

Holiday RV Park Members

November 2024 Meeting Packet



Contents are Approved
for Members Only



Agenda

Holiday RV Park
Members Association Meeting
Saturday, November 9, 2024
9:00 am

Call to Order	Mark Schieber
Flag Salute	American Foreign Legion – Post 136
Roll Call	Frank Polehonki
President’s Address	Mark Schieber
Minutes to Previous Meeting	TBD

Committee Reports

Financial Reports	Talley Snow
Collections	Lorena Lemus
Management	Darin Batty
Park Use	Charles Nunes
Correspondence/Public Relations	Mark Schieber
Park Maintenance	Don Smith
Rules & Regulations	John Watkins
Manager’s Report	Aaron Cartwright
Reportable Actions	TBD

Old Business

1. Finalize 2025 Annual and Capital Budget	Talley Snow
2. Finalize 2025 Rates, Fees and Assessments	Talley Snow
3. Finalize 2025 Rules and Regulations	John Watkins
4. Finalize 2025 Annual Mailing	Aaron Cartwright

New Business

1. Purchase New Tools and Batteries for Maintenance	Darin Batty
2. Appoint Board Replacement for Charlie Weeks	TBD

Members Comments

Board Member Comments

All Motions

Executive Session

1. Review Employee Evaluations
2. Discuss Letter from Board to Members
3. Review Monthly Tenant Compliance
4. Finalize 2025/2026 Timeline
5. Elect Board President
6. Elect Board Vice-President
7. Reassign Company Business Credit Card – Previously Charlie Weeks



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	Income	\$103,638.28	\$135,215.86	-\$31,577.58	-23%
Mech. – Laundry	\$33,927.68	Expense	\$107,399.17	\$88,064.25	\$19,334.92	22%
Mech. – Dues	\$144,939.28	Net Income	-\$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 9th.

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 9th 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

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

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

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

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 threated 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

- 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

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.

Holiday RV Park Profit & Loss Prev Year Comparison October 2024

	Oct 24	Oct 23	\$ Change
Ordinary Income/Expense			
Income			
Non TOT Taxable Revenue			
7200 · Members Dues	1,402.50	141.50	1,261.00
7212 · Late Checkout	130.00	970.00	-840.00
7214 · Weekly Rent-No Tax	2,278.00	2,729.87	-451.87
7220 · Monthly - Members	29,189.00	24,298.00	4,891.00
7231 · Snowbird - Non-Members	11,931.99	21,439.56	-9,507.57
7234 · Snowbirds - Members	37,742.98	32,266.10	5,476.88
7242 · Member Daily - Non taxable	465.36	-798.00	1,263.36
7245 · Mobile Home Rental Income	800.00	800.00	0.00
7295 · Washer & Dryer	2,735.80	3,501.75	-765.95
7310 · Parking Fee	910.00	1,410.00	-500.00
7320 · Water Commission	48.41	36.60	11.81
7994 · Late Fee on Dues	108.50	302.42	-193.92
Total Non TOT Taxable Revenue	87,742.54	87,097.80	644.74
TOT Taxable Revenue			
7210 · Non-Member Daily	19,079.86	27,146.93	-8,067.07
7217 · Group Daily	0.00	426.00	-426.00
7219 · Mid Week Special	0.00	556.00	-556.00
Total TOT Taxable Revenue	19,079.86	28,128.93	-9,049.07
7620 · Escapee- 15% Discounts	-279.65	-660.40	380.75
7640 · FMCA/Camp CA - 10% Discounts	-434.24	-283.90	-150.34
7650 · Military/LE Discount - 15%	-347.55	-549.45	201.90
7660 · Long Weekend Discount	-169.20	0.00	-169.20
9920 · Credit card transaction fee	987.42	0.00	987.42
9921 · Golf Cart Fee	200.00	0.00	200.00
Total Income	106,779.18	113,732.98	-6,953.80
Gross Profit	106,779.18	113,732.98	-6,953.80
Expense			
Business Promotional Costs			
8050 · Advertising Expense	7,523.71	135.00	7,388.71
8450 · Dues & Subscriptions	130.00	0.00	130.00
9055 · Website Expense	282.00	50.00	232.00
Total Business Promotional Costs	7,935.71	185.00	7,750.71
Computer IT Dept			
9056 · Software	207.95	290.87	-82.92
9062 · IT Service Labor	1,831.97	1,736.72	95.25
Total Computer IT Dept	2,039.92	2,027.59	12.33
Meetings & Events			
9090 · Annual Meeting	0.00	250.00	-250.00
9092 · Monthly Meeting Expenses	354.29	187.96	166.33
9650 · Travel (Not Meals)	56.95	76.90	-19.95
Total Meetings & Events	411.24	514.86	-103.62
Professional Fees			
9120 · Accounting & Auditing	2,500.00	2,500.00	0.00
9140 · Professional Fees - Other	0.00	195.00	-195.00
9170 · Directors Expense	1,316.29	1,472.23	-155.94
Total Professional Fees	3,816.29	4,167.23	-350.94
8200 · Bad Debt Expense	0.00	4.00	-4.00
8201 · Bank Fees & Charges			
8240 · Credit Card Processing Costs	1,742.35	2,577.69	-835.34
Total 8201 · Bank Fees & Charges	1,742.35	2,577.69	-835.34

