance was simply awesome. Facilities were so clean, love this place. Will definitely come back.”
- “The directions from the maintenance guy was not very helpful, giving directions by waving his fingers behind his hand. He has to make sure that the driver can see his directions. Be clear and say what you are going to do and how you are going to do that. The site could use the improvement of making an reservation system online so you are immediately sure if there is vacancy. Other campgrounds are very accurate with these systems. That's good service and helpful for those who need an place to stay that night.”
- “Since there isn't a question regarding sites, here is my comment about site 113. We were extremely disappointed about this site, as it has a HUGE electrical green box which cuts about 6 ft of site use. It prevented us to back up all the way to the wall. While all the other trailers could be backed up almost touching the wall, in #113 we could not do that, leaving us with absolutely no parking for our 5th wheel. One of your park employees told us to move our truck from the street. My husband pointed out to him, where does he expect us to park our truck if we did not have any space. One of your members at the sight across from us, was gracious enough to let us park our truck on their site since they had extra space. Therefore, if we stay at your park next time, I am going to make sure our site does not have any interferences. We paid the same as everyone else, and yet we had no parking for our truck. And NO, we shouldn't have to pay \$10/day to park somewhere else. You should provide parking for everyone that pays for a site.”
- “Would stay at the park in the future, but moving out of state.”
- “Kim is awesome. Stayed after 10 pm to help park my trailer. This guy definitely deserves a paid week off for exceeding customer service and refusing to take a tip. Awesome at its finest.”
- “When using forklift for double axle trailers, should take time to straighten out axles by rolling trailer front and back about 5ft or to prevent stress on axles. The 2 times I've been there it was not a good experience or comfort level when doing this.”
- “Our staff, both office and maintenance, exceed ALL expectations. They are helpful, kind, thoughtful and knowledgeable and always with a smile. I am so appreciative of each of them.”
- “Need to fix Wi-Fi.”

All Motions

Dale Critzer made a motion to approve the August 2025 meeting minutes, seconded by John Watkins.

Roll Call: Darin Batty, Dale Critzer, Frank Polehonki, Manuel Silva, Talley Snow, and John Watkins voted yes. Lorena Lemus abstained. Don Smith and Mark Schieber were absent. Motion carried.

Talley Snow made a motion to move money from the dues account to the operating account to pay for the 2026 property taxes in full once they are due, seconded by Dale Critzer.

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

Talley Snow made a motion to move \$100,000 from the operating account to the CIM account, seconded by Darin Batty.

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

Talley Snow made a motion to pay the bills and payroll for August 2025, seconded by Darin Batty.

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

John Watkins made a motion to adopt the 2026 Rules and Regulations as presented, seconded by Dale Critzer.

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

Darin Batty made a motion to purchase new workstations per Mountaineer IT's proposal, with the stipulation that Holiday RV Park retain the hard drive from the previous computers, seconded by John Watkins.

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

John Watkins made a motion to adjourn to executive session, seconded by Dale Critzer.

Holiday RV Park

Profit & Loss Prev Year Comparison

September 2025

	Sep 25	Sep 24	\$ Change
Ordinary Income/Expense			
Income			
Non TOT Taxable Revenue			
7200 · Members Dues	5,270.00	4,197.50	1,072.50
7212 · Late Checkout	190.00	200.00	-10.00
7214 · Weekly Rent-No Tax	5,866.00	5,633.00	233.00
7220 · Monthly - Members	19,809.72	19,485.98	323.74
7231 · Snowbird - Non-Members	15,875.50	4,053.12	11,822.38
7234 · Snowbirds - Members	32,625.50	24,553.52	8,071.98
7242 · Member Daily - Non taxable	18,659.00	14,732.00	3,927.00
7245 · Mobile Home Rental Income	425.00	800.00	-375.00
7295 · Washer & Dryer	3,569.37	2,514.69	1,054.68
7310 · Parking Fee	1,620.00	1,095.00	525.00
7311 · Member Promotional	-282.33	0.00	-282.33
7320 · Water Commission	0.00	60.23	-60.23
7990 · Miscellaneous Income	500.00	0.00	500.00
7994 · Late Fee on Dues	65.20	93.00	-27.80
Total Non TOT Taxable Revenue	104,192.96	77,418.04	26,774.92
TOT Taxable Revenue			
7210 · Non-Member Daily	23,238.00	22,193.11	1,044.89
7237 · Monthly Rent - Taxable	0.00	352.96	-352.96
7243 · Member Daily Taxed	0.00	3,000.00	-3,000.00
Total TOT Taxable Revenue	23,238.00	25,546.07	-2,308.07
7620 · Escapee- 15% Discounts	-370.72	-318.15	-52.57
7640 · FMCA/Camp CA - 10% Discou...	-300.80	-272.00	-28.80
7650 · Military/LE Discount - 15%	-323.25	-367.05	43.80
7660 · Long Weekend Discount	-758.00	-551.10	-206.90
9920 · Credit card transaction fee	1,363.99	911.70	452.29
9921 · Golf Cart Fee	420.00	160.00	260.00
Total Income	127,462.18	102,527.51	24,934.67
Gross Profit	127,462.18	102,527.51	24,934.67
Expense			
Business Promotional Costs			
8050 · Advertising Expense	3,467.50	135.00	3,332.50
8450 · Dues & Subscriptions	0.00	492.50	-492.50
9055 · Website Expense	184.18	474.18	-290.00
Total Business Promotional Costs	3,651.68	1,101.68	2,550.00
Computer IT Dept			
9043 · Indoor/Outdoor Camera	445.09	0.00	445.09
9056 · Software	232.37	55.97	176.40
9062 · IT Service Labor	6,725.91	1,796.81	4,929.10
Total Computer IT Dept	7,403.37	1,852.78	5,550.59
Meetings & Events			
9092 · Monthly Meeting Expenses	414.15	475.38	-61.23
9650 · Travel (Not Meals)	99.26	71.29	27.97
Total Meetings & Events	513.41	546.67	-33.26
Professional Fees			
9120 · Accounting & Auditing	2,500.00	2,500.00	0.00
9130 · Legal Fees	735.00	95.00	640.00
9170 · Directors Expense	1,291.50	1,316.29	-24.79
Total Professional Fees	4,526.50	3,911.29	615.21
8201 · Bank Fees & Charges			
8240 · Credit Card Processing Costs	2,033.98	2,146.49	-112.51
8250 · Bank Charges	25.00	24.00	1.00

