



**Holiday RV Park Owners Association  
Board of Directors Meeting  
December 13, 2025**

---

**Board of Directors**

Lorena Lemus (2024 – 2027) – President (Absent)  
John Watkins (2023 – 2026) – VP & Rules and Regulation  
Dale Critzer (2025 – 2028) – Secretary  
Talley Snow (2025 – 2028) – Treasurer (Absent)  
Frank Polehonki (2024 – 2027) – Public Relations

Darin Batty (2025 – 2028) – Management  
Mark Schieber (2023 – 2026) – Park Usage  
Don Smith (2023 – 2026) – Collections  
Manuel Silva (2024 – 2027) – Maintenance

Owners Present –

Meeting called to order at 9:00 am.

Flag salute led by Don Smith (Locker 90).

**Dale Critzer made a motion to approve the November 2025 meeting minutes, seconded by Manuel Silva.**

Comment from Denise Gagliardi (Locker 75) – I had made a comment at the November meeting that included a Board member comment made in August 2025, and I don't think the minutes reflect what I said last month.

Reply from Dale Critzer – It's a summary of what was said, the minutes are not a word-for-word documentation.

Reply from John Watkins – We have a motion on the table; get your corrections to Aaron and the Board will review it next month.

**President's Address**

---

- Please silence or turn off all cell phones.
- Owners are welcome to participate during the *Owner's Comments* section of the agenda.
- To maintain decorum, owner 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 owner 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.
- 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 (Absent) - John Watkins (Representing)

Park Accounts	Balance (11/30/25)	Monthly Comparison	November 2025	November 2024	Difference
Mechanics Bank-Operating	\$79,694.42	Income	\$99,580.82	\$90,889.74	\$8,691.08
Mech. - Laundry	\$16,212.05	Expense	\$76,059.77	\$96,611.93	-\$20,552.16
Mech. - Dues	\$104,598.00	Net Income	\$23,521.05	-\$5,722.19	\$29,243.24
Mech. - CIM Reserves	\$158,807.11				
First Citizens - CD	\$206,769.09				

We are in really good stead; I have a report that is from January through November and in those 11 months our net income was over \$271,000, at least \$31,000 more than last year. The net income just for the month of November was nearly \$9,000 more than last year at \$26,359. Our checking and savings accounts are over \$567,000, that is over \$300,000 more than we were at the same time in 2024

**John Watkins made a motion to pay the bills and payroll for November 2025 and transfer \$100,000 from the dues account to 6-month CD. seconded by Darin Batty.**

### Collections - Don Smith

Our collections remain in excellent shape, and other than some miscellaneous credits that need to be adjusted we are doing well ahead of the next assessments in 2026.

### Management - Darin Batty

The office will be back to a full staff next week; I will let Aaron comment on that later. The Board and I will be reviewing employee evaluations during executive session today.

### Park Use - Mark Schieber

We were up 1% on our occupancy last month, and there's nothing earthshattering going on this time of year as business slows down aside from the major holidays like Thanksgiving and Christmas.

### Correspondence / Public Relations - Frank Polehonki

Happy holidays and Merry Christmas this year, please be careful when travelling for the season.

As a reminder, when you purchase extra parking remember to display the pink, parking tags that the office provides so that everyone understands that the site is paid for and no one is confused as to why a car is placed somewhere.

Our guest feedback remains very positive from the survey data that we collect. I received a written comment from a younger guest that was requesting more movies in the clubhouse library. If you have some older DVDs to donate, please think about leaving them in the clubhouse for others to watch on the big screen.

Let's be kind to our new office employees and make them feel welcome to the Holiday RV family!

Thank you to all the members that submitted their intent to run for the Board next year. If you're not elected the first time around, please don't be discouraged from running again because we have elections every year.

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

## **Park Maintenance - Manuel Silva**

Welcome to the meeting everyone, it has been so beautiful in Pismo recently and we are blessed to have such a nice place to enjoy together.

