



**Board of Directors**

- Charlie Weeks (2024 - 2027) – 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 – 43

Meeting called to order at 9:04am by Charlie Weeks.

Flag salute led by Charles Nunes (Locker 257).

**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 (9/30/24)	Monthly Comparison	September 2024	September 2023	Difference	% Change
Mechanics Bank–Operating	\$226,017.35	<b>Income</b>	\$103,638.28	\$135,215.86	-\$31,577.58	-23%
Mech. – Laundry	\$33,927.68	<b>Expense</b>	\$107,399.17	\$88,064.25	\$19,334.92	22%
Mech. – Dues	\$144,939.28	<b>Net Income</b>	-\$6,651.49	\$41,484.73	-\$48,136.22	-116%
Mech. – Emergency Reserves	\$151,985.54					
Mech. – CIM Reserves	\$53,944.25					

Besides the reserves, we have \$368,126.00 and in the emergency reserves and reserves we have \$205,929. This weekend being a little busier with the Portuguese Heritage Celebration going on as well as the 100-year celebration for the Pier, will bring in more clientele and then next weekend is the Clam Festival so we will see things slow down more than likely.

## **Collections – Lorena Lemus**

As far as collections is going, we are doing really well. The office has been working on collecting the remaining balances from members who still owe from their July dues and they should be cleared up soon. Thank you everyone who has paid their dues! As far as the auction goes, Aaron did hang notices up around the park to let everyone know we will be holding an auction next month for the two shares that are in foreclosure. We will be holding the auction after the board meeting on November 9<sup>th</sup>.

## **Management – Darin Batty**

Everything is going well and the staff has been getting a bunch of items done they were unable to get done because of the demand of summer and being short in manpower. One of the small changes you will see in the restroom, laundry and clubhouse, we now have sign off sheets to keep track of when someone has checked the facility and completed any tasks in that facility. If you are seeing any problems in the facility, please let the office know so they can make sure to have someone head over there to take care of it. Unfortunately, the staff cannot be in the facilities all the time and see when things are happening but they will attend to it if they are made aware of it. We hopefully will not see that too much during this time of year but it is always better to have more eyes on it. Other than that, they are all working hard and things seem to be going really great!

## **Park Use – Charles Nunes**

In September of 2024, our park use was at 66.92% with a revenue of \$129,969.71 compared to September of 2023 where our park use was 76.69% with a revenue of \$197,942.12. Our occupancy was down as well as our revenue was down was down \$67,972.41 which is about a 10% difference which we feel the main source would be because we had more non-members staying in the park last year than this year. Normally, we also have the Diablo Canyon workers stay in the park during this time because they have a winter outage but unfortunately they did not have one this year so that is a little bit of a loss of revenue. Even with the decrease in revenue, the park is still doing really well.

## **Correspondence / Public Relations – Mark Schieber**

We actually have quite of bit who responded to the survey this month with most of it gearing towards the sites being too small, too busy in the park and it looks like we may have had an issue with the cable which tends to be an ongoing thing throughout the months where every once in a while we have issues with the cable connecting to certain devices. One comment in particular was kind of interesting with someone saying we had drunk people partying after quiet hours and peeing on other people's tires. Other than that, we have had some complaints about the dog run being pretty bad and all I can say is if a dog needs to go to the bathroom then they are going to go when they need to and not wait until they get to the designated area. It seems to be a constant problem and we have done numerous different things like using different chemicals and bleaches and pressure washers so if someone has the magical elixir to make it better, please be sure to share. Other than that, everyone is happy to have Mike back and it seems pretty quiet.

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

## **Park Maintenance – Don Smith**

Mike is back, which is great news and you can definitely tell we are back full staff because a lot more items are getting done around the park plus it is a little quieter in the park than summer. The big item is the surge protector for the park which was installed this last week and it is up and running which will help protect the transformers. Now, if any of those are hit from a PG&E surge, it will go to your rig as well so we strongly recommend you have one for your rig still as this is meant to protect the park assets and not each individual rig. We are still collecting asphalt bids so Charles and I are going to try to get together with a couple of the asphalt guys to walk around the park in the back to see if we are going to have any issues with the snowbirds and monthlies and if we are going to have to move anyone in order to complete the work. One of the fans in the restroom had to have the fan belt replaced because they do run 24 hours a day so we decided

to have Aaron talk to some mechanical companies to get some bids to we can have them come out on a regular basis and do checks so we can proactively keep on top of the units a couple times a year. Other than that, the guys are doing a great job keeping up on everything and I noticed the other day Charles was over at the Magnolia Center scrubbing and cleaning the tables and it was really nice to see them working so hard. And as mentioned by Darin, the checklists are up all around the public areas so they guys can initial and date and put the time they went through so we have a better idea of when things are happening and it will help us be able to look on the cameras in case there is any damage done.