Holiday RV Park Profit & Loss Prev Year Comparison October 2024

	Oct 24	Oct 23	\$ Change
8425 · Employee Appreciation	0.00	26.45	-26.45
8439 · Taxes			
9070 · Property Tax	96,017.04	47,971.61	48,045.43
Total 8439 · Taxes	96,017.04	47,971.61	48,045.43
8600 · Utilities			
8260 · Cable Television (Park)	5,405.57	4,880.82	524.75
8650 · Garbage	2,708.45	2,665.34	43.11
8660 · Gas	3,974.67	2,241.36	1,733.31
8670 · Water & Sewer	7,902.24	0.00	7,902.24
8680 · Electric	17,792.76	14,828.70	2,964.06
9600 · Telephone & Internet	302.44	177.98	124.46
Total 8600 · Utilities	38,086.13	24,794.20	13,291.93
8700 · Insurance Expense			
8702 · Insurance - General Liability	5,833.00	4,562.79	1,270.21
8770 · Insurance - Employee Health	2,836.03	1,371.74	1,464.29
8771 · Insurance - Employee Life	16.00	0.00	16.00
8772 · Insurance - Employee Vision	-373.96	210.56	-584.52
8790 · Insurance - Worker's Comp	8,451.00	11,526.00	-3,075.00
Total 8700 · Insurance Expense	16,762.07	17,671.09	-909.02
9001 · Payroll			
9060 · Payroll Tax	2,169.58	1,885.53	284.05
9075 · Payroll Service Fees	595.05	696.05	-101.00
9350 · Salary & Wages	24,944.30	23,214.17	1,730.13
9352 · Hiring Expenses	0.00	585.00	-585.00
Total 9001 · Payroll	27,708.93	26,380.75	1,328.18
9002 · Repairs & Maintenance			
9003 · Pest Control Services	100.00	95.00	5.00
9020 · Pool/Spa Regular Maintenance	650.00	545.00	105.00
9022 · Laundry	0.00	0.00	0.00
9030 · General	0.00	5,224.42	-5,224.42
9032 · Electrical	254.00	837.62	-583.62
9033 · Plumbing	775.00	125.00	650.00
9035 · Clubhouse	0.00	0.00	0.00
9081 · Water Salt Softner	0.00	290.54	-290.54
Total 9002 · Repairs & Maintenance	1,779.00	7,117.58	-5,338.58
9050 · Office Expenses			
9037 · Timeclock Machine & Software	30.00	24.00	6.00
9051 · Office Expense	1,643.94	366.33	1,277.61
9052 · Office Supplies	1,986.52	995.69	990.83
9059 · Printing, Copy Expenses	132.90	273.90	-141.00
9100 · Postage & Delivery	0.00	31.50	-31.50
Total 9050 · Office Expenses	3,793.36	1,691.42	2,101.94
9370 · Supplies			
9023 · Janitorial Supplies	149.84	3,083.44	-2,933.60
9024 · Small Tools	0.00	108.65	-108.65
9026 · Park & Grounds Supplies	9,129.84	5,353.14	3,776.70
9371 · Clubhouse Supplies	510.22	0.00	510.22
Total 9370 · Supplies	9,789.90	8,545.23	1,244.67

1:48 PM

11/07/24

Cash Basis

Holiday RV Park
Profit & Loss Prev Year Comparison
October 2024

	<u>Oct 24</u>	<u>Oct 23</u>	<u>\$ Change</u>
9400 · Safety & Security			
9401 · Fire Prevention	195.00	0.00	195.00
Total 9400 · Safety & Security	195.00	0.00	195.00
Total Expense	210,076.94	143,674.70	66,402.24
Net Ordinary Income	-103,297.76	-29,941.72	-73,356.04
Other Income/Expense			
Other Income			
9870 · Interest Income	14.75	18.71	-3.96
Total Other Income	14.75	18.71	-3.96
Other Expense			
9820 · Foreclosure Expenses	1,298.00	121.76	1,176.24
9911 · Garnishment Payable	0.00	0.00	0.00
9922 · Interest Expense	1,138.05	2,929.72	-1,791.67
Total Other Expense	2,436.05	3,051.48	-615.43
Net Other Income	-2,421.30	-3,032.77	611.47
Net Income	-105,719.06	-32,974.49	-72,744.57

1:49 PM

11/07/24

Cash Basis

Holiday RV Park Balance Sheet Prev Year Comparison As of October 31, 2024

	Oct 31, 24	Oct 31, 23	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
1001 · Cash Accounts			
1010 · Petty Cash	200.00	200.00	0.00
1030 · Cash on Hand	800.00	800.00	0.00
1040 · Bill Changer	500.00	500.00	0.00
1050 · Mechanics-Operating Acct - 0802	-47,235.15	32,979.35	-80,214.50
1060 · Mechanics-Laundry Room - 7211	36,552.25	30,584.64	5,967.61
1063 · Mechanics- Dues Account - 6422	52,587.52	33,691.27	18,896.25
Total 1001 · Cash Accounts	43,404.62	98,755.26	-55,350.64
1065 · Reserves			
1070 · Mechanics Emergency Reserves	151,998.45	151,846.10	152.35
1075 · Mechanics CIM Reserves	54,162.00	100,546.51	-46,384.51
Total 1065 · Reserves	206,160.45	252,392.61	-46,232.16
Total Checking/Savings	249,565.07	351,147.87	-101,582.80
Accounts Receivable			
11000 · Accounts Receivable	-4,608.22	-537.50	-4,070.72
Total Accounts Receivable	-4,608.22	-537.50	-4,070.72
Other Current Assets			
2010 · A/R Member Dues	-1,965.50	-1,965.50	0.00
2301 · Deposit-Workers Comp	1,557.60	1,557.60	0.00
2400 · Prepaid Insurance	38,604.38	91,101.38	-52,497.00
2410 · Prepaid Expenses	8,208.00	4,104.00	4,104.00
2460 · Prepaid IncomeTaxes	55,174.00	10,674.00	44,500.00
2461 · Prepaid Expenses Annual Meeting	1,050.00	1,050.00	0.00
2462 · Prepaid Holiday Dinner	500.00	500.00	0.00
3150 · Deposits - Other	41,370.00	41,370.00	0.00
Total Other Current Assets	144,498.48	148,391.48	-3,893.00
Total Current Assets	389,455.33	499,001.85	-109,546.52
Fixed Assets			
Electrical Upgrades			
4044 · Electrical Phase 1	141,996.13	141,996.13	0.00
4045 · Electrical Phase 2	37,527.00	37,527.00	0.00
4046 · Electrical Phase 3	49,008.16	49,008.16	0.00
4047 · Electrical Phase 4	28,357.00	28,357.00	0.00
4048 · Electrical Phase 5	25,183.57	25,183.57	0.00
4049 · Electrical Phase 6	1,202.00	1,202.00	0.00
Electrical Upgrades - Other	14,840.00	0.00	14,840.00
Total Electrical Upgrades	298,113.86	283,273.86	14,840.00
4015 · Clubhouse Improvements			
4019 · Other FF&E	5,620.00	5,620.00	0.00
Total 4015 · Clubhouse Improvements	5,620.00	5,620.00	0.00
4038 · Office Remodel			
4036 · New Office Furniture	4,141.19	4,141.19	0.00
Total 4038 · Office Remodel	4,141.19	4,141.19	0.00