11:23 AM

10/09/25

Cash Basis

Holiday RV Park

Profit & Loss Prev Year Comparison

September 2025

	Sep 25	Sep 24	\$ Change
Total 8201 · Bank Fees & Charges	2,058.98	2,170.49	-111.51
8439 · Taxes			
9070 · Property Tax	1,179.16	551.48	627.68
Total 8439 · Taxes	1,179.16	551.48	627.68
8600 · Utilities			
8260 · Cable Television (Park)	5,762.54	5,407.90	354.64
8650 · Garbage	3,910.47	2,708.45	1,202.02
8660 · Gas	2,359.75	0.00	2,359.75
8670 · Water & Sewer	16,896.18	16,487.17	409.01
8680 · Electric	27,604.91	18,527.96	9,076.95
9600 · Telephone & Internet	272.50	302.44	-29.94
Total 8600 · Utilities	56,806.35	43,433.92	13,372.43
8700 · Insurance Expense			
8702 · Insurance - General Liability	8,019.53	0.00	8,019.53
8770 · Insurance - Employee Health	-160.00	2,142.71	-2,302.71
8772 · Insurance - Employee Vision	319.36	319.36	0.00
Total 8700 · Insurance Expense	8,178.89	2,462.07	5,716.82
9000 · Licenses & Permits	573.00	0.00	573.00
9001 · Payroll			
9060 · Payroll Tax	2,158.35	2,138.01	20.34
9075 · Payroll Service Fees	616.50	589.05	27.45
9350 · Salary & Wages	26,619.83	24,127.36	2,492.47
9352 · Hiring Expenses	0.00	48.75	-48.75
Total 9001 · Payroll	29,394.68	26,903.17	2,491.51
9002 · Repairs & Maintenance			
8152 · Golf Carts	113.66	0.00	113.66
9003 · Pest Control Services	105.00	120.00	-15.00
9020 · Pool/Spa Regular Maintena...	3,621.57	715.34	2,906.23
9022 · Laundry	0.00	2,067.28	-2,067.28
9030 · General	681.15	0.00	681.15
9032 · Electrical	396.00	0.00	396.00
9035 · Clubhouse	0.00	0.00	0.00
9038 · Mobile Home	951.20	0.00	951.20
9081 · Water Salt Softner	220.79	163.50	57.29
Total 9002 · Repairs & Maintenance	6,089.37	3,066.12	3,023.25
9050 · Office Expenses			
9037 · Timeclock Machine & Softw...	30.00	30.00	0.00
9051 · Office Expense	0.00	1,985.70	-1,985.70
9052 · Office Supplies	296.38	891.35	-594.97
9059 · Printing, Copy Expenses	314.33	367.23	-52.90
Total 9050 · Office Expenses	640.71	3,274.28	-2,633.57
9370 · Supplies			
9023 · Janitorial Supplies	890.76	469.45	421.31
9024 · Small Tools	0.00	0.00	0.00
9026 · Park & Grounds Supplies	10,249.21	7,906.30	2,342.91
9027 · Laundry Supplies	97.41	0.00	97.41
9371 · Clubhouse Supplies	705.33	602.40	102.93
Total 9370 · Supplies	11,942.71	8,978.15	2,964.56
Total Expense	132,958.81	98,252.10	34,706.71
Net Ordinary Income	-5,496.63	4,275.41	-9,772.04
Other Income/Expense			
Other Income			

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Cash Basis

Holiday RV Park

Profit & Loss Prev Year Comparison

September 2025

	Sep 25	Sep 24	\$ Change
9870 · Interest Income	2,594.15	14.78	2,579.37
Total Other Income	2,594.15	14.78	2,579.37
Other Expense			
9820 · Foreclosure Expenses	354.00	800.20	-446.20
9911 · Garnishment Payable	0.00	0.00	0.00
9922 · Interest Expense	1,329.08	2,105.18	-776.10
Total Other Expense	1,683.08	2,905.38	-1,222.30
Net Other Income	911.07	-2,890.60	3,801.67
Net Income	-4,585.56	1,384.81	-5,970.37