*Comment from Charlie Weeks – And thank you because I know you were one of the ones who initiated those lists in the public areas and we have great hopes this will help nail things down and be able to keep up on everything.*

### **Rules and Regulations – John Watkins**

I just want to start out by thanking the owners for keeping up with their sites and working on them to continue keeping them looking nice and clean. Aaron and I have gone through the rules and regulations and we are going to present to the board in executive session to change and eliminate some of them because some of them really don't belong. We have some rules that are in there that we don't enforce and if we aren't going to enforce them then they shouldn't be in the rules. We will be discussing which ones will be eliminated to make sure we continue making this park fun instead of being a park with too many rules that hinders guests from having fun. About two years ago we did the same thing and we cut about half of them out of the rules so we are pleased with everyone's efforts to follow the rules and allow us to continue evaluating the rules to cut back more if necessary. Even during our busy times, I noticed we didn't have a lot of parking issues, which makes it a lot easier on the staff to pay attention to the facilities and parking trailers.

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

Just a reminder in case people did not see the notices around the park or hear Lorena's mention of it, there is going to be a public auction on November 9<sup>th</sup> after the board meeting in the Magnolia Center. We will be auctioning off two shares so if people are interested in being a first-time shareholder or purchasing another deed, stop by and maybe you can save a little money rather than purchasing it from someone off the list in the office. Another advantage is if you can pay for the share that day, we can get you the deed and you are able to be on your way. If we don't receive the money that day than we will be unable to hand the deed over until you have paid in full. On another note, the maintenance staff has done a great job of cleaning up the shop so I had tasked them with making it a cleaner and safer area to be in and they went above and beyond what my expectations were. There was a lot of storage above the office in there and there was a ridiculous amount of things stored in the rafters which they completely cleared out. Now, if the park needs to store anything we have ample amount of room. They also have gotten rid of a lot of the items that were donated but are not used to make room for the tools they do use as well as some old paint cans and chemicals that expired and useless. Luke is working on boxing up their miscellaneous bolts and nuts and putting all of the tools on shelves instead of stored on the floor. So, they did an awesome job and I am very happy with the progress they made! And then lastly, I just wanted to highlight a couple of comments in particular that had nice things to say about the staff (See Survey Comments – Highlighted in Red).

*Comment from Charlie Weeks – Great comments! I love to hear from our campers and our customers about the staff. We appreciate our staff and we always have and we as a board individually thank them for their hard work so it is nice to hear when the guests are also seeing what we see and they voice how they feel about the staff as well.*

### **Reportable Actions – Frank Polehonki**

Last month in our executive session, we had one reportable action in regard to the FDIC limits. We had concern that our accounts were reaching their limits and so we made a motion to move some funds around to better protect the money and the park's resources.

*Comment from Aaron Cartwright – We are currently in the process of moving \$200,000 of the park's resources into a 9-month 4.5% CD. It should be a good move!*

## Old Business

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### 1. Review Promotional Items and Advertising – Aaron Cartwright

Frank and I have been thinking about getting some items that we would like to sale to members and other customers that would be basic promotional items that would have the park's logo, name and location on it. I tried to go with some local companies as well as other companies we have used in California but I wasn't super pleased with the product. So, Talley had a great suggestion to use one of the companies like Vista Print or an online company that offers those kinds of services and I am super happy with the outcome of what I got. It is cheaper than the other companies and if I buy more than we save money as well as they give us discounts every so often so I could pass these savings along to the customers. They do everything screen printed but I am able to get things embroidered with it looking good but it would be more expensive but I am happy with the screen-printing product. The idea is for these to be sold for advertising purposes only to get our name out there more. Traditionally, we do not normally do advertising so in my mind the budget would be zero as we are not trying to make a profit and we will just be charging the customer the cost of the item plus tax as we don't pay any shipping on the items either. If I can get about \$2000 to be able to order the products and then that would be paid back once we begin selling the products.

*Comment from Charlie Weeks – Do we have a place to store them while we are waiting on people to purchase them? And I just want to say thank you to Aaron for looking around the last couple of months and finding the best product and pricing for us. And I look at it as positive because it is advertising that we will get cash back on.*

*Reply from Aaron Cartwright – Yes, I have some brand-new totes and we can store them in the back room in the office.*

*Comment from Monika Harris (Locker 350) – Are we able to do them in different colors or is it just in black? Is there a catalog to see what you can do?*

*Reply from Aaron Cartwright – The shirts will come in any color I would like to purchase them in. The nice thing with Vista Print is there is no minimum purchase so if someone wanted to purchase something that was custom or in a color we didn't have in stock, I can order it and it would be here within a week and we can figure out a fair cost for special orders. I don't believe they have a catalogue but you can see the colors online.*

## New Business

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### 1. Rapid Radios – Darin Batty

I don't know if people have heard about Rapid Radios but our park staff uses radios like the ones you see the kids using when they run around and play hide and go seek so they are not great quality. Sometimes, they are clear when they are talking but other times especially during summer, they are horrible and they can't hear each other or they have people on the frequency with them while they are trying to back someone in or get directions from the office. Rapid Radio is a pretty cool concept that a lot of fire departments and law enforcement use where it isn't done over the air but instead through towers like a Nextel phone used to do. For us to outfit about 10 of these radios, it would be about \$1700 and it is its own dedicated channel where no one can get into it. We are \$1.5 million dollar company so we probably should be having equipment that we can trust and that is dependable. There is a \$50 per year communication fee to update the sim card so that is roughly \$4.17 per month. The nice part about it is everyone who works in the park will have one so it is better for safety and communication. The all-call setting would be on all the time so everyone can hear each other at all times and communicate easily. One of the reasons for me wanting everyone to have a radio is so when they go out of the office and they are going into the other facilities, I do not want anyone to be without communication and make sure we invest in our people because we do care about their safety and want to take care of them.