Holiday RV Park
Balance Sheet Prev Year Comparison
As of October 31, 2024

	Oct 31, 24	Oct 31, 23	\$ Change
4039 · Improvements			
4034 · Magnolia Center Refurbish	17,995.44	16,227.00	1,768.44
4035 · Outside Lighting	5,458.00	5,458.00	0.00
4040 · Improvements Prior to 2015	326,558.55	326,558.55	0.00
4042-1 · Capital Improvements 2017	51,113.97	51,113.97	0.00
4042 · Capital Improvements (2014)	8,768.55	8,768.55	0.00
Total 4039 · Improvements	409,894.51	408,126.07	1,768.44
4052 · Pool & Spa Upgrades			
4030 · Pool Chair Lifts	7,387.00	7,387.00	0.00
4050 · Spa	10,898.00	4,603.00	6,295.00
4053 · Pool Construction	103,582.36	103,582.36	0.00
4054 · Pool Furniture	8,225.68	0.00	8,225.68
4055 · Pool Re-Wiring	1,291.00	1,291.00	0.00
4056 · Pool Heaters	19,180.00	0.00	19,180.00
4057 · New Pool Cover (020117)	6,290.00	6,290.00	0.00
4052 · Pool & Spa Upgrades - Other	3,383.63	3,347.64	35.99
Total 4052 · Pool & Spa Upgrades	160,237.67	126,501.00	33,736.67
4058 · Submersible Pump (2)	18,767.00	18,767.00	0.00
4059 · Buildings			
4021 · Pre Construction 2020 - 10/31	18,777.48	18,777.48	0.00
4051 · CIP	38,052.62	38,052.62	0.00
4059 · Buildings - Other	1,708,474.00	1,708,474.00	0.00
Total 4059 · Buildings	1,765,304.10	1,765,304.10	0.00
4070 · Laundry Facility	56,211.34	54,838.59	1,372.75
4080 · Equipment			
4081 · Laptop	1,800.71	1,800.71	0.00
4082 · Office Equipment	4,577.29	4,577.29	0.00
4080 · Equipment - Other	63,603.48	63,603.48	0.00
Total 4080 · Equipment	69,981.48	69,981.48	0.00
4090 · Vehicles	18,631.89	18,631.89	0.00
4200 · Intangibles	13,554.00	13,554.00	0.00
4350 · Accumulated Amortization	-5,343.00	-5,343.00	0.00
4999 · Accumulated Depreciation			
4220 · Accum Depr. - Building	-112,504.00	-112,504.00	0.00
4230 · Accum Depr- Pool Chair Lifts	-7,387.00	-7,387.00	0.00
4240 · Accum Depr - Improvements	-270,911.00	-270,911.00	0.00
4241 · Accum Depr- Land Improvements	-24,362.00	-24,362.00	0.00
4242 · Accum Depr- Capital Improve	-3,654.00	-3,654.00	0.00
4250 · Accum Depr-Spa	-4,493.00	-4,493.00	0.00
4253 · Accum Derp- Pool	-50,300.04	-50,300.04	0.00
4260 · Accum Depr - Furniture & Fixtur	-7,791.06	-7,791.06	0.00
4270 · Accum Depr-Washer/Dryer	-27,918.00	-27,918.00	0.00
4280 · Accum Depr - Equipment	-46,325.40	-46,325.40	0.00
4290 · Accum Depr - Vehicles	-18,632.00	-18,632.00	0.00
4300 · Accum Depr - Phase 1	-54,826.08	-54,826.08	0.00
4301 · Accum Depr - Phase 2	-13,760.04	-13,760.04	0.00
4302 · Accum Depr - Phase 3	-17,425.00	-17,425.00	0.00
4303 · Accum Depr - Phase 4	-28,356.96	-28,356.96	0.00
4304 · Accum Depr - Phase 5	-23,924.00	-23,924.00	0.00
4305 · Accum Depr - Submersible Pumps	-977.96	-977.96	0.00
4306 · Accum Dep - Phase 6	-329.00	-329.00	0.00
Total 4999 · Accumulated Depreciation	-713,876.54	-713,876.54	0.00
5000 · Mobile Home-Furniture & Fixture	62,033.81	62,033.81	0.00
Total Fixed Assets	2,163,271.31	2,111,553.45	51,717.86

1:49 PM

11/07/24

Cash Basis

Holiday RV Park
Balance Sheet Prev Year Comparison
As of October 31, 2024

	Oct 31, 24	Oct 31, 23	\$ Change
Other Assets			
4510 · Suspense	200,000.00	0.00	200,000.00
Total Other Assets	200,000.00	0.00	200,000.00
TOTAL ASSETS	2,752,726.64	2,610,555.30	142,171.34
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20000 · Accounts Payable	-0.01	69,995.99	-69,996.00
Total Accounts Payable	-0.01	69,995.99	-69,996.00
Credit Cards			
Home Depot - 3600	4,523.16	0.00	4,523.16
Mechanics Bank CC	0.00	3,815.68	-3,815.68
Total Credit Cards	4,523.16	3,815.68	707.48
Other Current Liabilities			
5001 · Snowbird Deposits	4,884.16	4,884.16	0.00
5002 · Mobile Home Security Deposit	-11.96	-11.96	0.00
5030 · Accrued Payroll	8,118.96	8,118.96	0.00
5032 · Accrued Compensated Abs	4,801.73	4,801.73	0.00
5037 · Loan - Westwood Capital	210,132.38	302,751.64	-92,619.26
5040 · Gift Certificate Payable	-157.50	-157.50	0.00
5170 · T.O.T. Payable	17,854.64	-7,534.22	25,388.86
5240 · Corp Income Tax Payable	616.00	616.00	0.00
5250 · Garnishments	1,023.70	1,023.70	0.00
5300 · Deferred Tax Liability	23,200.00	23,200.00	0.00
5325 · Calsavers	-676.75	-178.21	-498.54
5400 · Payable to the State of CA	36,280.78	32,080.21	4,200.57
Total Other Current Liabilities	306,066.14	369,594.51	-63,528.37
Total Current Liabilities	310,589.29	443,406.18	-132,816.89
Total Liabilities	310,589.29	443,406.18	-132,816.89
Equity			
6800 · Capital Contributions	32,300.00	32,300.00	0.00
6900 · Retained Earnings	2,191,447.44	1,817,265.16	374,182.28
Net Income	218,389.91	317,583.96	-99,194.05
Total Equity	2,442,137.35	2,167,149.12	274,988.23
TOTAL LIABILITIES & EQUITY	2,752,726.64	2,610,555.30	142,171.34

Holiday RV Park

Occupancy By Site Type

From 01 Oct 2024 To 31 Oct 2024

Description	Period	Site	Avail	Maint	Used	Unused	RevPAR	Occ %	Discount	Taxes	Gross Revenue	Nett Revenue	Gross Avg (RevPOR)	Nett Avg (RevPOR)	Avg LOS	Conf %	Occupants
Expand / Collapse All																	
Back-in 33-39ft Site (30 Amp)	Days	39	1209	0	791	418	17.40	65.43	387.30	0.00	21,034.43	21,034.43	26.59	26.59	10.27	0.00	148
Back-in 33-36ft Site (30/50 Amp)	Days	43	1333	0	937	396	16.81	70.29	596.48	0.00	22,410.49	22,410.49	23.92	23.92	11.02	0.00	157
Back-in 36-39ft Site (30 Amp)	Days	8	248	0	183	65	29.04	73.79	8.80	0.00	7,201.94	7,201.94	39.35	39.35	7.32	0.00	50
Back-in 36-39ft Site (30/50 Amp)	Days	47	1457	0	1163	294	17.24	79.82	276.95	0.00	25,121.54	25,121.54	21.60	21.60	14.36	0.00	170
Narrow 30-34ft Back-in Site (No Slides - 30 Amp)	Days	15	465	0	129	336	6.48	27.74	171.50	0.00	3,013.31	3,013.31	23.36	23.36	3.79	0.00	67
700s 41-50ft Back-in Site (30/50 Amp)	Days	4	124	0	52	72	39.69	41.94	360.80	0.00	4,921.87	4,921.87	94.65	94.65	3.25	0.00	36
Pull-Thru 70-73ft Site (30/50 Amp)	Days	15	465	0	78	387	15.37	16.77	705.00	0.00	7,147.28	7,147.28	91.63	91.63	6.50	0.00	24
Monthly	Days	39	1209	0	1209	0	21.58	100.00	0.00	0.00	26,093.34	26,093.34	21.58	21.58	31.00	0.00	78
Grand Total:		210	6510	0	4542	1968	17.96	69.77	2,506.83	0.00	116,944.20	116,944.20	25.75	25.75	12.31	0.00	730