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Cash Basis

Holiday RV Park

Balance Sheet Prev Year Comparison

As of September 30, 2025

	Sep 30, 25	Sep 30, 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 - 0...	172,378.55	184,891.59	-12,513.04
1060 · Mechanics-Laundry Room - 7...	17,297.25	33,927.68	-16,630.43
1063 · Mechanics- Dues Account - 6...	103,858.80	147,404.06	-43,545.26
Total 1001 · Cash Accounts	295,034.60	367,723.33	-72,688.73
1065 · Reserves			
1070 · Mechanics Emergency Reserv...	-25.00	151,985.54	-152,010.54
1075 · Mechanics CIM Reserves	158,350.11	53,944.25	104,405.86
1076 · First Citizens CD	206,769.09	0.00	206,769.09
Total 1065 · Reserves	365,094.20	205,929.79	159,164.41
Total Checking/Savings	660,128.80	573,653.12	86,475.68
Accounts Receivable			
11000 · Accounts Receivable	-1,979.00	-655.50	-1,323.50
Total Accounts Receivable	-1,979.00	-655.50	-1,323.50
Other Current Assets			
12000 · Undeposited Funds	684.00	305.50	378.50
2400 · Prepaid Insurance	20,319.26	11,666.00	8,653.26
2410 · Prepaid Expenses	4,104.00	4,104.00	0.00
2460 · Prepaid IncomeTaxes	11,670.57	49,500.57	-37,830.00
Total Other Current Assets	36,777.83	65,576.07	-28,798.24
Total Current Assets	694,927.63	638,573.69	56,353.94
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	18,634.24	17,995.44	638.80
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	410,533.31	409,894.51	638.80
4052 · Pool & Spa Upgrades			
4030 · Pool Chair Lifts	7,387.00	7,387.00	0.00
4050 · Spa	10,898.00	10,898.00	0.00

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10/09/25

Cash Basis

Holiday RV Park

Balance Sheet Prev Year Comparison

As of September 30, 2025

	Sep 30, 25	Sep 30, 24	\$ Change
4053 · Pool Construction	121,719.86	121,719.86	0.00
4054 · Pool Furniture	8,225.68	8,225.68	0.00
4055 · Pool Re-Wiring	1,291.00	1,291.00	0.00
4056 · Pool Heaters	19,180.00	19,180.00	0.00
4057 · New Pool Cover (020117)	6,290.00	6,290.00	0.00
4052 · Pool & Spa Upgrades - Other	3,383.63	3,383.63	0.00
Total 4052 · Pool & Spa Upgrades	178,375.17	178,375.17	0.00
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
4059 · Buildings - Other	1,728,272.00	1,728,272.00	0.00
Total 4059 · Buildings	1,747,049.48	1,747,049.48	0.00
4060 · Furniture & Fixtures (2015)	467.72	0.00	467.72
4070 · Laundry Facility	58,452.59	56,211.34	2,241.25
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	62,088.00	62,088.00	0.00
Total 4080 · Equipment	68,466.00	68,466.00	0.00
4090 · Vehicles	59,126.24	18,631.89	40,494.35
4200 · Intangibles	8,350.00	8,350.00	0.00
4350 · Accumulated Amortization	-1,809.00	-1,809.00	0.00
4999 · Accumulated Depreciation			
4220 · Accum Depr. - Building	-159,180.00	-159,180.00	0.00
4230 · Accum Depr- Pool Chair Lifts	-7,387.00	-7,387.00	0.00
4240 · Accum Depr - Improvements	-274,927.00	-274,927.00	0.00
4241 · Accum Depr- Land Improveme...	-33,009.00	-33,009.00	0.00
4242 · Accum Depr- Capital Improve	-4,239.00	-4,239.00	0.00
4250 · Accum Depr-Spa	-4,603.00	-4,603.00	0.00
4253 · Accum Depr- Pool	-59,138.00	-59,138.00	0.00
4260 · Accum Depr - Furniture & Fixtur	-17,244.00	-17,244.00	0.00
4270 · Accum Depre-Washer/Dryer	-38,855.00	-38,855.00	0.00
4280 · Accum Depr - Equipment	-54,271.00	-54,271.00	0.00
4290 · Accum Depr - Vechicles	-18,632.00	-18,632.00	0.00
4300 · Accum Depr - Phase 1	-59,559.00	-59,559.00	0.00
4301 · Accum Depr - Phase 2	-15,011.00	-15,011.00	0.00
4302 · Accum Depr - Phase 3	-19,059.00	-19,059.00	0.00
4303 · Accum Depr - Phase 4	-28,356.96	-28,356.96	0.00
4304 · Accum Depr - Phase 5	-25,184.00	-25,184.00	0.00
4305 · Accum Depr - Submersible Pu...	-3,659.00	-3,659.00	0.00
4306 · Accum Dep - Phase 6	-501.00	-501.00	0.00
Total 4999 · Accumulated Depreciation	-822,814.96	-822,814.96	0.00
5000 · Mobile Home-Furniture & Fixture	62,033.81	62,033.81	0.00
Total Fixed Assets	2,094,214.41	2,036,190.29	58,024.12
TOTAL ASSETS	2,789,142.04	2,674,763.98	114,378.06
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20000 · Accounts Payable	242.48	242.48	0.00
Total Accounts Payable	242.48	242.48	0.00
Credit Cards			
Home Depot - 3600	-468.33	4,260.56	-4,728.89
Mechanics Bank CC	0.00	7,161.45	-7,161.45
Total Credit Cards	-468.33	11,422.01	-11,890.34
Other Current Liabilities			