*Comment from Art Toledo (Locker 147) – I get that we want to have our own personal wave line to communicate but is it that big of a problem that we need to spend extra money? I mean I have walkie talkies and they work just fine. I mean we aren't trading secrets or anything here. I get that it is convenient but seems like a waste of money.*

*Reply from Darin Batty – It is not about secrets but more so about safety and clean communication. I have had an opportunity to around and be around them when they are trying to communicate on safety issues and radio traffic was horrible. We can't guarantee everything is perfect all the time but this is a tool that gives us more perfection than what we are getting now.*

*Comment from Art Toledo (Locker 147) – I hear what you are saying but then also we have issues with the cable and we aren't doing anything about that. It's the same thing where it can't be fixed but a little bit of a communication issue and we need to go spend a bunch of money on it.*

*Reply from Darin Batty – That is a whole different beast of an issue. And this is just my opinion that would help with the safety of the staff and help with communication. The board can still vote to not purchase it and be taken off the table.*

*Comment from Charlie Weeks – There are also other reasons this conversation started about purchasing these radios and it had to do with dead spots in our park. There was an incident where maintenance was trying to park a trailer down by the shop which is one of those dead zones and they were trying to get a hold of the office for some help and instructions and they couldn't get through to them at all. They ended up having to leave the space and the situation in order to communicate with them, which a huge safety concern for everyone involved and a liability issue as well.*

*Reply from Art Toledo (Locker 147) – If they can't communicate then I totally get it. I was just saying maybe looking at a cheaper option.*

## **2. Discuss Entertainment at Annual Dinner – Charlie Weeks**

We have had some discussions in our executive sessions about the annual meeting and the topic came up about whether we were going to have a band or entertainment and we looked at the option of Frank's band playing the event. He currently is in a band called The Skylites that he started up this year and he actually volunteered to speak with the band and see what the fee would be for us to book his band for the event as well as their availability.

*Comment from Frank Polehonki – Yes, the band is available for that date and we agreed to do it at the cost of what the previous band was played which is \$750 for the night. You can check out our website if you haven't heard us play and you can see a couple of clips from previous shows we have done to hear what we sound like and get a feel for what we play and the performance you will be getting.*

*Reply from Talley Snow – It was previously Sound Design that played and I believe Frank's band will far surpass them. I also spoke with the Elks Lodge about rebooking them for the venue and they have us set for the date. It will be a total cost of \$894 for the day and night since we do the meeting in the morning and the dinner at night and we will need to cut a check for them for the \$250 deposit in order to hold it until March and that will go towards the total cost of \$894. They are keeping the pricing the same from last year so that is a plus. I just need to know the times for the meetings, the time the dinner is going to be served, when the band is going to start and if we are going to have a cocktail hour. She will set up the meetings, clean up after the meetings, set up for the dinner and then break down after the dinner just like they did last year as well.*

*Comment from John Watkins – Are they going to be serving the same food? If so, I think we need to do something else because the food was terrible last year and that was my only complaint about the venue and the night.*

*Reply from Talley Snow – There is going to be a different company that is going to be catering the dinner this time around. I did express to her that we were not happy with the food that was served last year and she let me know they work with a couple of different companies to cater for the parties that they do. The new company that will be catering this year is going to be Grover Station Grill. They are located right on the corner by the train station and have been very good from what I hear. She did send me over a menu which had some pricing on it but didn't have many options but she said we can ask them for what we would like and then they will give us a quote on it.*

## Member's Comments

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Jodi Garges (Locker 602) – I just wanted to remind everyone about the Halloween activities that will be happening this upcoming week. I believe Jennifer in the office is going to be making flyers if she hasn't already done so to hang around the park and it will have a list of the activities and the times they will be occurring. We have a dog costume red carpet, a potluck that should be really good. We will also be doing a backwards trick or treating which will be the opposite of trick or treating in the sense that a group of us will walk around the park in order to deliver candy to your site instead of you having to walk around to collect candy. We suggest people leave buckets outside their trailer if they want to participate that way we have a place to drop the candy. And the last thing we will have is a witches ride where you can get on your bikes or golf cart and wear a witches hat or costume and ride around the park showing it off! It should be fun and we hope everyone can make it!