Holiday RV Park

Occupancy By Site Type

From 01 Oct 2023 To 31 Oct 2023

Description	Period	Site	Avail	Maint	Used	Unused	RevPAR	Occ %	Discount	Taxes	Gross Revenue	Nett Revenue	Gross Avg (RevPOR)	Nett Avg (RevPOR)	Avg LOS	Conf %	Occupants
Expand / Collapse All																	
Back-in 33-39ft Site (30 Amp)	Days	38	1176	2	853	323	25.44	72.53	776.55	0.00	29,913.31	29,913.31	35.07	35.07	10.15	0.00	150
Back-in 33-36ft Site (30/50 Amp)	Days	43	1331	2	1029	302	21.20	77.31	442.25	0.00	28,218.93	28,218.93	27.42	27.42	11.43	0.00	167
Back-in 36-39ft Site (30 Amp)	Days	8	248	0	206	42	10.91	83.06	44.00	0.00	2,705.32	2,705.32	13.13	13.13	11.44	0.00	36
Back-in 36-39ft Site (30/50 Amp)	Days	47	1457	0	1185	272	27.67	81.33	426.65	0.00	40,313.25	40,313.25	34.02	34.02	11.18	0.00	216
Narrow 30-34ft Back-in Site (No Slides - 30 Amp)	Days	16	496	0	203	293	14.15	40.93	72.25	0.00	7,016.21	7,016.21	34.56	34.56	5.34	0.00	74
700s 41-50ft Back-in Site (30/50 Amp)	Days	4	124	0	74	50	208.44	59.68	1,179.20	0.00	25,846.91	25,846.91	349.28	349.28	7.40	0.00	20
Pull-Thru 70-73ft Site (30/50 Amp)	Days	15	463	2	167	296	20.92	36.07	521.60	0.00	9,685.89	9,685.89	58.00	58.00	7.95	0.00	48
Monthly	Days	39	1209	0	1209	0	20.29	100.00	0.00	0.00	24,528.00	24,528.00	20.29	20.29	31.00	0.00	78
Grand Total:		210	6504	6	4926	1578	25.87	75.74	3,462.50	0.00	168,227.82	168,227.82	34.15	34.15	12.13	0.00	789

Holiday RV Park
Occupancy By Rate
From 01 Oct 2024 To 31 Oct 2024

Description	Total Res	Available Nights	Used Nights	% Total of Report Reservations	% Used Against	Gross Revenue	Nett Revenue	% of Total Reports
Expand / Collapse All Groups								
Board Meeting	3	6510	8	0.18	0.12	0.00	0.00	0.00
Member Daily (No Charge)	110	6510	1107	24.37	17.00	40.00	40.00	0.03
Member Rate (Non-Prime)	4	6510	20	0.44	0.31	9,447.14	9,447.14	8.08
Mid-Week Special	3	6510	10	0.22	0.15	868.22	868.22	0.74
Monthly	40	6510	1240	27.30	19.05	26,775.34	26,775.34	22.90
Non-Member	96	6510	304	6.69	4.67	37,020.42	37,020.42	31.66
Parking	56	6510	130	2.86	2.00	1,060.90	1,060.90	0.91
Snowbird (Member)	44	6510	1333	29.35	20.48	30,302.68	30,302.68	25.91
Snowbird (Non-Member)	10	6510	297	6.54	4.56	8,461.50	8,461.50	7.24
Snowbird P/T (Member)	3	6510	93	2.05	1.43	2,968.00	2,968.00	2.54
Grand Total:	369	6510	4542	100.00	69.77	116,944.20	116,944.20	100.00

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

Holiday RV Park

Occupancy By Rate

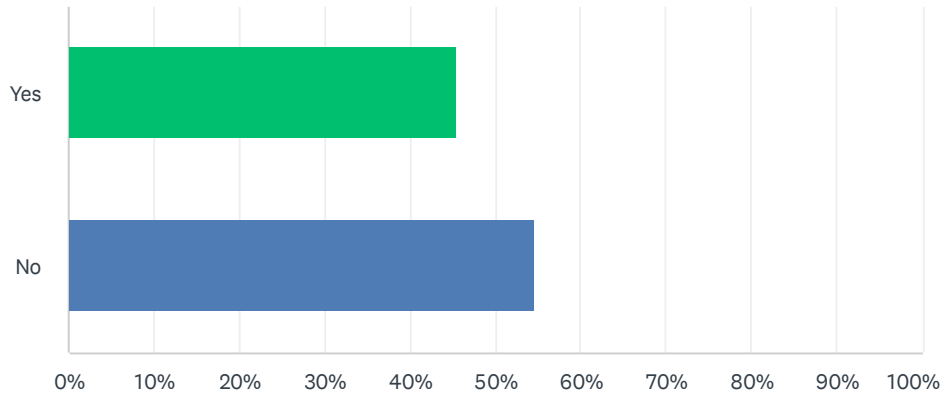
From 01 Oct 2023 To 31 Oct 2023

Description	Total Res	Available Nights	Used Nights	% Total of Report Reservations	% Used Against	Gross Revenue	Nett Revenue	% of Total Reports
Expand / Collapse All Groups								
Member Daily (No Charge)	120	6504	941	19.10	14.47	30.00	30.00	0.02
Member Rate (Non-Prime)	2	6504	12	0.24	0.18	3,640.27	3,640.27	2.16
Mid-Week Special	7	6504	20	0.41	0.31	1,229.40	1,229.40	0.73
Monthly	40	6504	1240	25.17	19.07	25,158.00	25,158.00	14.95
Non-Member	115	6504	455	9.24	7.00	77,530.35	77,530.35	46.09
Parking	52	6504	151	3.07	2.32	1,480.00	1,480.00	0.88
Snowbird (Member)	45	6504	1387	28.16	21.33	33,588.06	33,588.06	19.97
Snowbird (Non-Member)	16	6504	441	8.95	6.78	15,183.74	15,183.74	9.03
Snowbird P/T (Member)	3	6504	93	1.89	1.43	2,968.00	2,968.00	1.76
Snowbird P/T (Non-Member)	6	6504	186	3.78	2.86	7,420.00	7,420.00	4.41
Grand Total:	406	6504	4926	100.00	75.74	168,227.82	168,227.82	100.00

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

Q1 Is this your first visit?

