



Board of Directors

- Charlie Weeks (2021 – 2024) – President
- Mark Schieber (2023 – 2026) – Vice President & Public Relations
- Frank Polehonki (2024 – 2027) – Secretary
- Talley Snow (2022 – 2025) – Treasurer
- Darin Batty (2022 – 2025) – Management
- Lorena Lemus (2024 – 2027) – Collections
- John Watkins (2023 – 2026) – Rules and Regulations
- Don Smith (2023 – 2026) – Maintenance
- Charles Nunes (2019 – 2025) – Park Usage

Members Present – 16

Meeting called to order at 9:01am by Charlie Weeks.

Flag salute led by Charles Nunes.

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 (2/29/24)	Monthly Comparison	February 2024	February 2023	Difference	% Change
Mechanics Bank-Operating	\$48,817.21	Income	\$118,635.61	\$113,551.59	\$5,084.02	4%
Mech. – Laundry	\$31,191.16	Expense	\$127,336.90	\$77,837.81	\$49,499.09	64%
Mech. – Dues	\$95,621.56	Net Income	-\$8,701.29	\$35,713.78	-\$44,415.07	-76%
Mech. – Emergency Reserves	\$151,896.45					
Mech. – CIM Reserves	\$52,420.18					

So, the good news is that we are up \$320,000 in 2024 from 2023. We have had a rough first part of the year but we still have our busy months coming up and so we are happy with the results we have had so far!

Collections – Lorena Lemus

We currently have only 10 lockers left that have a past due balance from the January 2024 dues which the office staff are still contacting to try and collect. There a couple of people who forgot to include the \$.50 on their January payments and so we will be including that with their July invoices. We will be sending out statements to all of those members that have any kind of a past due amount and include it with their July 2024 invoices. We also have 4 lockers currently going through the foreclosure process. The first step was for Aaron and the staff to contact the owners of the lockers in order to try and collect the current balance but unfortunately we were not able to get a response from any of them. So, Aaron has now reached out to the attorney in order to take the next step of the process. As we receive more information from the attorney, I will continue to keep the board and the members updated.

Management – Darin Batty

Everything seems to be going really well right now. Aaron and the staff are gearing up for the summer months that will be here in about 2 weeks. Aaron is currently getting together some bids from outside companies in order to get some help with taking care of the weeds and getting them caught up before the park starts to fill up more. It will also allow for the staff to focus and stay on top of the other things that need their attention.

Park Use – Charles Nunes

In April of 2024, our occupancy was 65.97% with a revenue of \$98,504.44 while our occupancy in April of 2023 was 67.87% with a revenue of \$121,239.12. Our occupancy was down by 1.2% from last year and our revenue was down \$22,734.68. Most of the reason why we believe this happened is because Easter weekend and spring break week occurred at the end of March this year instead of the beginning of April. We can also attribute the couple of weekends we had rain occur which kept a lot of people away from the park, which didn't help our revenue or occupancy either. But things are still looking up and we seem to be moving out of our rainy season.

Correspondence / Public Relations – Mark Schieber (Absent) – Charlie Weeks

We do not have any update as of right now on the correspondence with Mark being out today. We did put all survey comments and responses in the packet for everyone to read and we will try to have an update next meeting when Mark will be back.

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

Park Maintenance – Don Smith

As everyone is aware, we are down a maintenance person but Aaron is in the process of hiring someone new and he seems happy with the candidates. I will let him update you on Mike's condition and return date. Like Darin mentioned earlier, we are trying to get in front of the weeds and Aaron is collecting multiple bids to try to find a company that can complete it prior to the busy season. We are also collecting prices to repave the entire park, so hopefully by next meeting we will have the prices. I am going to assume the numbers will probably be between \$500,000 - \$650,000 depending on what needs to be done. We have 4 different contractors coming out to look at them so we will see.

Rules and Regulations – John Watkins

It seems like everyone is following along with the rules and regulations. I noticed on this trip I didn't see as many people parking in the streets or parking in empty sites like I normally do. When people ask me about the weeds, I have the same response that we are on top of it and we are working on it but we just don't have a timeline of when we will get them done. Aaron has some people coming in to help the process along so the guys can keep up with it. We just don't have enough people to keep up with it with the rain and other projects right now. Other than that, everything else is good!