Terri Polehonki (Locker 450) – I have been waiting for a few months on an explanation or clarification from an incident that happened. Mark came to our trailer a few months ago and had some questions and concerns about our living arrangement and our days.

*Reply from Mark Schieber – Is this directed at the board or me? You can address the board directly but if it is addressed to me then I have no comment.*

*Reply from Terri Polehonki (Locker 450) – No this is a question for the board. Mark came to our trailer a few months ago and had some questions and concerns about our living arrangement and our days. He had a previous board members file that he wanted to give to Frank and Frank felt that the office should have that file. Mark talked to Frank about the situation and then he talked to Frank about the situation and then he came back to talk to Frank again and said he was going to let the office handle "it." I have just been wanting to know a little clarification about what "it" is. My understanding is we have always been on really good terms here at the park and with Aaron. If there was a problem regarding our time or our shares then I have never heard anything from Aaron. Lorena, I have never been a collections problem right? Like the whole time you have known us and you knew us before when you were president too? And John I feel like with you, we have never been in violation with any of the rules and regulations with the park right? I am confused because even with you Mark we have maybe only said 10 words to each other.*

*Reply from Mark Schieber – I wasn't beating Frank up at all. We had some questions and challenges but I decided to not question or challenge the situation with Frank. It was me having a change of thought and I went to him and said forget it.*

*Reply from Terri Polehonki (Locker 450) – Well, you said you were going to let the office handle "it" and I want to be in good standing so I just needed clarification.*

*Reply from Mark Schieber – It was because we had a disagreement on the way things were handled but then I decided it was outside of my scope and I let the office handle it. I dropped it because there is nothing there. It didn't go anywhere. And I would be more than happy to talk to you and Frank outside of the scope of this meeting because it was a personal conversation I had.*

*Reply from Terri Polehonki (Locker 450) – And is it personal to bring another board members file to him?*

*Reply from Mark Schieber – That wasn't another board members file. Brenda left a bunch of folders before I left and so I was unpacking them when I moved to Indiana and I know it needed to get back to the park since they were secretary documents that Frank would deal with because he is our secretary. So, I took it to Frank and told him they were secretary documents that needed to go to him. I didn't just give him some random file; it was things from our annual minutes stuff that Brenda had given me.*

*Reply from Terri Polehonki (Locker 450) – Okay, well I just wanted to bring it up in front of all the board members because I know that Darin has said to me too that he likes to hear things firsthand and I didn't want this to go through the park and I wanted everyone to know. I am still not clarified about what "it" is.*

*Reply from Mark Schieber – I would be more than happy to explain it to you after the meeting and have a one-on-one conversation with you. You are currently addressing the board right now and not me. You are asking about a personal conversation right now.*

*Reply from Terri Polehonki (Locker 450) – Okay, Charlie can you help me on who I should be addressing or how to handle it? Because I was told all the board members were upset and that you did this to Frank.*

*Reply from Charlie Weeks – I haven't heard anything about it. To my knowledge, there is no issue at all and I have not gathered or been informed that there is an issue at all from the board to your guys or from you guys. If you have a situation that you would like to bring to the board and have a discussion with the board, you are welcome to do that and we will have that in an executive session and we will bring you guys in on a scheduled meeting. At this point, to answer your question, there is not an issue to my knowledge.*

*Reply from Darin Batty – And I will back it up from a management point of view, I have not been informed of any issue.*

*Reply from Charlie Weeks – I don't know what the situation really is because I haven't heard anything about it. So, if you would like to have a meeting with the board then you can schedule a meeting and we will have you come in and sit with just the board of directors and we can talk about it.*

*Elsie Metzler (Locker 828) – Many of you in here know Jean and I just wanted to let everyone know that Jean has moved to Oregon because he is very ill. He loved it here so much and I just wanted to let you all know that.*

*Reply from Charlie Weeks – Thank you for that info because I know a lot of times we don't hear about those things and Jean has been a big part of all of us for years and he will be missed. So, thank you for that!*

*Kathy Hopwood (Locker 677) – Do we have an update on what is happening with the cable? We have been here for about two weeks and it is terrible.*

*Reply from Charlie Weeks – I agree we have been having issues with the cable on and off for a while.*

*Comment from Darin Batty – Have you tried to rescan your TV? As I understand it has been fixed so if you haven't rescanned your TV since they have fixed it, then you will need to go back in and see if that fixes the problem. There was a problem with the cable last week because there were some channels missing so if you need some help with the process we can send the maintenance over because they are well versed in how to do it.*

*Comment from Charlie Weeks – If we need to set up a crash course in how to scan the channels and get everyone set up after they have adjusted, is that something we can set up? Maybe we can get something set up through text to let people know how to rescan their channels or at least to rescan them because the issue has been fixed.*

*Reply from Aaron Cartwright – If the guests / customers let us know they are having an issue the office will send maintenance to their site and assist them with getting the channels rescanned or fixing their TVs. And yes we can let people know that the issue has been fixed so at least they know to rescan the channels.*