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Cash Basis

Holiday RV Park

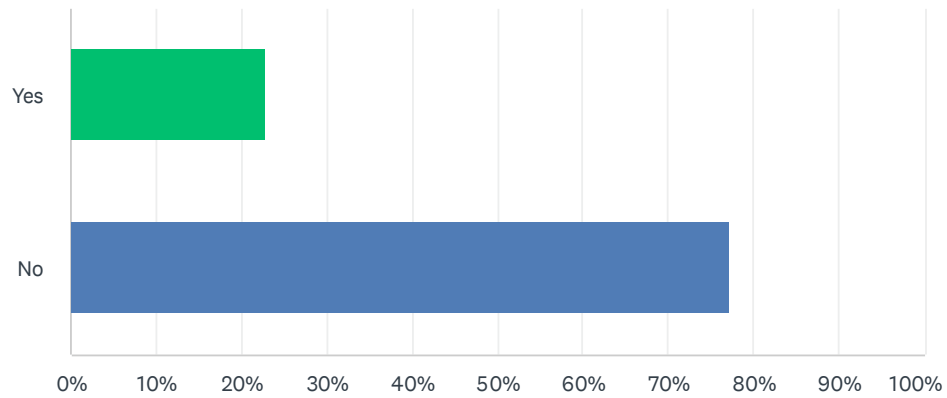
Balance Sheet Prev Year Comparison

As of September 30, 2025

	Sep 30, 25	Sep 30, 24	\$ Change
5030 · Accrued Payroll	12,629.43	12,629.43	0.00
5032 · Accrued Compensated Abs	4,953.00	4,953.00	0.00
5037 · Loan - Westwood Capital	119,789.42	219,354.11	-99,564.69
5170 · T.O.T. Payable	24,791.58	28,623.28	-3,831.70
5300 · Deferred Tax Liability	48,735.00	48,735.00	0.00
5325 · Calsavers	56.37	-267.63	324.00
5400 · Payable to the State of CA	34,878.32	34,878.32	0.00
Total Other Current Liabilities	245,833.12	348,905.51	-103,072.39
Total Current Liabilities	245,607.27	360,570.00	-114,962.73
Total Liabilities	245,607.27	360,570.00	-114,962.73
Equity			
6800 · Capital Contributions	32,300.00	32,300.00	0.00
6900 · Retained Earnings	2,191,139.45	1,956,934.01	234,205.44
Net Income	320,095.32	324,959.97	-4,864.65
Total Equity	2,543,534.77	2,314,193.98	229,340.79
TOTAL LIABILITIES & EQUITY	2,789,142.04	2,674,763.98	114,378.06

Q1 Is this your first visit?

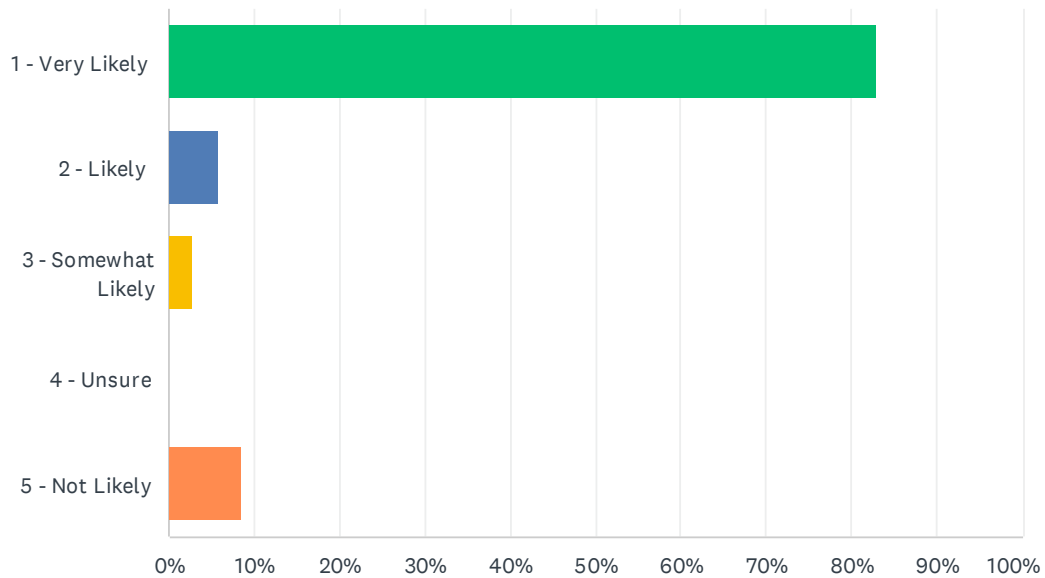
Answered: 35 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	22.86%	8
No	77.14%	27
TOTAL		35