Manager's Report – Aaron Cartwright

In addition to spa heaters and pumps being replaced due to them not working properly, we recently also replaced the pumps and heaters on the pool. From what we can tell, everything seems to be going great and there have not been any major issues to report. The board also approved for me to purchase a new robotic vacuum which is giving the pool more attention than our staff had the time to do with us being short staffed. It runs daily for 60 – 90 minutes cleaning the sides and bottom of the pool. A neat feature it has is if specific spots are missed, we can catch it on the app and tell the device to clean those specific spots. Something that has also been really helpful is while it is cleaning, it keeps all of the crud out of the filtration system and the guys are able to dump all that crud after it is done with cleaning. We also installed a device that goes in the skimmer which allowed us to not rely on the test strips as much. The test strip colors are open for interpretation because they are difficult to see. This device also monitors the chemicals and PH in the water and recommends what kinds of chemicals to add and how much needs to be added. It also alerts us to other issues that may be happening with the pumps and heaters. We received an alert the other day that was for the flow sensor which let us know the filters were clogged and flow was too low going to the pump so we were able to solve the problem quicker and then it alerted us everything was back to normal. So, it is monitoring all these things about the pool chemistry and more than we could even do ourselves and more accurately. So, I also have one on order for the spa since the guys agreed it makes their job easier and they are enjoying the services it offers. We also upgraded all of the pool furniture as well so I just wanted to thank the board for investing the resources and the time to get these upgrades because I believe it is all stuff that will last a long time and improve the park in the long run. I would also like to mention we got updated guest guides which are what we give to each one of the members or guests at check-in time. It is largely the same other than it being a little bit bigger and we have more advertisers on the inside of the guide than we did before. The thing that changed that I like most is the map of the park showing where each site is the direction you need to go in order to get to your site. The map used to be cut in half so we had to explain how it was connected but now it is shown as one big map and now it is less confusing for the guest making the experience so much easier and better.

Reportable Actions – Frank Polehonki

There was a motion made during executive session to pay the 2023 federal and state taxes that passed. There was also a motion made to add myself (Frank) to the bank account and remove the old secretary Denise Gagliardi per the rules that passed. We will be going later this week in order to make this change. There was also a motion made to add one site on each side of the park to increase the number of monthly sites by 2 that did not pass at this time.

Old Business

1. Credit Card Processing Vendors – Proposal – Aaron Cartwright

Previously I have been working with a company called Sekure who I honestly don't really care for. They are very sales oriented, pushy, braggadocious and make you think they are the best company out there. Nancy Houck (Locker 497) recommended I speak with her son-in-law who owns a credit card processing company and he was a pleasure to speak with. He was very honest that we didn't need to do business with them because we are actually getting a great deal from the currently company we work with which is Merchant Services. The other gentleman from Sekure has been calling non-stop but actually wouldn't save us anything after everything is all said and done. Nancy's son-in-law would save us an additional .02%. My hope was it would save us an even greater amount where we could decrease the credit card processing fee and it would go from 3% to 2% but it just isn't there. It was nice to at least do the research and get the information needed to make a decision. At this time, I would not ask the board to move forward with changing companies but keep it on the back burner and revisit at a later date with Nancy's son-in-law to check and see if anything has changed. He suggested and recommended we stay with the current vendor. He was very upfront and forthcoming that we had a really good program going. I would be concerned with switching for such a small decrease because we are not sure how it would effect things and if it would have our systems down where we would have more risk of losing business.

Comment from Darin Batty – I agree with Aaron we should stay where we are at for now and check at a later date to see if things have changed and we can decrease the percentage.

2. Pool Furniture Replacement – Aaron Cartwright

Discussed during management report.