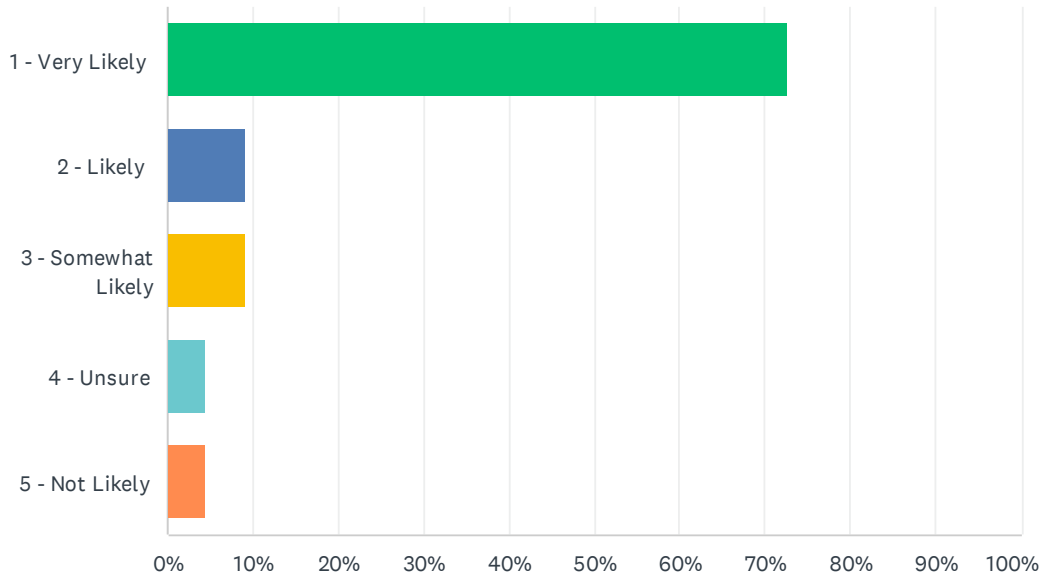
Answered: 22 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	45.45%	10
No	54.55%	12
TOTAL		22

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

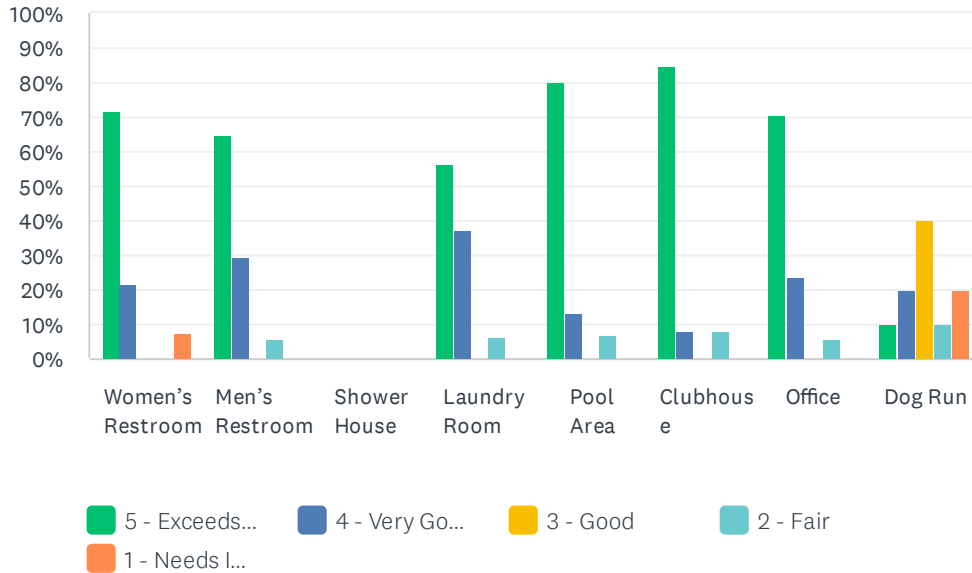
Answered: 22 Skipped: 0



ANSWER CHOICES	RESPONSES	
1 - Very Likely	72.73%	16
2 - Likely	9.09%	2
3 - Somewhat Likely	9.09%	2
4 - Unsure	4.55%	1
5 - Not Likely	4.55%	1
TOTAL		22

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

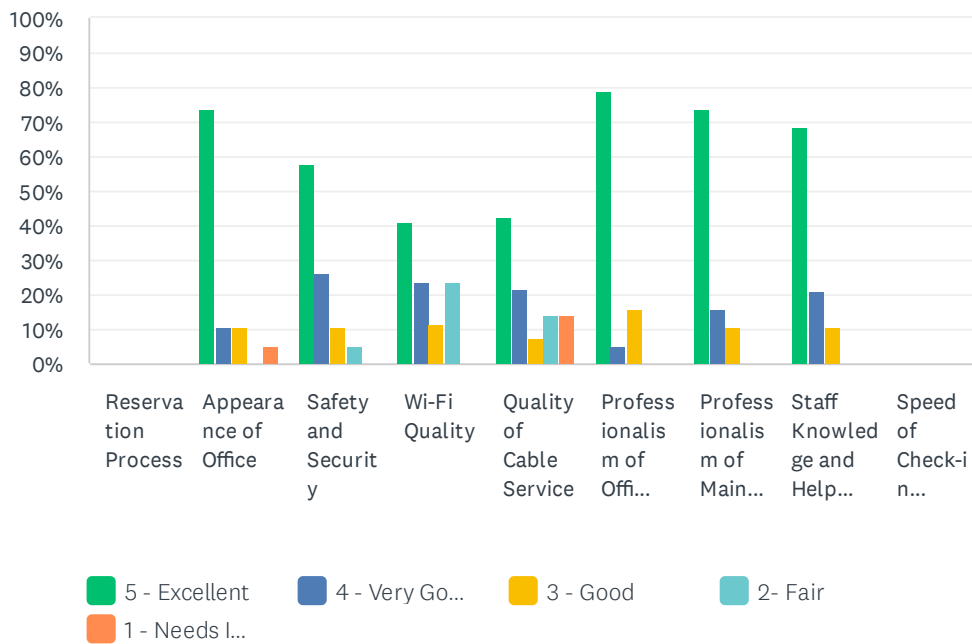
Answered: 18 Skipped: 4



	5 - EXCEEDS EXPECTATIONS	4 - VERY GOOD	3 - GOOD	2 - FAIR	1 - NEEDS IMPROVEMENT	TOTAL	WEIGHTED AVERAGE
Women's Restroom	71.43% 10	21.43% 3	0.00% 0	0.00% 0	7.14% 1	14	1.50
Men's Restroom	64.71% 11	29.41% 5	0.00% 0	5.88% 1	0.00% 0	17	1.47
Shower House	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0	0.00
Laundry Room	56.25% 9	37.50% 6	0.00% 0	6.25% 1	0.00% 0	16	1.56
Pool Area	80.00% 12	13.33% 2	0.00% 0	6.67% 1	0.00% 0	15	1.33
Clubhouse	84.62% 11	7.69% 1	0.00% 0	7.69% 1	0.00% 0	13	1.31
Office	70.59% 12	23.53% 4	0.00% 0	5.88% 1	0.00% 0	17	1.41
Dog Run	10.00% 1	20.00% 2	40.00% 4	10.00% 1	20.00% 2	10	3.10