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

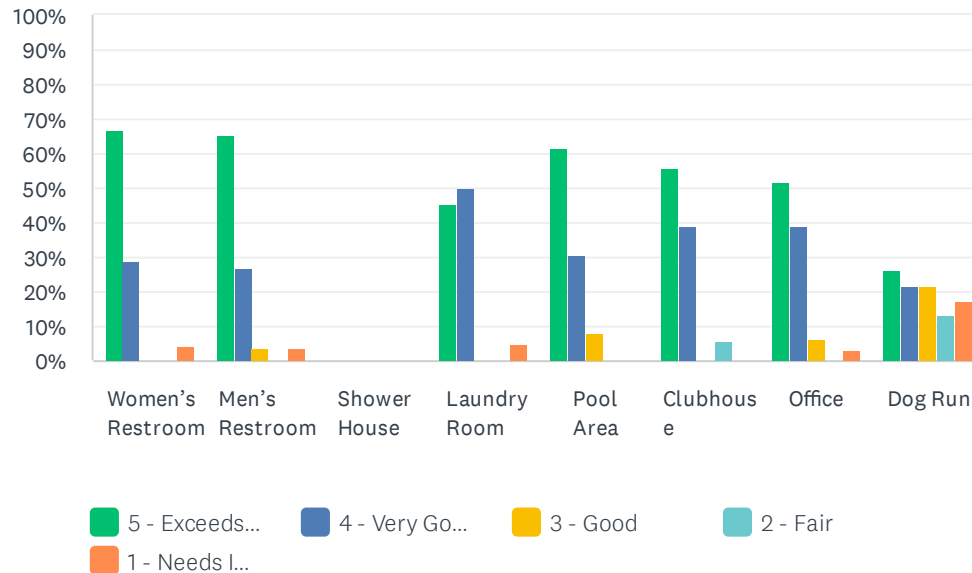
Answered: 35 Skipped: 0



ANSWER CHOICES	RESPONSES	
1 - Very Likely	82.86%	29
2 - Likely	5.71%	2
3 - Somewhat Likely	2.86%	1
4 - Unsure	0.00%	0
5 - Not Likely	8.57%	3
TOTAL		35

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

Answered: 35 Skipped: 0



	5 - EXCEEDS EXPECTATIONS	4 - VERY GOOD	3 - GOOD	2 - FAIR	1 - NEEDS IMPROVEMENT	TOTAL	WEIGHTED AVERAGE
Women's Restroom	66.67% 16	29.17% 7	0.00% 0	0.00% 0	4.17% 1	24	1.46
Men's Restroom	65.38% 17	26.92% 7	3.85% 1	0.00% 0	3.85% 1	26	1.50
Shower House	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0	0.00
Laundry Room	45.45% 10	50.00% 11	0.00% 0	0.00% 0	4.55% 1	22	1.68
Pool Area	61.54% 16	30.77% 8	7.69% 2	0.00% 0	0.00% 0	26	1.46
Clubhouse	55.56% 10	38.89% 7	0.00% 0	5.56% 1	0.00% 0	18	1.56
Office	51.61% 16	38.71% 12	6.45% 2	0.00% 0	3.23% 1	31	1.65
Dog Run	26.09% 6	21.74% 5	21.74% 5	13.04% 3	17.39% 4	23	2.74