New Business

1. Laundromat Improvement Items – Aaron Cartwright

I believe there are a couple of different things we can purchase in order to improve the customer's experience in the laundry building and make it more welcoming and comfortable. I am going to go ahead and start with the baskets themselves which people use to transport clothes from washer to dryer and then over to our tables to fold them. I don't know exactly how old they are but I have been here for 10 years and they have not changed since I have started working here. You can tell just by looking at them that they are old and ready for replacement. They are starting to rust out in a lot of places around the frame and on the actual basket portion and you can tell they used to look pretty and were chrome at some point but they don't look like that anymore. So, I went ahead and got a quote for the same exact model we currently have. I also got a quote for a different model that is more vinyl coated material which is called Dura7 and it goes over the metal which would help eliminate some of the rusting that occurs. It is a little bit cheaper by about \$200 than the current baskets we are using and sounds like it will hold up against the salt air and climate since we do tend to leave the doors and windows open in the laundry so the general public has access during the day. I think it would be worth it to purchase at least two new ones and try to sale the old ones. The total cost would be \$500 for two new ones with the Dura7 material.

A motion was made to purchase two new laundry baskets and passed.

In addition to new carts, I was looking at the cleanliness of the laundromat and how we can improve the look of the facility as well as keep up with the cleanliness. One of the main issues we have in there is the there is always dust and lint from the dryers, sand from people's clothes and shoes, pet hair, people hair and all kinds of other things from people going in and out of there every single day of the week. In order for us to try and stay ahead of that, I was thinking we could purchase a robot vacuum like the one we have in the clubhouse that can run at night while the facilities are closed, then it could mop and vacuum so the maintenance staff can just clean it throughout the day as needed. It would vacuum the floor first and then dump any trash or debris and then it would go through and mop the floors automatically. Once it is finished mopping the floors, it would return to the base and clean mop heads and dry them for the next use. I am really please with the one in the clubhouse so I think it is worth the \$732 it costs to purchase it.

Comment from Talley Snow – Where would we keep something like that so it wouldn't get stolen? Just a suggestion maybe we keep it in the backroom and cut a hole in the door so the machine can fit through the door.

Reply from Charlie Weeks – Or maybe we put it in the backroom and maintenance can leave the door open when they lock up so the device can run throughout the night and then in the morning before they open it for everyone to enter, they can lock all the door back up for the day. I would hate to have it left out and someone take it especially with the price. Also, I just want to note this will not be replacing the maintenance cleaning but instead will help to clean up additionally so we start each day fresh and clean.

A motion was made to purchase a new Robot Vacuum and passed.

Lastly, I think we can do better than having plastic chairs for our customer's to sit on while they are waiting on their clothes to finish. We are trying to make the customer experience better and make people want to come here to spend money and do their laundry. I saw some chairs from U-Line that were professional looking and could be found in offices or waiting rooms with cushioning on them that I thought would help enhance the experience of using our facilities. So, I got a quote on four chairs to replace these plastic ones that came out to \$500.

A motion was made to purchase four new chairs for the laundry and passed.

2. Updated Waste Receptacles – Aaron Cartwright

The waste receptacles we currently have are the wine barrel style. They are not too effective when it rains because they just fill with water and the bags do not stay inside of them easily when the wind is blowing and they aren't full so whatever little bit of trash is in the bags normally ends up blowing out. They are also very worn and weathered. I think replacing these ones with ones that have lids that you would see at a public park or outside a movie theatre would be beneficial. These models keep leaves and debris out which would be more effective and would look more aesthetically pleasing especially with the pebble finish on the outside so it looks like it belongs in the campground or RV Park. U-Line currently sells the style I was envisioning and the price is very consistent with other vendors but we have the convenience of receiving an invoice instead of charging it to the credit card all at once. I would like to get four new cans to replace the one at the office, two at the Magnolia Center and the one at the fish cleaning station near the restrooms. The total cost would be \$4000 to replace all four of them.

Comment from Talley Snow – I definitely think we need them and they are beautiful and will last a long time but that's a hefty price for them.

Reply from Charlie Weeks – The positive thing is we won't be moving them around as often because they are about 80lbs and they would improve the overall look of the park. I agree with Aaron they will fit more appropriately in the campground and area.

A motion was made to purchase four new trash receptacles and passed.