We are still working on replacing the concrete V-gutter that runs through the Park next year, along with making some ADA-related improvements. There is an inspection scheduled for December 16<sup>th</sup> to see we are in ADA compliance. Our budget for 2026 is \$300,000 to complete both projects, and I think we can based on the experienced people involved with the scope of work.

## **Rules and Regulations - John Watkins**

The rules and regulations for next year were approved earlier this season, and you will receive next year with the annual mailing. Other than that, the Park looks great and the maintenance team did a great job decorating for Christmas.

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

I'd like to raffle off a Holiday RV gift bag with some merchandise and a box of See's Candies...and that goes to Ron Reimer!

We also had a Christmas RV decorating contest this month, and my panel of jurors conferred with me yesterday and we agreed upon the following winners: Kennie & Jodi Garges (Best Overall), Mike & Shelly Thomas (Best Traditional), Kim & Ron Reimer (Best Use of Lights) and Susan & Steve Hardy (Most Creative). Each winner will receive a Holiday gift certificate shortly. Let's plan on more prizes next year if we get more participation.

There are several new employees joining our team since last month, starting with Cruz in our maintenance department. He just started a few weeks ago and he's been doing great; a friendly and personable guy who fits in nicely with the rest of the team. We also have a pair of new employees starting soon in the office: Sammy, who comes to us from the Sea Venture hotel downtown, and Debra, who used to work at Holiday a few years ago and is returning.

Comment from John Watkins – What is the target date for the annual mailing?

I usually try to get all the envelopes out around the middle of January. There's an exact timeline in the bylaws for sending a notice of annual meeting; it can't be too early or too late based on the date of the March meeting.

## **Reportable Actions - Dale Critzer**

The Board approved increased rates and dues for 2026, and the Board approved a limit of \$500 for travel expenses for Board members to attend monthly meetings. It is on the agenda today for executive session to discuss travel expenses again.

## **Old Business**

---

### **1. Roads - Manuel Silva**

We are still working on replacing the concrete V-gutter that runs through the Park next year, along with making some ADA-related improvements. There is an inspection scheduled for December 16<sup>th</sup> to see we are in ADA compliance. Our budget for 2026 is \$300,000 to complete both projects, and that is based on the opinions of experienced people involved with the scope of work.

Comment from Ron Reimer (Locker 73) – Has chip seal ever been thought of for this project?

Reply from Don Smith – The substrate is destroyed and there is no base because the current asphalt sits on top of sand. A chip seal would help prevent moisture from entering above but without base moisture would come up from the substrate. We're looking at doing a 3/3 lift with new asphalt to maximize longevity.

Reply from John Watkins – A friend of mine who is an expert in the field visited recently and gave me his opinion of the roads. He said that we have at most 2 years to redo the asphalt, so this project is a necessary expense.

## **New Business**

---

### **1. Board Decision on Speaking Times – John Watkins**

Based on following Robert's Rules of Order, I would like to propose a time limit of 2:30 minutes to comment during meetings. If everyone has gotten an opportunity to speak then we can come back to folks for a follow-up later. We want to keep the meeting while still allowing people to express themselves, but I don't want a dead horse being beaten like recent meetings. I welcome any discussion on the subject.

Comment from Darin Batty – A time limit of 2 to 3 minutes for speaking at a city council meeting is standard.

Comment from Mark Schiever – I agree...good luck!

Comment from Frank Polehonki – That should be enough time for people to convey their thoughts and discuss any bullet points they might have. To Mark's comment, maybe an electric wire running to the podium will keep folks from rambling on too long!

**John Watkins made a motion to limit member comments to 2:30 minutes during meetings. seconded by Dale Critzer.**

### **2. Board Resumes Due by End of Meeting for Candidates – John Watkins**

If you'd like to run for the Board next year, your resumes are due by the end of this meeting. Aaron, do we currently have anyone that would like to run?

Comment from Aaron Cartwright – We do! In alphabetical order, we have Michele Blagg, Jerry Bodine, Susan Hardy, Bridget Kidder, Jon Mackenzie, Al Polehonki and Nataly Silva.