*Comment from Ed Dewitt (Locker 334) – I have noticed that when I am having issues with the cable and I rescan the channels, I don't tend to have any problems with it. Even when I got the text message a couple of days ago that the park was experiencing difficulties and then I did a channel scan when they said it was up and it came right up!*

*Paul Gutierrez (Locker 063) – I just wanted to bring up to Aaron because I noticed that no one had brought it up about the lighting system he is had installed along the wall. I think it looks really good and it is great for the people that back up in the middle of the night. They are along the wall in the front to test them out and they are really clean looking.*



## Board Member's Comments

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Talley Snow – As most of you know this particular has made a great effort to be as transparent. We have tried to change things where things previously weren't as opened and disclosed and shared with the public like behind closed doors things. I think that is something more in general that we have done pretty well at. However, I recently discovered that we have a board member allowing the use of their free time to a friend that is not on all of the deeds. We addressed it in the executive session last month and we were told this would be resolved. There were 4 board members who requested a special meeting and it was ignored. So, I would like to know how we are going to proceed with this.

*Reply from Charlie Weeks – I am going to address this is a direct way. The situation was brought up in executive session and we also have on the agenda for our executive session today that we are going to talk about it again today because these are not things that we talk about in our general meetings and these are things that were brought up in our executive meetings. We will discuss them in executive session.*

*Reply from Talley Snow – That is not an executive session item. What we discuss in executive session is legal and personnel, not board member issues. And if that is how it is going to be handled than I would encourage all of you to attend our executive session. You are unable to speak but you can be there to listen.*

*Comment from Tom Vaughn (Locker 023) – So we have already been talking about this at past meetings? So, what happened?*

*Reply from Talley Snow – We as a board discussed it in executive session when I learned about it last month and I brought it to the board. The direction that was given at the executive session last meeting is that this person would be getting a bill to pay what was owed and to my understanding that has not yet been done.*

*Comment from Teno Valencia (Locker 750) – Who is the board member?*

*Reply from Talley Snow – I am not honor to disclose that.*

*Comment from Charlie Weeks – Then why are we discussing it at this point?*

*Reply from Talley Snow – If you would like me to disclose it then I will.*

*Reply from Charlie Weeks - It has already been addressed and as I said it is on the agenda and we will discuss it in executive session.*

*Reply from Talley Snow – It is not an executive session matter.*

*Comment from Teno Valencia (Locker 750) – But stuff like this should be brought up to the membership because we vote for you guys to take care of this park and not to take advantage of it. If you are taking advantage of it especially you guys that preach that we can't let our family use our days and would nail us to a wall if we were to do that and you are telling me that one of you guys are doing it; that is very disrespectful to all the owners in this room. And whoever is actually doing it should step down from the board because that is almost actually stealing from the park. I have been spending this whole year bringing people into this park to snowbird and to stay in the park to make money for the park.*

*Reply from Mark Schieber – It's okay I can explain it. (Inaudible) But this is so out of context.*

*Reply from Teno Valencia (Locker 750) – But, let me talk please because you are very good at interrupting people I noticed. You right away jump and no disrespect to you or nothing but this is just something that every owner here works hard to be here and a lot of people bring a lot of people to keep this park going and then for someone to be taking advantage that's not right.*

*Reply from Mark Schieber – Okay. I appreciate your comment.*

*Comment from Art Toledo (Locker 147) – I spend a lot of time in LA going through my medical issues, I am a disabled vet in case you guys don't know and I used to be a combat vet. I pay my dues here and pay my monthly rent and I didn't have that option of having somebody that could move in for three months or a month and could compensate me for the money that I spent while I wasn't even here because I was at the hospital or I was at my mom's house recovering. Now for me to do that and someone to take advantage of that, that's (explicit) bro.*



*Reply from Mark Schieber – You are operating from not knowing all the facts but feel free to make your comments. That’s okay.*

*Comment from Teno Valencia (Locker 750) – Then what are all the facts?*

*Comment from Art Toledo (Locker 147) – I mean obviously you’re a little defensive guy so I don’t think I have to have anyone tell me who it is because you are being very defensive.*

*Reply from Mark Schieber – I am not being defensive. I am just stating a fact.*

*Comment from Teno Valencia (Locker 750) – Okay, so what are the facts Mark because you have been trying to address the facts.*

*Comment from Paul Gutierrez (Locker 063) – Are we addressing the board or are we addressing an individual?*

*Reply from Teno Valencia (Locker 750) – We were addressing everyone but he has been trying to say something so I was just clarifying.*

*Comment from Charlie Weeks – I just want to remind everyone this is member and board member comments. You can make a comment on it but it is not necessarily a question and answer time. If you have a comment to make then make a comment and it will be recorded and written down and you will see them in our next meeting. These are things that we will bring up as a board and we can discuss and look at every single one of these comments that are made.*

*Reply from Art Toledo (Locker 750) – So what is good for the goose is good for the gander? Or should be then?*

*Reply from Charlie Weeks – We have your comment and it is something that we are going to discuss.*