3. IT Quotes (Improvements to Facility Wi-Fi / Security Cameras) – Aaron Cartwright

Last meeting, Talley had requested we put more cameras in the clubhouse so we can full cover the entire kitchen. There is a blind spot near the sink so if someone decided to be a not so nice person and take things from the kitchen without returning them, they do have areas in the kitchen they could get away with it. So, she had a suggestion to put a camera over the coffee station near the TV wall in the interest of protecting your interest and Holiday RV Park property. So, I got a quote from Mountaineer IT for that specifically. I also got a quote for another camera that would cover an area near the restroom where I also have a little bit of a blind spot to better keep an eye on strangers and the people going in and out of the facilities. It will not show inside of the facilities but instead the outside where people enter and exit. Lastly, I got a quote for adding two more access points on top of the clubhouse. The access points will allow for us to have better service for when we have meetings, and we are needing internet for Zoom and also for our pool devices to help them run smoother. Currently, we bounce off of the regular park wi-fi which can work but we have also had difficulty connecting sometimes and the connection has also dropped. Mountaineer stated the infrastructure is already in the conference room in the upper clubhouse and then the other one would go into the ceiling in the other room. This would be used for park business and would a production line to once again help with the devices used to operate business. It is a secured network that will help the Board operate the bank accounts and other items that need to be on a secured network.

Comment from Charlie Weeks – Would this assist in the Zoom calls? Would it give us enough bandwidth to run the Zoom calls and allow for members to join in on meetings when they are unable to attend the meetings in person?

Reply from Aaron Cartwright – Yes, it would be best for business needs and would give us way more upload to be able to all of those things instead of running it off the guest wi-fi. We could offer it to members to use if they need to use it for their business needs as well. The quote that was given to me from Mountaineer was for \$1238.43 for the equipment and hardware and to install the devices. We would need to reach out to the other company that does the wiring for us in order to get a quote from them on how much it would be to do the wiring in the other room for one of the access points.

Reply from Talley Snow – In order to not have to wait until next meeting and to get this in the works now, we will approve extra funds for the wiring as well. Even if it isn't all used, you will have some wiggle room.

A motion was made to purchase the devices from Mountaineer and have them install those devices and was approved.

4. Review Guest Survey – Mark Schieber

This item is on our timeline of events for us to review the guest survey. Last year, we did a pretty good review in the sense that we revised the length of the survey and cut back on some things that were not helpful to us. Overall, I think this is as improved as we are going to get it for the moment. I have noticed we get more guests responding in the comments than we used to when it was twice the size which is more what is important to me. My goal is to hear what they think about the overall experience instead of data on if it is their first time or not. I think having a shorter survey seems to be working better and I think that it is a good place to be. Other than changing the order of the questions, I would probably use the same questions even if I went over it with someone else. I think we would largely come out with the same outcome. The only suggestion I would make is possibly putting the comment section first instead of at the end as some people don't want to answer the questions but instead give feedback.

5. Use of Office / Park Address as Home Address and Package Drop – Charlie Weeks / Aaron Cartwright

There are two separate issues we will need to discuss and that is mail in the office and then packages in the office. So, to start off, I have photos from earlier this month of two separate days that were in excess of 100 pieces that came within the day. That's not even what we get within a week but what we got in a day. So, the paper mail portion was like 38 pieces which isn't too bad but the rest of that 100 were packages. These packages ranged anywhere from small Amazon purchases to next day packages to someone who got big screen TVs. And they are shipping everything straight into the office which creates a bit of an issue for all of us. We all know that people who are here longer term whether monthlies or snowbirds need to be able to get things sent to them and we have been sympathetic and sensitive to that. We understand the regular post office mail is going to continue to come in so here is what we are going to do. We are asking that everyone starts putting their space numbers on their packages. We aren't telling you guys that you can't receive packages here but that you start putting your space numbers on them. We are going to give everyone 30 days to make the change. We are going to tell the delivery drivers that we will no longer take the packages in the office and that they will need to go to the sites. It's not proper for the office to have to handle packages that are 40lbs or more and something they aren't able to move them. It also takes away from them and the maintenance doing the tasks needed because they are having to call people to pick up the packages or maintenance to deliver packages. So, we need to make that change. So, to help answer some questions, we reached out to the delivery companies direct. We didn't talk to the drivers because they don't care one way or another because they get paid per package and not per delivery and they would rather drop off at one location. They have all said the same thing and that is as long as there is a space number they will do it. I am going to give you some suggestions because I also have to deal with this at my ranch because we are too far out. They deliver to my front gate inside a tote that I've left just inside of the gate. If you all set up a tote towards the front of your trailer, they can deliver packages and whatever else you want. If you don't think you are going to be there, then let your neighbor know so they can keep an eye out for you. Everyone keeps an eye out for people who have animals going to the restroom in other sites so they will know when packages are delivered.