## **Owner's Comments**

---

Brenda Critzer (Locker 166) – I would like to request a committee to examine the pros and cons of spouses serving on the Board together. In recent elections there has been a possibility of that happening, including next year.

Reply from Don Smith – With the bylaws we currently have, I don't think there's anything that could be done about that if more than one interest is owned in those circumstances.

Reply from Mark Schieber – Yes, that's the process we have by identifying the "member" of these particular shares. If a married couple only owns one deed at Holiday, a single named owner must serve at the member for that interest.

Nataly Silva (Locker 160) – I spoke with Aaron prior to submit my intention to run for the Board to make sure it was appropriate. I wouldn't have made that decision without his approval.

Reply from Mark Schieber – Aaron is not in a position to approve that; he is the office manager. Secondly, as we've mentioned already, if you are a member then run for the Board! It might be bad optics for a couple to serve on the Board

together, but I don't think a committee is going to resolve anything because the qualifications are clear. Members shouldn't be prevented from running for the Board.

Reply from John Watkins – Dale is responsible for certifying that everyone running for the Board is qualified, using the information provided by Aaron. If our records match and Dale says these folks can run, then that's what we are going to do. I'm not against forming a committee but I expect any changes will involve amending the bylaws and CC&Rs. Whether or not a Board accepts or rejects the recommendations of a committee is beside the point because something like this must be taken to all the members for approval; if it fails, it fails.

Reply from Darin Batty – If we're talking about membership rights, I don't think that can be voted away.

Brenda Critzer (Locker 166) – I think couples serving together is unethical; I'm not suggesting taking anyone's rights away.

Reply from Aaron Cartwright – I would have to review it, but there is a conflict of interest policy that all Directors sign and abide by. Maybe there is something to find in there that can guide the Board.

Reply from Mark Schieber – Just for reference, the policies our attorney makes don't supersede the CC&Rs and bylaws.

Nataly Silva (Locker 160) – Are we thinking that people who are related to each other cannot serve together?

Reply from John Watkins – No one is saying that. Currently there is no issue with that.

Reply from Manuel Silva – A question for Brenda: are you proposing that a committee only focus on spouses serving together on the Board? Or is the conversation going to include other relations?

Brenda Critzer (Locker 166) – I think the whole situation should be examined. There's lots of good, honest people but I believe that a door is open right now that should be closed in case we run into a problem.

Jodi Garges (Locker 602) – If we are thinking about limiting people to that extent, I'm worried that we won't have enough people eligible to run for the Board. It would be difficult in a Park like ours.

Susan Hardy (Locker 21) – I've never voted before, how does that process work?

Reply from John Watkins – All members get a ballot included with their annual mailing, which also includes financials and rules for next year, among other information. There will be instructions on your ballot, you can vote for up to 3 people for the Board and you need to return the sealed ballot to the Park by the annual meeting for it to be counted.

Jodi Garges (Locker 602) – Just a reminder, next week we're going to have a Christmas potluck and a gift exchange afterwards!

Mary Halberg (Locker 661) – Last month at the November meeting you said that "Use of Time" would be on the agenda today and it's not there.

Reply from John Watkins – It will be on the agenda later, please wait.

Terri Polehonki (Locker 242) – The question of who is running for the Board hasn't been a concern until Frank's brother Al decided to run for the Board, let's be honest about that.

Rachelle Rosales (Locker 424) – I'm a registered nurse, and I have a lot of passion about health. I think there's many residents here that could benefit from there being an exercise room upstairs above the clubhouse, for owners only. A small

gym, treadmill and weights would be perfect. There's a lot of quality equipment available on the used marketplace. Getting a quote of the ADA compliance of that would be great to see from the Board, and I want this pushed forward.

Reply from John Watkins – It's a great idea, and I think that Manuel and Don should come back to the Board with a quote on what it cost to build a lift to the second floor of the clubhouse. There are too many people that need to use it and cannot.