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

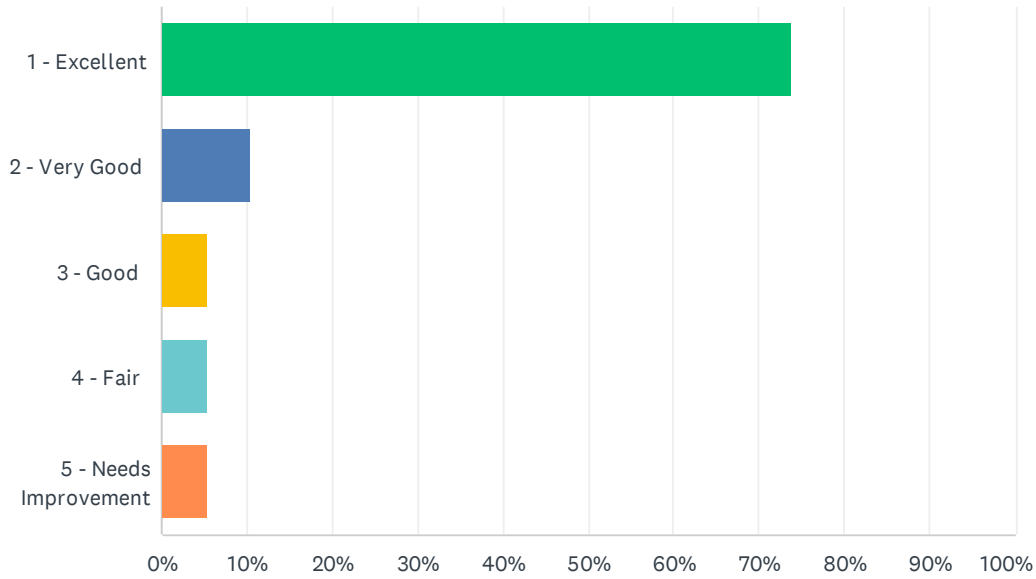
Answered: 19 Skipped: 3



	5 - EXCELLENT	4 - VERY GOOD	3 - GOOD	2 - FAIR	1 - NEEDS IMPROVEMENT	TOTAL	WEIGHTED AVERAGE
Reservation Process	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0	0.00
Appearance of Office	73.68% 14	10.53% 2	10.53% 2	0.00% 0	5.26% 1	19	1.53
Safety and Security	57.89% 11	26.32% 5	10.53% 2	5.26% 1	0.00% 0	19	1.63
Wi-Fi Quality	41.18% 7	23.53% 4	11.76% 2	23.53% 4	0.00% 0	17	2.18
Quality of Cable Service	42.86% 6	21.43% 3	7.14% 1	14.29% 2	14.29% 2	14	2.36
Professionalism of Office Staff	78.95% 15	5.26% 1	15.79% 3	0.00% 0	0.00% 0	19	1.37
Professionalism of Maintenance Staff	73.68% 14	15.79% 3	10.53% 2	0.00% 0	0.00% 0	19	1.37
Staff Knowledge and Helpfulness	68.42% 13	21.05% 4	10.53% 2	0.00% 0	0.00% 0	19	1.42
Speed of Check-in Process	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0	0.00

Q5 Please rate your overall satisfaction with your most recent stay at Holiday RV Park:

Answered: 19 Skipped: 3



ANSWER CHOICES	RESPONSES	
1 - Excellent	73.68%	14
2 - Very Good	10.53%	2
3 - Good	5.26%	1
4 - Fair	5.26%	1
5 - Needs Improvement	5.26%	1
TOTAL		19

Q6 Do you have any other comments, questions, or concerns? Please include your contact information if you wish to be contacted by Park Management.

Answered: 12 Skipped: 10

#	RESPONSES	DATE
1	Had a great time once again.	10/30/2024 4:09 PM
2	We rated the dog run low because most dogs do not like concrete or gravel. A nice section of grass would be a great addition and possibly a better location. Centrally located would be helpful.	10/29/2024 12:31 PM
3	Too pricey for our 3 night stay for what it was .	10/26/2024 3:20 PM
4	We love to stay at Holiday RV Park. The office staff is always friendly and helpful. They keep the whole park so clean and nice. Great place to stay	10/21/2024 1:09 PM
5	The icemaker in the club house is not working. I used the laundry room on 4 occasions to launder my clothes. On 2 occasions there were 2 people who appeared to be homeless by the items in a shopping cart, who were using the machines. I felt a bit uncomfortable. Is it at all possible to close the laundry room to the public?? Maybe require members to use a code to get in for laundry services	10/18/2024 3:29 PM
6	Thank for the brief stay. We usually stay across the street but they were unable to accommodate on short notice. Your Park is excellent and we were very impressed with the new upgrades and staff. Thank you we'll be back. Gary and Debbie.	10/15/2024 8:46 AM
7	Everything was excellent as always. The only thing that I would improve is definitely your Wi-Fi.	10/14/2024 11:32 AM
8	We love staying here!!	10/14/2024 10:50 AM
9	Jennifer is always so friendly. The maintenance guys are so helpful!	10/13/2024 1:30 PM
10	going there 30 years . its like family going home they take care of you	10/13/2024 10:43 AM
11	The office staff and maintenance very helpful and professional.	10/3/2024 5:23 PM
12	If you won't allow wood burning, their needs to be a notice when booking and made more prominent.	10/2/2024 11:23 AM

2025 Rates

Members	2024	Percentage Increase	2025 Final
Daily Non-Prime	\$42.00	N/A	\$42
Daily Prime	\$49.00	N/A	\$49
Daily Non-Prime Pull Thru	\$84.00	N/A	\$84
Daily Prime Pull Thru	\$98.00	N/A	\$98
700 sites	\$71.00	N/A	\$71
Snow Bird	\$742.00	N/A	\$742
Snow Bird Pull Thru	\$1,484.00	N/A	\$1,484
Short Term Occupant	\$1,039.00	N/A	\$1,039
Monthly	\$662.00	N/A	\$662
Dues	\$311.00	10.00%	\$342
Non-Members	2024	Percentage Increase	2025 Final
Daily Non-Prime	\$71.00	N/A	\$71
Daily Prime/Weekends	\$88.00	N/A	\$88
Daily Non-Prime Pull Thru	\$142.00	N/A	\$142
Daily Prime Pull Thru	\$176.00	N/A	\$176
700 sites	\$88.00	N/A	\$88
Weekly	\$443.00	N/A	\$443
Snowbird	\$1,237.00	N/A	\$1,237