Comment from Andy Beyer (Locker 781) – I work for UPS and my first concern is safety. We all know how busy this park gets in the summer and there is no way I would drive my UPS truck through this place with kids playing and dogs running around. It is an accident ready to happen. If you guys want to deal with it, that is your choice but take it into consideration when you vote what you are voting for. You are voting for courier trucks driving through the park multiple times a day with multiple deliveries. It may be easier for everyone but now you're opening a brand-new can of worms and that is definitely a safety issue.

Reply from Charlie Weeks – We are sympathetic to it, but we don't have another solution for this. We aren't going to kick the people out and tell them to go somewhere else. We are going to do it like this and try it this way to see what we can do to try and make it work. I said in the beginning this is going to be a learning process, and we are getting ready to learn.

Reply from Andy Beyer (Locker 781) – I can understand during this time when it's slower but not during the summer when it is busier.

Reply from Charlie Weeks – That is correct. Our weekends are what bothers me because during the week is not so bad. We seem to have more packages during the weekends and not so much during the week. Our drivers are just going to have to adjust and be more self-aware. And they are currently because you guys are professionals and I watch how they deliver especially the ones who have names on the sides. The Amazon drivers not so much but the other ones are better.

Reply from Andy Beyer (Locker 781) – I am just pointing out that a lot of the kids in here think the UPS trucks are a toy and if you have a driver stop and put the hazard lights on, they are on the back and they are wanting to see how long they can ride this truck. It is one of those things that you don't think about but we as drivers have to think about on a daily basis.

Comment from John Watkins – Charlie, are we opening up a liability situation? I am all for adopting a policy, but I want to make sure we are protecting the owners and not putting ourselves in a liability situation.

Reply from Charlie Weeks – In my opinion, I don't think we are. The drivers are delivering these packages and that's all.

Reply from Darin Batty – I think we need to table this discussion and continue upstairs because I share the same liability concerns and I am sure a few more people would agree.

Reply from Charlie Weeks – That's fine we can have some more discussions and we may be able to come up with some other solutions that would help. But our direction at this time is to pull this out of the office because we are just getting too much.

Reply from Andy Beyer (Locker 781) – But also instead of just your personal opinion about there not being any liability maybe you should get some outside council to make sure.

Reply from Nancy Borgman (Locker 857) – I have some experience with liability, and I spent my whole career processing liability claims and that is one that you would be opening a door to. My question is if you go forward with this, are you going to be refusing the packages? I personally ordered packages and put my space number on it and it still got delivered to the office.

Reply from Charlie Weeks – The driver's mindset is to deliver them all to the office. We have the opportunity to tell them to deliver them to the sites. At this point, that is what we would like to do but we will know more by the next meeting. I would like everybody to start getting the ball rolling by changing the deliveries to their space number to start the practice.

Comment from Brenda Critzer (Locker 166) – I think a good possibility would be for us all to get PO Boxes and start having our packages delivered there because I know we currently have one and we had our packages delivered there before. I just think limiting the amount of packages coming through the park altogether after all the information we have just been given would be beneficial for all of us.

Reply from Charlie Weeks – We need to start with this solution first and see where it gets us and then it may get to a point where we have to tell people they can't receive them at all, and they have to get them off the property. The area where we things are going to get tricky are the people who are when people come to stay here for a month, and they need to get something delivered to them. There are ways and if we start letting one do it then several will start to do it and then we are right back in the same boat. We will be informing everyone regardless of their length of stay and everyone will need to follow the same policy. And we will table this until executive and by next meeting we should have a solution by the next meeting.

Comment from Don Smith – My thought is if everyone who has been receiving everything here for so long wants to continue receiving that service, we could charge a monthly fee like the UPS stores and PO boxes which would take care of the time and effort and eliminate the liability issue for the park. And additionally, if the guys want to deliver to them, then you can set a fee for that as well. Maybe we hire someone else who can work a couple of hours a day who is the mail person and can eliminate some of the labor for the office. It is just a suggestion.