Reply from Manuel Silva – I have concerns that if we aren't ADA compliant, it would be a bad idea to have these other facilities available to some people but not everyone. The building doesn't seem like it was planned for that kind of use; among other things poorly planned with the construction.

Reply from John Watkins – The plan was for the building was to use the upstairs as a replacement for the front office, but that didn't come to pass.

Reply from Liz Cuccia – I'd like to remind the Board that if you consider adding these exercise amenities to the Park, your insurance costs are going to skyrocket due to the added liability.

Reply from Mark Schieber – I remember hearing a lot of different requests from members to use the upstairs areas for game rooms, entertainment, wine and cheese samplings, etc. Placing a bunch of exercise equipment without consulting more of the members first might be limiting how the area can be used.

Kim Reimer (Locker 328) – If anyone is interested in getting in some health and wellness exercise, there is a group of us ladies in the Park that like to swim together in the pool and workout weekdays in the morning. Everyone is very welcome to join! The pool is heated and if the weather is too cold, we'll use the spa to exercise. We've also hosted some light exercise groups in the clubhouse before, but participation was low. The pool activities are more popular; you can even come over and kick your feet in the water!

Susan Hardy (Locker 21) – On the topic of health and wellness, I think that a machine to refill bottled water would be a great addition to the Park. There's plenty of room in the clubhouse.

Reply from Manuel Silva – We have several machines like that at our school campus in Tulare. A nice machine is about \$3,000. Water, drainage and power must be provided.

Al Polehonki (Locker 152) – I think that the Board members today have highlighted the conditions around running for the Board and explained how complicated it would be to change those rules. When the door opens to prohibit families from running, what's next? Friends can't serve on a Board together? I think if anyone has a concern that if I'm elected, then Frank and I will get along too well or show favoritism, I have a scar on my head to prove that we don't always agree with each other! The rules are in place for a reason, thank you for the opportunity to run. I wish everyone the best of luck; no hard feelings if I'm not elected.

Steve Scrottish (Locker 39) – Going back to the upstairs floor of the clubhouse, are you guys talking about a car elevator? If so, where are you going to put it? I was originally part of the planning for the construction project and I felt that we should have built an elevator then; now it's too late. You're rushing through this meeting and acting like the Gestapo; it's got to slow down.

Reply from John Watkins – If you keep this up, I'll end the meeting.

Reply from Don Smith – Steve, I can show you what I have in mind for a lift after the meeting is over.

Reply from Darin Batty – I have a lot of question about the construction quality of this building and how what we got compares to what we were told; think of the pool equipment as an example. Also, anything to do with a lift and new remodeling is going to be very expensive.

Reply from Don Smith – The other, smaller room that is usually locked would be a better choice for a gym.

Reply from Manuel Silva – I agree with Liz; a lot of what we're talking about is nice but would add liability and raise our insurance costs. To Darin's point, our school added a nice elevator to the campus and it cost \$160,000. Of course, we don't need a huge elevator like that, there are more affordable options, but the liability increases regardless.

Michele Blagg (Locker 78) – A lift sounds like a great idea. I've survived a stroke before, and I have to say that the stairs we have aren't the easiest to use for everyone. My husband had to assist me when we ate our Thanksgiving dinner upstairs because the clubhouse was full. Some folks have disabilities that you cannot see, please keep in that mind.

Brenda Critzer (Locker 166) – If we're considering a way to help encourage good exercise without incurring liability, let's look into getting a special corporate rate with a local gym. I've stayed at places where you can get a nice discount with Planet Fitness, about \$5 to use the gym.

Reply from John Watkins – Please look into that Brenda, thank you.

Nancy Houck (Locker 623) – I would like to thank Aaron and the maintenance staff for doing an awesome job taking care of the Park. I especially want to thank the guys for replacing the spa filter recently. They were filled with gunk, and the spa was working so much better and we could notice it right away! Are those filter reusable?