2025 Capital Budget - Proposed

Updated: 10/11/24 - JW, LC, TS

Capital Improvements	2021	2022	2023	2024	2025
Laundry Room ADA	\$0.00				
Pool Walkway ADA	\$0.00			\$8,000.00	\$8,000.00
Men's Restroom Walkway ADA	\$0.00				
Clubhouse Handrails ADA	\$0.00				
Planning Restroom Improvement	\$0.00				
Restroom/Elevator ADA	\$0.00				
Washing Machines	\$0.00				
Roads	\$0.00	\$50,000.00		\$30,000.00	\$500,000.00
Landscaping	\$0.00	\$40,000.00		\$10,000.00	
IT-Computer Work Stations	\$0.00	\$25,000.00	\$37,000.00	\$0.00	
Totals:	\$0.00	\$0.00	\$37,000.00	\$48,000.00	\$508,000.00

2025 Income Comparison - Proposed

Updated: 10/11/24 - TS, LC, JW

Income	2021	2022	2023	2024	2025
Assessment Dues	\$189,000.00	\$206,500.00	\$247,800.00	\$297,360.00	\$299,250.00
Daily/Weekly Rents	\$317,000.00	\$460,000.00	\$488,000.00	\$498,000.00	\$525,000.00
Monthly Rents	\$243,432.00	\$262,560.00	\$305,000.00	\$319,225.00	\$350,000.00
Snowbird Rents	\$290,215.00	\$330,000.00	\$302,400.00	\$316,625.00	\$350,000.00
Laundry Room	\$19,000.00	\$25,000.00	\$32,000.00	\$32,000.00	\$40,000.00
Paid Parking	\$4,000.00	\$6,000.00	\$9,000.00	\$9,000.00	\$15,000.00
Mobile Home Rents	\$6,600.00	\$6,600.00	\$0.00	\$0.00	\$9,600.00
Transfer Fees	\$600.00	\$700.00	\$700.00	\$700.00	\$700.00
Golf Cart/CC Fees	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$25,000.00
Other - Assessment	\$4,000.00	\$4,000.00	\$0.00	\$0.00	\$341,700.00
Total Income	\$1,078,847.00	\$1,306,360.00	\$1,384,900.00	\$1,472,910.00	\$1,956,250.00

2025 Expenses Comparison - Proposed

Updated: 10/11/24 - TS, LC, JW

Expense	2021	2022	2023	2024	2025
Business Promotional	\$8,000.00	\$8,000.00	\$8,000.00	\$4,000.00	\$4,000.00
Computer IT	\$30,000.00	\$35,000.00	\$35,000.00	\$35,000.00	\$30,000.00
Meetings/Events	\$5,600.00	\$6,000.00	\$22,500.00	\$12,000.00	\$12,000.00
Professional Development/Training	\$7,500.00	\$7,500.00	\$8,000.00	\$8,000.00	\$8,000.00
Professional Fees	\$60,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$55,000.00
Golf Carts	\$2,625.00	\$3,000.00	\$10,000.00	\$3,000.00	\$3,000.00
Auto Expense	\$3,400.00	\$4,000.00	\$1,500.00	\$1,500.00	\$0.00
Bank Fees & Charges	\$24,500.00	\$30,000.00	\$25,000.00	\$25,000.00	\$18,000.00
Taxes	\$80,000.00	\$87,000.00	\$103,000.00	\$125,000.00	\$100,000.00
Utilities	\$260,000.00	\$280,000.00	\$305,000.00	\$350,000.00	\$400,000.00
Insurance	\$50,000.00	\$55,000.00	\$75,000.00	\$85,000.00	\$150,000.00
Licenses & Permits	\$7,500.00	\$2,000.00	\$2,000.00	\$2,000.00	\$1,500.00
Payroll/HR	\$300,000.00	\$315,000.00	\$350,000.00	\$385,000.00	\$330,000.00
Repairs & Maintenance	\$35,000.00	\$35,000.00	\$25,000.00	\$25,000.00	\$28,000.00
Office	\$22,000.00	\$25,000.00	\$35,000.00	\$30,000.00	\$30,000.00
Supplies	\$10,000.00	\$12,000.00	\$10,000.00	\$20,000.00	\$20,000.00
Safety & Security	\$20,000.00	\$3,500.00	\$2,000.00	\$2,000.00	\$2,000.00
Misc/Other	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$0.00
Reserve	\$54,000.00	\$84,000.00	\$120,000.00	\$120,000.00	\$139,340.00
Capital Improvments	\$0.00	\$105,000.00	\$33,000.00	\$48,000.00	\$508,000.00
Construction Loan Payment	\$72,000.00	\$117,410.00	\$117,410.00	\$117,410.00	\$117,410.00
Total Expenses	\$1,062,125.00	\$1,299,410.00	\$1,362,410.00	\$1,472,910.00	\$1,956,250.00

Rate Comparisons of Local Parks

Date :

9.5.2024

	Holiday RV Park (-)	Le Sage Riviera (-)	Pismo Sands RV (↑)	Pismo Coast Village (↑)	Costal Dunes (↑)	Pismo Creek (-)
	Member & Non-Member	Non-Member	Non-Member	Member & Non-Member	Non-Member	Member
Non-Member Rates	2024 Rates	Prices vary based on lot size; pull-thru etc. \$200 monthly cancelation fee	\$10 nightly for site guarantee, extra parking, \$5 pet fee nightly	\$10 for cancelations, date changes, refunds	Plus \$10 reservation and \$10 transaction fees per site; parking fee	Member's guests \$69.01; member's adult children \$30.66; pets \$5.15 per pet, per
Non-Prime - Nightly	\$71	\$81 - \$86 9.5.2024	\$77 - \$80 9.5.2024	\$77 - \$81 9.5.2024	\$52 - \$60 9.5.2024	N/A
Prime - Nightly	\$88	\$87 - \$95 9.5.2024	\$83 - \$87 9.5.2024	\$84 - \$101 9.5.2024	\$53 - \$60 9.5.2024	15.34 9.5.2024
Snowbird - Monthly	\$1,237	\$1,480 - \$1,751 9.5.2024	\$1,350 9.5.2024	N/A	N/A	N/A
Member Rates	2024 Rates			Share prices estimated at \$40,000 or more; owning stock at PCV (reports to		Shares listed for \$14,750 - \$20,000, dues \$685 per year
Non-Prime - Nightly	\$42	N/A	N/A	N/A	N/A	15.34 9.5.2024
Prime - Nightly	\$49	N/A	N/A	N/A	N/A	15.34 9.5.2024
Snowbird (7 months) - Monthly	\$742	N/A	N/A	N/A	N/A	N/A
Short Term (less than 7 months) - Monthly	\$1,039	N/A	N/A	N/A	N/A	N/A
Monthly	\$662	N/A	N/A	N/A	N/A	N/A