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

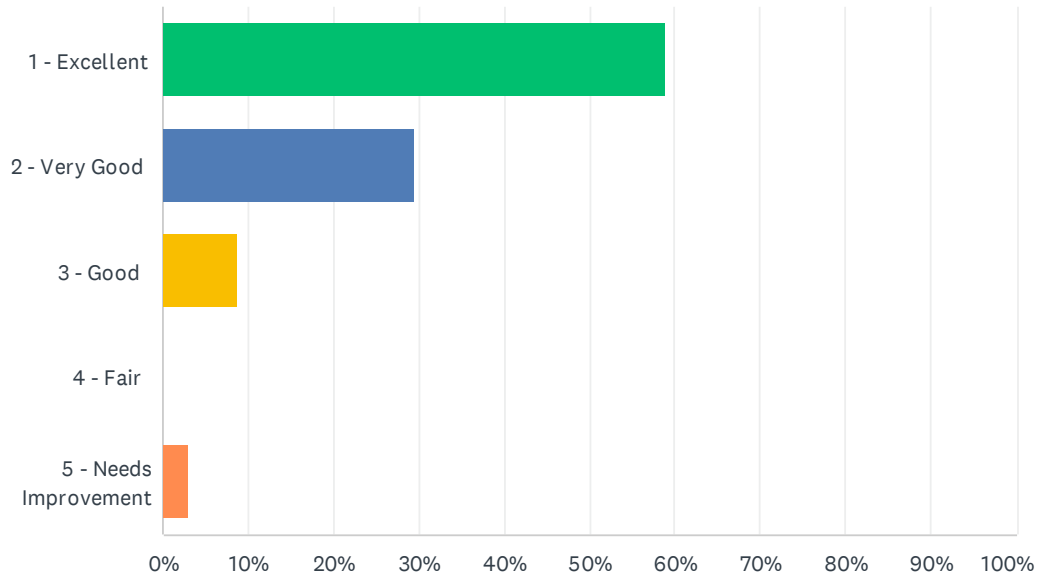
Answered: 35 Skipped: 0



	5 - EXCELLENT	4 - VERY GOOD	3 - GOOD	2 - FAIR	1 - NEEDS IMPROVEMENT	TOTAL	WEIGHTED AVERAGE
Reservation Process	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0	0.00
Appearance of Office	60.00% 21	31.43% 11	8.57% 3	0.00% 0	0.00% 0	35	1.49
Safety and Security	48.48% 16	39.39% 13	12.12% 4	0.00% 0	0.00% 0	33	1.64
Wi-Fi Quality	25.00% 7	21.43% 6	21.43% 6	25.00% 7	7.14% 2	28	2.68
Quality of Cable Service	28.00% 7	24.00% 6	32.00% 8	12.00% 3	4.00% 1	25	2.40
Professionalism of Office Staff	77.14% 27	14.29% 5	2.86% 1	2.86% 1	2.86% 1	35	1.40
Professionalism of Maintenance Staff	80.00% 28	14.29% 5	5.71% 2	0.00% 0	0.00% 0	35	1.26
Staff Knowledge and Helpfulness	72.73% 24	15.15% 5	9.09% 3	3.03% 1	0.00% 0	33	1.42
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: 34 Skipped: 1



ANSWER CHOICES	RESPONSES	
1 - Excellent	58.82%	20
2 - Very Good	29.41%	10
3 - Good	8.82%	3
4 - Fair	0.00%	0
5 - Needs Improvement	2.94%	1
TOTAL		34

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: 11 Skipped: 24

#	RESPONSES	DATE
1	Parking spaces are extremely tight Not much room to navigate motor home when entering and exiting	9/29/2025 4:04 PM
2	I've been coming to Holiday RV Park since the late 1980s and it's better than ever! The only down side is with all of us with RVs with slide-outs the spaces are a bit cramped, but that's not the Park's fault.	9/22/2025 10:55 AM
3	Went into office Thursday afternoon on the 18th. The only person working there couldn't help with some of the things I needed. She gladly said that I could come back another day but I was only there 1 day. If they don't know enough to help customers then they shouldn't be left alone in the office.	9/21/2025 4:57 AM
4	Dog park needs grass or a other park closer to entrance	9/16/2025 2:47 PM
5	Thank you for our stay, we enjoyed our time and hope to go back in the future	9/15/2025 6:58 PM
6	Holiday RV Park is our go-to location for Pismo Beach. We love the pool and the location by the beach. This time, our truck would not start at the end of the trip, and the staff was very helpful in getting us started an on our way. Thanks!	9/13/2025 9:28 PM
7	Thank you for the texts that we received from your office regarding security, Saturday lunch, and the extended stay until 5 pm option. It would have been nice to receive the extended stay text on the evening before check out. And thank you for the veteran discount ... much appreciated. We really appreciate your American patriotism and how you honor our country and veterans. Thank you!	9/13/2025 5:38 PM
8	Great park in fabulous location! Will definitely be back again.	9/9/2025 3:29 PM
9	Excellent staff	9/3/2025 6:53 PM
10	We love everything about the park! 🥰	9/2/2025 6:37 AM
11	Jessica needs to be taught how to talk to people. Very rude on the phone, in person and she is the main reason we will not be going back	9/1/2025 4:31 PM

Holiday RV Park - September 2025 Google Reviews:



DeWitt Family

8 reviews • 20 photos



★★★★★ 3 weeks ago **NEW**

Other than spaces being on the smaller side this park is amazing! Clean, quiet and staff is friendly and helpful. Staff will help park you in the sites. Hot tub is clean and relaxing. Pool is resort level. Laundry room is clean.

Rooms: 5/5 Service: 5/5 Location: 5/5



Holiday RV Park

Owner

2 weeks ago

Thank you very much for the review Mr. & Mrs. DeWitt! While our RV spaces are snug, there is a lot to enjoy about the facilities and service. We're pleased to see you feel the same way, and we'll always look forward to your next visit to Pismo Beach!



Cmore Travels

Local Guide • 93 reviews • 85 photos



★★★★★ 2 weeks ago **NEW**

Can I just say, I visit my grandparents on the weekend whenever they come here on vacation. The park and its people are great. The ladies in the front office are lovely, efficient and helpful. I feel so bad for not remembering her name but the dark haired girl, big smile, i THINK her name starts with a J (but i could be wrong) always greets us so cheerfully. But this park has some heavily tattooed ding dong on a golf cart thing who almost hits people backing out and driving by, Every time we're here. My grandma said she thinks hes a janitor. She once tried waving him down to ask if he was alright and he sped past her without even looking at her. She said she'd bring it up to the front office, but i know she forgets a lot of stuff these days. The location: perfect, office staff: wonderful, park: quiet & friendly neighbors.

Rooms: 5/5 Service: 5/5 Location: 5/5



Holiday RV Park

Owner

5 days ago

Thank you so much for the review! Our apologies for the team member that was speeding with their vehicle and not being as observant as they should have, we appreciate your feedback on that as well as the good service you received in the office. We look forward to you next visit, please let the front office know if there are any other questions or concerns you may have. Thanks again!