Member's Comments

Elsie Metzler (Locker 828) – It would have been nice if the mail policy had been brought up in previous meetings for us to discuss. But you have to realize the traffic on and off in here is bad with all the kids and it is dangerous. The vehicles the delivery drivers drive in here aren't small vehicles but instead huge vehicles. Plus, the wear and tear on our roads and we are going to be paying all that money to get them fixed.

Reply from Charlie Weeks – We brought this up about 4-5 times in previous meetings about the mail and mail handling. So, now the decision has been made that we are going to bring this to a point about fixing the issue. All we are asking at this time is for everyone to add their site numbers to their packages until we can come up with a solution that works for everyone. Even if we decide to continue doing it and we bring someone in to just do mail, we are going to need to know what lot they go to.

Reply from Aaron Cartwright – I will say the site numbers would help a great deal because sometimes we get packages with just a first name on them or with someone else's name who sent the package and we have no idea where it would go. It would help to make sure no packages are refused because we don't know who the recipient is.

Brenda Critzer (Locker 166) – I would just like to thank Aaron and the Board for improving the park the way you have been. My question to that is I would like to see if there is any money left in the budget to bring in entertainment this summer for the BBQ's and events we are putting on. I was thinking live bands or something that could come in once a month. I researched it and it would be \$700 - \$800 for 3 – 4 hours. We could have our BBQ's and then the band could set up and play into the evening. And maybe on the off times when there isn't an event, we could have karaoke or something like that? And the social club could put some of the money they make during these events toward the payment and then maybe the board could also help out with paying a portion of the cost?

Reply from Talley Snow – I love the idea especially during summer months. I think having some activities would be great for the kids and also the guests coming into the park. I know Pismo Coast Village has a person who they hire to make a calendar of all of their events and they always have little activities for people to do while they are staying with them over summer that are coordinated by this person. I am not suggesting we hire someone to do that but I am saying I like the idea of having activities even if it is something like this to start out with.

Reply from Charlie Weeks – It is something we can definitely support with the help from the Social Club and is something we can discuss going forward as we get into our summer months.

Joelyn Lutz (Locker 369) – This is about the bathrooms because I use them every day. I know I have talked to Aaron about the doors being adjusted on the shower stalls because there just isn't much room for you to move around when you are trying to close the door. I have also talked to him about how the shower head is installed in the handicap stall and it seems like because of the way it is installed, there is always puddles of water on the floor and it just seems to continue to fall out of the area. I mostly use this stall when I can and there isn't someone who is handicapped needing to use it. It just seems like a really bad design so I am not sure we can do anything about it. And also, the shower caddy just falls all the time. The suction cups just don't stay when you put your stuff in it.

Reply from Charlie Weeks – We will review and see what else we can do with that.

Leslie Bodine (Locker 686) – I just wanted to say a little reminder since we are getting into summer about the corner back in the back. Can we please remind people when they are checking in to try to take the corner at the end of the 200s & 300s a little wider because sometimes they turn really tight and it gets really close to our vehicles and RV? I don't know if it is something we can tell them when they are checking in or something.

Reply from Aaron Cartwright – Yes, we can try to incorporate that in the check in process. We can give them a heads up there are guests in the sites at the end of the park and to try to be careful when turning the corners.

Board Member's Comments

Frank Polehonki – Just a reminder there is an awesome party coming up on July 20th in the park. The 3rd annual Polehonki Bash is commencing and everyone is invited to attend. We are going to have bigger and better raffle prizes. It is a way for my wife Terri and I to say thank you for everyone who has helped us over the years and we try our best to continue to promote the family atmosphere we have felt since we have started coming to this park!

Talley Snow – Last weekend my family and friends utilized the upstairs clubhouse because the downstairs was being utilized for another party. There were some rumblings in the park that the board member go to use the upper clubhouse and that other members do not get to use it. I will have everyone know that if you would like to use the upstairs, everyone is more than welcome to it and you just have to go to the office and make a reservation. I don't like hearing that stuff because this board is very transparent and we get nothing more special than anyone else.