Reply from Aaron Cartwright – Yes, those filters are reusable and how often they get cleaned out depends on usage. It's normally once a month but it can be weekly during the summer. When the filters are too clogged it reduces the efficiency of the pumps and heaters to where they won't fire up anymore.

Nancy Houck (Locker 623) – Thank you Board members for your participation.

Reply from John Watkins – Thanks you all of you too, and the staff. The Park's never looked better; Aaron and the staff did a hell of a job.

Reply from Don Smith – The Christmas lights look great, I hope you win the decoration contest this year. Last time we got second place.

Reply from Aaron Cartwright – Thanks everyone, I think there is a way for folks to vote for or nominate the Park for the Pismo Beach holiday lights contest. Last year the burger shop down the street won, but I really want to get first place this time!

## **Board Member's Comments**

---

Manuel Silva (Locker 817) – I think Brenda has a great idea, and it could help clear the air around the Park. However the process goes, thank you Brenda for bringing it to our attention.

Darin Batty (Locker 24) – Let's make sure we have our ducks in a row before committing to a vote on changing the CC&Rs; it is an expensive undertaking. Otherwise, have a Merry Christmas everyone!

Mark Schieber (Locker 695) – Going back to married couples and relatives, here's a scenario: Jeanette and I have been together 15 years, but we aren't married, nor are we listed on each other's deeds. Some might see that as a conflict of interest. I keep reminder everyone that we need to stick to definitions, like the definition of "member" that's been in our CC&Rs for 40 years. If we can't agree on that these questions will always arise.

Frank Polehonki (Locker 242) – If you meet the requirements, I think anyone has the right to run. We can speculate about election results for hours, but all the members are making their determination on who they think are the best candidates to serve on the Board. If there is a problem with a particular candidate, I think the members will decide appropriately.

Don Smith (Locker 90) – I'd like to wish everyone a Merry Christmas, Happy New Year...and say good luck to all those who are running!

John Watkins (Locker 16) – Lorena wanted me to wish everyone here today a Merry Christmas. I would like to make a referral for next month's agenda to have a discussion during general session on gifting of time to Board members. It might not be a popular topic, but it costs all the members money. I think we need to reaffirm that current monthlies and snowbirds past 8 months are exempt from moving their RVs out of the Park, per our attorney's recommendation to Mark Schieber. Any new snowbirds and monthlies must move their units every 8 months. There's more I wish to discuss, and everyone should have a copy of the adjudication to Mark from the attorney; it was in the minutes before but if you don't have it, get a copy from the office. Next month, it's all on the table. That's my comment; have a great Christmas, a happy New Year and enjoy life!

Meeting adjourned at 10:40 am.

Respectfully Submitted,

Aaron Cartwright

*Park Manager*

Cc

Dale Critzer

*Board of Directors – Secretary*



## **Guest Survey Comments from November 2025**

---

- “Staff is always helpful and friendly, maintenance and office. We appreciate all of you!”
- “This is a well tuned machine!!!!!!”
- “Jessica in the office is rude. She was snippy with my 12 year old son telling him to close the door when he hadn’t even walked into the office yet and was holding the door open for me and his sister. Other office/maintenance staff is always very helpful and accommodating.”
- “Thank you”
- “So thankful to be part of Holiday RV Park. We visit from Canada twice a year and just want to acknowledge the staff and let you all know that you go out of your way to make sure everything is in working order for us and make us feel welcome there. We appreciate you very much!”
- “Due to the congestion I won't be returning. You need to eliminate some sites and give people a little more room. I couldn't open my RV door without hitting my truck. Ridiculous.”
- “Very good response and satisfactions of the park staff. Much appreciated”
- “We always have a wonderful stay. Can't wait to come back!”

## **All Motions**

---

**Dale Critzer made a motion to approve the November 2025 meeting minutes, seconded by Darin Batty.**

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

**John Watkins made a motion to pay the bills and payroll for November 2025, seconded by Darin Batty.**

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

**John Watkins made a motion to limit member comments to 2:30 minutes during meetings, seconded by Dale Critzer.**

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

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