Holiday RV Park

Occupancy By Site Type

From 01 Sep 2025 To 30 Sep 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	1170	0	817	353	27.00	69.83	799.75	0.00	31,588.37	31,588.37	38.66	38.66	7.10	0.00	209.5
Back-in 33-36ft Site (30/50 Amp)	Days	43	1290	0	1005	285	26.55	77.91	997.37	0.00	34,251.43	34,251.43	34.08	34.08	7.67	0.00	238.5
Back-in 36-39ft Site (30 Amp)	Days	8	240	0	179	61	12.78	74.58	47.70	0.00	3,068.12	3,068.12	17.14	17.14	7.78	0.00	45
Back-in 36-39ft Site (30/50 Amp)	Days	47	1410	0	1154	256	23.34	81.84	545.01	0.00	32,902.67	32,902.67	28.51	28.51	8.95	0.00	262
Narrow 30-34ft Back-in Site (No Slides - 30 Amp)	Days	15	450	0	218	232	18.42	48.44	35.20	0.00	8,288.78	8,288.78	38.02	38.02	4.95	0.00	88
700s 41-50ft Back-in Site (30/50 Amp)	Days	4	120	0	68	52	27.68	56.67	26.40	0.00	3,321.31	3,321.31	48.84	48.84	7.56	0.00	18
Pull-Thru 70-73ft Site (30/50 Amp)	Days	15	450	0	90	360	18.45	20.00	294.40	0.00	8,302.12	8,302.12	92.25	92.25	4.09	0.00	43
Monthly	Days	39	1170	0	1151	19	21.45	98.38	0.00	0.00	25,090.94	25,090.94	21.80	21.80	28.77	0.00	80
Grand Total:		210	6300	0	4682	1618	23.30	74.32	2,745.83	0.00	146,813.74	146,813.74	31.36	31.36	9.13	0.00	984

Holiday RV Park

Occupancy By Site Type

From 01 Sep 2024 To 30 Sep 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	1170	0	687	483	24.86	58.72	578.57	0.00	29,091.71	29,091.71	42.35	42.35	6.42	0.00	203
Back-in 33-36ft Site (30/50 Amp)	Days	43	1284	6	828	456	17.85	64.49	500.06	0.00	22,923.37	22,923.37	27.69	27.69	7.20	0.00	217
Back-in 36-39ft Site (30 Amp)	Days	8	240	0	194	46	12.72	80.83	114.85	0.00	3,053.81	3,053.81	15.74	15.74	8.82	0.00	43
Back-in 36-39ft Site (30/50 Amp)	Days	47	1410	0	1030	380	22.56	73.05	535.20	0.00	31,816.31	31,816.31	30.89	30.89	6.87	0.00	307
Narrow 30-34ft Back-in Site (No Slides - 30 Amp)	Days	15	450	0	152	298	9.89	33.78	70.40	0.00	4,448.70	4,448.70	29.27	29.27	3.71	0.00	81
700s 41-50ft Back-in Site (30/50 Amp)	Days	4	120	0	67	53	37.21	55.83	277.20	0.00	4,465.03	4,465.03	66.64	66.64	4.79	0.00	28
Pull-Thru 70-73ft Site (30/50 Amp)	Days	15	450	0	83	367	13.16	18.44	385.40	0.00	5,921.90	5,921.90	71.35	71.35	4.88	0.00	34
Monthly	Days	39	1170	0	1170	0	22.35	100.00	0.00	0.00	26,149.27	26,149.27	22.35	22.35	29.25	0.00	80
Grand Total:		210	6294	6	4211	2083	20.32	66.90	2,461.68	0.00	127,870.10	127,870.10	30.37	30.37	8.32	0.00	993

Holiday RV Park

Occupancy By Rate

From 01 Sep 2025 To 30 Sep 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	5	6300	12	0.26	0.19	0.00	0.00	0.00
Member Daily (No Charge)	151	6300	1370	29.26	21.75	164.27	164.27	0.11
Member Rate - Pull-Thru (Non-Prime)	3	6300	39	0.83	0.62	2,184.00	2,184.00	1.49
Member Rate - Pull-Thru (Prime)	3	6300	3	0.06	0.05	196.00	196.00	0.13
Member Rate (Non-Prime)	34	6300	380	8.12	6.03	20,437.57	20,437.57	13.92
Member Rate (Prime)	31	6300	31	0.66	0.49	1,526.11	1,526.11	1.04
Monthly	39	6300	1170	24.99	18.57	25,343.80	25,343.80	17.26
Non-Member	126	6300	456	9.74	7.24	49,747.38	49,747.38	33.88
Parking	51	6300	137	2.93	2.17	1,645.90	1,645.90	1.12
Snowbird (Member)	46	6300	720	15.38	11.43	17,869.37	17,869.37	12.17
Snowbird (Non-Member)	21	6300	316	6.75	5.02	24,360.34	24,360.34	16.59
Snowbird P/T (Member)	3	6300	48	1.03	0.76	1,484.00	1,484.00	1.01
Snowbird P/T (Non-Member)	0	6300	0	0.00	0.00	1,855.00	1,855.00	1.26
Grand Total:	513	6300	4682	100.00	74.32	146,813.74	146,813.74	100.00

NOTE: Revenue figures represent Tariff Quoted For all reservations. Sundries, Periodic And Repeat Charges are Not included. Rooms marked as maintenance are not counted as available on this report unless you have chosen the option 'Include Maintenance in Avail for Occupancy' under Property Information. Day use reservations are Not counted As used unless you have chosen the Option 'Include Day Use in Used for Occupancy' under Property Information.