*Comment from Talley Snow – But I asked a question as a board member. How is it going to be handled?*

*Reply from Mark Schieber – Legally is the answer if anyone must know. But if anybody in here wants to point a finger, watch what comes down.*

*Reply from Shane Snow (Locker 784) – Is that a threat?*

*Reply from Charlie Weeks – We will talk about it in executive session. I want you all to calm down. This is beyond something that we going to solve right now and needs more discussion.*

*Comment from Talley Snow – This is another comment. I was served this morning by the board member because I brought this up because what is not good for you guys is good for the board. So, I was served.*

*Comment from Shane Snow (Locker 784) – And he threatened to close this place down. He said it to me three times.*

*Reply from Mark Schieber – I didn’t threaten to close this place down. You kept saying it and I just kept saying yep to not argue with you.*

*Comment from Talley Snow - So, I also sent an email to the board stating I wanted this on the agenda because we get an email asking what needs to be put on the agenda and I was responded with “you will find out.”*

*Reply from Mark Schieber – You were saying I was breaking the law and stuff like that.*

*Comment from Talley Snow – Just so you guys know what’s going on, I as a transparent board member wanted to make sure you knew what was going on. If any of you have been here since previous management know I am as transparent as it comes and the whole board is not. There are few board members who were aware of this and kept it tongue and cheek until I figured it out last month.*

*Comment from Tom Vaughn (Locker 023) – That sounds like a Biden / Harris thing going on. Mark, I believe you are out of line brother. You talk too much and I believe you must be the culprit.*

*Reply from Mark Schieber – You guys can say your comments and it will be dealt with in the courts.*

*Reply from Tom Vaughn (Locker 023) – So, we have to go to court to take care of the real legal problem here?*

*Reply from Mark Schieber – Yes you do.*

*Reply from Tom Vaughn (Locker 023) – How about we just vote people out that aren't doing the right job?*

*Reply from Mark Schieber – Elections are coming up so you guys can do what you want.*

*Comment from Elsie Metzler (Locker 828) – I would just like for the board members to take care of the situation and it is very sad. There are people in here such as myself that have been aware of this and I was going to ask about it in private and it is very sad. I just hope and pray that it can be settled and there won't be a large lawsuit. We were just getting our funds up and it would just be sad. I just ask people to calm down and try to do what is right.*

*Reply from Charlie Weeks – Thank you. Are there any other board comments?*

*Comment from Talley Snow – Attend the executive session if you want to hear the rest.*

*Comment from Charles Nunes – I do have one comment. Now if I understand you right, you said there were 3 or 4 board members that made a request to have an executive session? That is the only thing that should have been honored because it is part of our CC&Rs that if two or more board members make a request for a special executive session to handle something, it should be acknowledged.*

*Reply from Charlie Weeks – Yes, there are ways to do that and all we have to do is follow that direction.*

*Comment from Talley Snow – You have to follow it. There were 4 people that requested it and it was acknowledged or responded to.*

*Reply from Elsie Metzler (Locker 828) – Why can't we just have the executive meeting down here? People are not able to walk up the stairs.*

*Reply from John Watkins & Talley Snow – We do, it is down here.*

*Comment from Charles Nunes – We do have to follow the Bylaws but it doesn't indicate how long it is going to take to have to do that.*

*Reply from Charlie Weeks – Right. It also calls out in there exactly how to do it. And the President is not the only person that can call a special meeting. It says how to do it, how notify and how to send it out and I don't have a problem with that. If someone wants to follow the rules and do that, then we do a special meeting but they have to follow protocol.*

*Comment from Charles Nunes – There has to be a time and the members have to be notified of a special meeting I think at least 7 days prior.*

*Comment from Debbie Kindell (Locker 466) – So, what are the rules with a name on the deed? Does only that person get to use that time or can your family members? What are the rules?*

*Reply from Mark Schieber – That is actually in dispute right now because part of the process (inaudible) was part of the challenge I had but that is actually in high dispute right now. And it will also be dealt with because this park in my opinion is huge violations of all sorts of stuff. I am not here and I have made it very clear I am not here to battle with this board. I have been on this board for 7 years and I have been through 3 lawsuits with board and been accused of everything under the sun in the park. And I have come to point where enough is enough. See, everyone wants to point the finger and say "you're a sinner" and I guarantee it I have 68 selected enforcement violations failures of our CC&Rs and arguable enforcements of our CC&Rs and you don't think that maybe in the last 7 years I haven't learned a little something about our skeletons in our closet. I am just telling everyone I am not here starting a fight; I am responding to one. So, here's the deal, I won't answer any of the questions you want at this point because I have been attacked in the court of law. I have responded at one level legally and more is on the way. I am not here to fight with any member in this room at all. In fact, there are other board members who are also on the board who are also out of compliance but I am not here to slander every person I could rip apart today. I have never prosecuted a single member in the park due to our policies and CC&Rs but I sure as heck won't be prosecuted by anyone. I apologize I am not targeting Debbie but I am just a little frustrated.*