Reply from Brian Tischmacher (Locker 612) – We had a question on that. When this building was first built, we were told this was off limits to everyone except staff and the board. So, we felt no one was every informed that the rules had changed.

Reply from Talley Snow – About 6 – 8 months ago it was announced in a meeting.

Reply from Charlie Weeks – Best thing to do is to ask the office on things like this and they will definitely answer any questions you have. Anyone can use it but they are just responsible for cleaning it up.

Charles Nunes – Just a reminder summer is right around the corner and is coming up and we need to be more aware of the 5MPH speed limit. I do want to thank the members for their continued effort in keeping an eye and observing the posted speed limits and doing their best to comply with it.

Meeting adjourned at

Respectfully Submitted,

Frank Polehonki

Board of Directors – Secretary

Cc

Jennifer Del Monte

Senior Reservation Agent

Guest Survey Comments from April 2024

- Front desk staff was wonderful. We were only there for one night and they took great care of us!
- Bigger sites would be great! Heated pool would have been appreciated (we swim laps three days a week and water too cold to do so).
- The office staff is absolutely the best!!!! Very attentive and accommodating. The maintenance guys are so very helpful and knowledgeable. We love staying there.
- A dog was loose with no tag or chip. We finally found the owner who was in the pool area. The owner took the dog inside the pool area and later threw the dog into the pool. This was after 5pm and there was no one working to tell a worker. We have been coming here for over 10 years and this has never happened before???
- I love the clubhouse! I use the kitchen all the time. If only others who use it would clean properly!!!! The pool / hot tub is awesome Now... There are guests in the park who don't maintain their space. The spacers are full of weeds and/or clutter. This makes the park look very unkempt. Sadly, very trashy. And we must do something about the road!
- We love it all.
- All the folks are like family. Love you guys. Great job to all. No politics here.
- Always enjoy staying here.
- Always a great time here. The staff is super friendly and helpful. We will be back!

All Motions

Don Smith made a motion to approve the minutes of the April meeting, seconded by Darin Batty.

Roll Call: Darin Batty, Lorena Lemus, Charles Nunes, Frank Polehonki, Don Smith, Talley Snow, John Watkins, and Charlie Weeks. Mark Schieber was absent.

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

Roll Call: Darin Batty, Lorena Lemus, Charles Nunes, Frank Polehonki, Don Smith, Talley Snow, John Watkins, and Charlie Weeks. Mark Schieber was Absent.

Talley Snow made a motion to purchase two laundry baskets for \$500, seconded by Darin Batty.

Roll Call: Darin Batty, Lorena Lemus, Charles Nunes, Frank Polehonki, Don Smith, Talley Snow, John Watkins, and Charlie Weeks. Mark Schieber was Absent.

John Watkins made a motion to purchase Robovac for laundry room for \$800, seconded by Don Smith.

Roll Call: Darin Batty, Lorena Lemus, Charles Nunes, Frank Polehonki, Don Smith, Talley Snow, John Watkins, and Charlie Weeks. Mark Schieber was Absent.

Don Smith made a motion to purchase four new chairs for the laundry room for \$500, seconded by Talley Snow.

Roll Call: Darin Batty, Lorena Lemus, Charles Nunes, Frank Polehonki, Don Smith, Talley Snow, John Watkins, and Charlie Weeks. Mark Schieber was Absent.

Talley Snow made a motion to purchase four new trash receptacles for \$4000, seconded by Don Smith.

Roll Call: Darin Batty, Lorena Lemus, Charles Nunes, Frank Polehonki, Don Smith, Talley Snow, John Watkins, and Charlie Weeks. Mark Schieber was Absent.

Talley Snow made a motion to purchase and install two new cameras for the kitchen and restroom and install two wireless recess points, seconded by Don Smith.

Roll Call: Darin Batty, Lorena Lemus, Charles Nunes, Frank Polehonki, Don Smith, Talley Snow, John Watkins, and Charlie Weeks. Mark Schieber was Absent.

Charles Nunes made a motion to adjourn to executive session, seconded by Darin Batty.

Roll Call: Darin Batty, Lorena Lemus, Charles Nunes, Frank Polehonki, Don Smith, Talley Snow, John Watkins, and Charlie Weeks. Mark Schieber was Absent.