Holiday RV Park

Occupancy By Rate

From 01 Sep 2024 To 30 Sep 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	4	6294	9	0.21	0.14	0.00	0.00	0.00
Member Daily (No Charge)	139	6294	1112	26.41	17.67	20.00	20.00	0.02
Member Rate - Pull-Thru (Non-Prime)	3	6294	36	0.85	0.57	2,016.00	2,016.00	1.58
Member Rate - Pull-Thru (Prime)	3	6294	6	0.14	0.10	392.00	392.00	0.31
Member Rate (700s Daily)	1	6294	2	0.05	0.03	167.48	167.48	0.13
Member Rate (Non-Prime)	31	6294	352	8.36	5.59	16,058.09	16,058.09	12.56
Member Rate (Prime)	33	6294	64	1.52	1.02	3,167.33	3,167.33	2.48
Mid-Week Special	3	6294	10	0.24	0.16	624.34	624.34	0.49
Monthly	41	6294	1200	28.50	19.07	26,831.27	26,831.27	20.98
Non-Member	139	6294	433	10.28	6.88	47,225.52	47,225.52	36.93
Parking	55	6294	136	3.23	2.16	1,251.20	1,251.20	0.98
Snowbird (Member)	43	6294	688	16.34	10.93	23,833.89	23,833.89	18.64
Snowbird (Non-Member)	8	6294	115	2.73	1.83	4,798.98	4,798.98	3.75
Snowbird P/T (Member)	3	6294	48	1.14	0.76	1,484.00	1,484.00	1.16
Grand Total:	506	6294	4211	100.00	66.90	127,870.10	127,870.10	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.



2026 Timeline of Events



January

- 1st - Assessment Mailing - Due February
- 10th - Board Meeting
- 15th - Monthly Contracts Due
- 30th - Annual Mailing to Members

February

- 1st - Park Property Tax Due - 2nd Installment
- 1st - Member Assessment Payments Due
- 14th - Board Meeting

March

- 1st - Loss of Privileges for Late Assessments
- 14th - Annual Meeting & Event
- 14th - Confidentiality Agreements for Directors
- 14th - Election of Officers
- 21st - Update Secretary of State - Officers
- 21st - Placement of Directors

April

- 1st - Late Fees for Delinquent Assessments
- 11th - Board Meeting
- 11th - Update Business Accounts to Officers
- 12th - Park Property Taxes Delinquent
- 15th - Snowbird Season Ends

May

- 9th - Board Meeting

June

- 1st - Assessment Mailing - Due July
- 1st - Notice of Monthly Contracts Ready to Sign
- 1st - Notice to Comply to Monthlies
- 13th - Board Meeting
- 13th - Review Snowbird Application Process

July

- 1st - Snowbird Applications Available
- 1st - Member Assessment Payments Due
- 11th - Board Meeting
- 15th - Monthly Contracts Due

August

- 1st - Snowbird Applications Due
- 1st - Loss of Privileges for Late Assessments
- 8th - Board Meeting
- 8th - Review and Assign Year End Tasks
- 8th - Finalize Snowbird Approvals

September

- 1st - Late Fees for Delinquent Assessments
- 1st - Snowbird Contracts Ready for Signing
- 12th - Board Meeting
- 12th - Finalize Employee Bonuses & Holiday Event
- 12th - Review 2027 Rates, Fees and Assessments
- 12th - Review 2027 Annual and Capital Budget
- 12th - Review 2027 Rules and Regulations
- 12th - Annual Meeting Planning
- 15th - Snowbird Contract Signing Deadline
- 15th - Snowbird Season Starts

October

- 10th - Board Meeting
- 10th - Finalize 2027 Rates, Fees and Assessments
- 10th - Finalize 2027 Annual and Capital Budget
- 10th - Announce 2027 Board Openings
- 10th - Finalize Annual Meeting Plans
- 10th - Appoint Election Chairperson
- 10th - Review 2027 Annual Mailing Packet
- 10th - Review 2027/2028 Timeline

November

- 1st - Park Property Taxes Due - 1st Installment
- 14th - Board Meeting
- 14th - Finalize 2027 Rules and Regulations
- 14th - Finalize 2027 Annual Mailing
- 14th - Review Employee Evaluations
- 14th - Finalize 2027/2028 Timeline

December

- 1st - Notice of Monthly Contracts Ready to Sign
- 1st - Notice to Comply to Monthlies
- 12th - Park Property Taxes Delinquent
- 12th - Board Meeting
- 12th - Finalize Employee Evaluations
- 12th - Finalize 2027 Employee Handbook
- 12th - Board Resumes Due for Candidates