*Reply from Debbie Kindell (Locker 466) – I get that. I just asked a simple question because I want to know. I have many kids on my deed and I want to know.*

*Reply from Mark Schieber – Oh I know. And by the way you will. And by the way I have had many conversations where I have said hey guys this is a big pickle that needs to get unpacked and here's why. And a lot of people agree that we are way out of line in violations and it has caused some of these board members to even consult attorneys themselves. And all I said was let's get this straight because here's the challenges but no one is interested in that. All they want to do is say I am a sinner and a criminal. Listen I have been attacked.*

*Reply from Debbie Kindell (Locker 466) – Well that is your opinion.*

*Reply from Mark Schieber – No I have been attacked. And I am responding to it and I am not done responding to it. And if everybody wants civil communication and conversation, I am wide open. But if someone wants to continue to attack me, I will only respond legally.*

*Reply from Debbie Kindell (Locker 466) – Okay, because my interpretation of the rules is only people on the deeds can use that time whether you have one deed or 20 deeds. Whatever your thing is.*

*Reply from Mark Schieber – And I could spend an hour in here going over a lot of this with you and I am open to having those conversations and I think when you hear them you will realize wait a minute there are repairs that need to be done. But what no one is going to do is go you are sinner and accuse me of a crime because I have already heard the numbers go from 14 grand down to 3 grand and the up to 8 grand and no one can figure it out because they understand the flaws. Now, for those of you that know me in this park for however long, I have never hid behind anything and I am not lying to you and I have always said come talk to me. But no one wants to do anything about that. We let people out of snowbird contracts around here, we let them violate the 7 day policies, but boy if you perceive that I've stepped out of line just a little bit, now I'm a criminal.*

*Reply from Debbie Kindell (Locker 466) – So, do I have an answer to the question?*

*Reply from Talley Snow – To answer your question, this is straight from our September 2022 minute entries from Mark and there was a situation with a current owner that was allowing people to stay in her trailer. She came to the meeting because she was upset because she had just purchased a nice trailer and the people were not all on the share and if you want to pull it up you guys can as it is all online. Mark is quoted saying "Absolutely, there is a lot of misuse of the shares for a very long time. People became comfortable with using free time way outside the normal scope. The board decided to stop all of those abuses in 2018. We currently operate based on what is stated specifically what is stated in the CC&Rs for use of free time. I can't explain why it was the way it was; I can only suggest your attorney review our CC&Rs. They can use the time if they are your guest and you are there with them. If these are people outside of your household than they need to have their own share." So, I think the answer to your question is they need to have their own share.*

*Comment from Teena Griffith (Locker 015) – My question is for you Mark. If you have 66 violations, I would like to see what they are. Can you get them to me?*

*Reply from Mark Schieber – In time you will see what they are. I will not get them for you; they will be presented.*

*Comment from Terri Polehonki (Locker 450) – I am glad about everything you said too Mark but like who wouldn't want to fix the things that aren't right? Like have you brought to everyone's attention the rules and regulations that are in violation and we are all saying no? Because I would not want to be out of compliance and that's why I brought up the question of if we are in good standing because I don't want to be that person. Why all of a sudden now if this has been going on for months and years or whatever, what are these things and are we not getting caught or all we all saying no to a solution? I do want to know if I am in violation and why is the board not telling us that we need to fix these things? To me that is on all the board members. I want it clear that I am here and I thought I was in good standing and I don't want to be someone that is in violation of something. I know all of you people and I don't think any of us want to be that way and if the board is okay with it, then I am not okay with that and I don't agree with that. And my husband is on the board and Frank is probably one of the most honest people that you could ever come across and I don't want to be that person.*

*Reply from Mark Schieber – So, to that point I will say this. So, about 4 – 5 years ago I went through all of our archives in the park for the past 20 years that are in file cabinets inside. We have had term limits since 2007. We found doctored*

*paperwork from Jon Mackenzie in those files. Lorena was the president at the time on the board and I approached Lorena and John Watkins about these issues.*

*Comment from Lorena Lemus – And at the time I did ask him to put it in writing. I just want to make that clear. I said I need it in writing and I never got it.*

*Reply from Mark Schieber – This is not a direct attack on Lorena. I was saying I brought it to the boards attention and you have to understand that in order to unpack all of this is very messy. We have been threatened by our members that if we get rid of the monthlies they will sue us like we get threats like that from our members.*

*Reply from Terri Polehonki (Locker 450) – Then it needs to be fixed and we need to figure it out if we aren't supposed to do this or we aren't supposed to be here. And I don't know of anyone that wouldn't want that done unless they are hiding something.*

*Reply from Mark Schieber – And you are 100% right on that.*

*Comment from Darin Batty – And here's something regardless of this argument but that goes with a lot of arguments; review your CC&Rs and review page one where it talks about class of memberships. And this is something I have been looking at because we definitely have different classes of membership in this park. The one thing I will say is the CC&Rs specifically state there will only be one so that is something we as a board collectively we need to fix because that is wrong.*

*Reply from Terri Polehonki (Locker 450) – But you guys never bring it up, I meant not that I hear of. And if it's that crucial and that important you guys should be on it every single month. It should be done every single time until it's resolved.*

*Comment from Darin Batty – That's something that needs to be resolved because quite honestly I look at it and I read it but when you start diving into you go wow that's an issue and a problem. So, that's something when you get a chance you should read it again because that's something that needs to be resolved as a board and collectively step by step. What I would suggest, if you all haven't read your CC&Rs in a while, please just go back and look at them because I believe we have all being done a disservice. So, we all want to look at it so we can protect ourselves. Just food for thought because it should be one class of membership and one rule goes for everybody.*

*Reply from Terri Polehonki (Locker 450) – The things I have read have not been addressed. Everyone keeps saying everything is good and the comment cards are great and blah, blah, blah.*

*Reply from Charlie Weeks – I am going to try and help with this a little bit. There is a depth to these issues that will be style changing to the park and legal and expensive on top of it. It goes back to the beginning of this park and the way that things are done and what has mutated from it and developed into it to get where we are today. To say that we should go back and change all of that, then it would be a totally different lifestyle for every single one of us because we have mutated the rules way before any of us were on the board up here. There is a depth to this that cannot be resolved in just one meeting. This is the park itself and we all have to look at it and at what point are we willing to stop everything we are doing in the park and start over. This is going to have to continue to be discussed and one step at a time things are going to have to start happening.*

*(Inaudible Fighting and Arguing) – Charlie Weeks calls meeting to order and asks for a motion to move to executive.*

Meeting adjourned at 10:34am.

Respectfully Submitted,

Frank Polehonki  
Board of Directors – Secretary

Cc

Jennifer Del Monte  
Senior Reservation Agent

## Guest Survey Comments from September 2024

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- My stay was great. All of the staff is excellent and park looked very well maintained. It's a great place to stay.
- Please work on improving the Wi-Fi service. It is terrible.
- Birds are a pain. Young lady in the office was rude to my daughter. Pool area and club house close too early.
- Birds are a pain. Pool area closes too early. Having to check-in before you can get your spot is not fair to owners.
- This was our second time at Holiday RV Park. We have started loving this place! Everyone was very nice. The campers were very friendly and taking with each others and sharing experiences. We loved the vibes at the RV Park!
- My only complaint is that the gate lock to the pool area was inoperative quite often during our stay.
- Jennifer and Aaron are excellent in the office. They take extra effort to secure a terrific spot in the park for us and make the club house upper room available for the wife's Business Zoom Meetings. :) Luke, Kim and Mike are always gracious to answer questions and give assistance. :)
- Thank you so much!
- I've been coming to Holiday for many years and the staff are better than ever and the park is the best it's ever been.
- It was my first time ever camping in an RV the entire trip couldn't have been more perfect. This place is the place to go.
- A welcome site to see Mike in maintenance back!!! The BBQ on Labor Day was delicious and reasonable. Also, the office extremely helpful and friendly.
- Everything went well, but a couple of staff can be a little friendlier. They were not recognized so maybe they are new. One I'm referring to was on the forklift parking our trailer. He did not hear the other on the walkie talkie and kept going causing our trailer to hit the bench. The other checked my husband in wasn't very friendly.
- The dog pee park is seriously disgusting. Concrete the other side so it can be washed and kept sanitary. Just sayin 😊
- There was no one that we could speak to about loud noises way after 10pm. Spaces are narrow which don't allow for much space.
- Jennifer is wonderful and so easy to work with! She was They are communicative and all with. They are communicative and all with a great attitude. And Kim is an awesome dude—keeps that pool running like a well-oiled machine to the point that it feels like a saltwater pool. He was also so helpful during the back-in process with our trailer spot! I lived in Pismo for 21 years, worked my family's hardware and nursery for all my life and it makes me happy and proud to see local businesses operate in such a small-town, intimate fashion. Thank you all for making this experience smooth and stress-free.

## **All Motions**

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

**Roll Call: Darin Batty, Charles Nunes, Frank Polehonki, Mark Schieber, Don Smith, Talley Snow, John Watkins and Charlie Weeks. Lorena Lemus abstained as she was not present at the September meeting.**

**Talley Snow made a motion to accept the September 2024 financials and pay the bills, seconded by Darin Batty.**

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

**Talley Snow made a motion to pay the property taxes in the amount of \$96,017.04, seconded by Charles Nunes.**

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

**Talley Snow made a motion to approve \$2,000 for promotional items, seconded by Darin Batty.**

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

**Darin Batty made a motion to purchase 10 Rapid Radios for \$2,000 for park use, seconded by John Watkins.**

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

**John Watkins made a motion to approve \$750 to hire The Skylites, seconded by Talley Snow.**

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

**Talley Snow made a motion to approve Elks Lodge for \$894 total which includes \$250 deposit, seconded by Darin Batty.**

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

**John Watkins made a motion to adjourn to executive session, seconded by Darin Batty.**

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