\$10 Cancellation & Date Change at PCV, Pismo Sands (\$20 @ LeSage);
 \$10 Early Check-in, Late Check-out and Vehicle Parking Fees at Holiday

Rate Comparisons of Local Parks

Date :

9.7.2023

	Holiday RV Park	Le Sage Riviera	Pismo Sands RV	Pismo Coast Village	Costal Dunes	Pismo Creek
	Member & Non-Member	Non-Member	Non-Member	Member & Non-Member	Non-Member	Member
Non-Member Rates	2023 Rates	Prices vary based on lot size; taxes inc.	\$10 nightly for guaranteed lot placement	Additional \$10 for June 30 - July 4	Plus \$10 reservation and \$10 transaction fees per site	Member's guests \$69.01; member's adult children \$30.66; pets \$5.15 per pet, per
Non-Prime - Nightly	\$71	\$75 - \$96 9.7.2023	\$73 - \$77 9.7.2023	\$74 - \$78 9.7.2023	\$52 - \$54 9.7.2023	N/A
Prime - Nightly	\$88	\$83 - \$104 9.7.2023	\$75 - \$79 9.7.2023	\$84 - \$91 9.7.2023	\$57 - \$60 9.7.2023	15.34 9.7.2023
Long Term-Monthly	\$1,237	\$1,500 - \$1,987 9.7.2023	\$1,225 9.7.2023	N/A	N/A	N/A
Member Rates	2023 Rates			Share prices estimated at \$40,000 or more; owning stock at PCV (reports to		Shares listed for \$14,000 - \$20,000
Non-Prime - Nightly	\$42	N/A	N/A	N/A	N/A	15.34 9.7.2023
Prime - Nightly	\$49	N/A	N/A	N/A	N/A	15.34 9.7.2023
SnowBird (7 months) - Monthly	\$742	N/A	N/A	N/A	N/A	N/A
Short Term (less than 7 months) - Monthly	\$1,039	N/A	N/A	N/A	N/A	N/A
Monthly	\$630	N/A	N/A	N/A	N/A	N/A

\$10 Cancellation, Date Change and Refunds at PCV and LeSage;
 \$10 Early Check-in, Late Check-out and Vehicle Parking Fees at



Holiday RV Park
100 S. Dolliver
Pismo Beach, California 93449
(805) 773-1121

2025 Rules and Regulations for RVers

1. Introduction

Our Rules and Regulations have been developed as a basis for good relations within Holiday RV Park. Help us ensure that your stay is safe and comfortable by complying with the following rules and regulations while you stay at our Park.

The following Rules and Regulations are effective as of January 1, 2025 and are a part of your agreement with the Park for the RV Lot you have rented. As a guest of Holiday RV Park (HRVP), upon signing the registration packet, you and your guests automatically acknowledge receipt of and agree to abide by these Rules and Regulations. Thank you for your understanding and cooperation while enjoying our Park.

2. Use of Park and Facilities

A. Cleanliness: Guests of the Park must keep site in clean, neat, and orderly fashion always.

B. Please observe our 5 MPH speed limit throughout the Park.

C. RVers have the right to use the Premises and Park facilities in compliance with and subject to these Rules and Regulations, the other provisions of the Park's tenancy documents (including the rental agreement or registration agreement and the Park's CC&Rs), and the Recreational Vehicle park Occupancy Law. RVer agrees that the enforcement of the Rules and Regulations and conditions of tenancy are a private matter between Park Management and each person individually. RVer agrees that he or she is not a third-party beneficiary of any other agreement between Owner/Park Management and any other person in this Park.

D. Registration:

(1) Upon arrival each Member or Guest must first check in and register at the Park office. Guests must show identification (driver's license), and/or confirmation of a valid reservation (for members of the general public).

(2) Check-in time is 2:00 p.m.

(3) Checkout time is 12:00 noon.

(4) Members and Guests may request an earlier check-in time, with office approval, on a space available basis. A fee, as determined from time to time by Park Management (and posted in the Park's office), will be charged.

(5) As a courtesy to our personnel, please contact the Park's office in advance of arrival if you wish to schedule an earlier check-in time, as availability might be limited or not possible.

(6) Members and Guests may request a late checkout time, with office approval, on a space available basis. A fee, as determined from time to time by Park Management (and posted in the Park's office), will be charged.

E. Reservations:

(1) Members may make reservations for themselves or their Guests by calling the Park at (805) 773-1121 (between 8:00 a.m. and 5:00 p.m.) up to six (6) months in advance of their arrival.

a) Members calling for reservations at least thirty (30) days in advance will be given reservation priority over reservation requests from Guests of the public.

b) Members reserving less than thirty (30) days in advance of arrival will not have such priority.

(2) Guests of the public may make reservations up to three (3) months in advance the scheduled arrival. All reservations for the public are based on space availability, with reservation priority given to Members as stated.

(3) Requests for a specific RV Lot or area may be given to Park Management when reservations are made but are not guaranteed.

(4) Reservations may be canceled only upon providing notice at least seven (7) days in advance of the scheduled arrival. All cancellations are subject to a cancellation fee, as posted at the Park's office. Any Member who cancels a reservation without providing the required notice may be charged two (2) days against that Member's annual allotment of free days. For every day that a Member does not call to cancel, an additional day will be charged against his/her/its allotment of free days. Guests of the public who cancel a reservation without providing the required notice may be charged one (1) day of their stay as an additional cancellation fee. Public reservations may not be honored if a guest does not notify the Park of a cancellation.

(5) Registered RVers wishing to extend their stay must notify the Park office at least seventy-two (72) hours in advance of the first day of the extension. Approval of such extension shall be subject to space availability.

(6) Prime days for the Park each year are as follows:

<u>Description</u>	<u>Date Range</u>	<u>Approx. # of Days</u>
New Year's Day	January 1	1 day
Easter Week	10-day period through Easter	10 days
Memorial Day Weekend	Friday - Monday	4 days
Car Show Weekend	TBD	3 days
Summer	July 1 - Labor Day	69 days
Clam Festival Weekend	TBD	3 days
Thanksgiving Week	Tuesday - Sunday	6 days
Christmas Week	December 23 - 31	9 days

F. General Rules Applicable to Occupancy:

(1) State law allows only one (1) RV per Lot. This means no more than one sleeping vehicle or accommodation per Lot. There are to be no more than six (6) occupants per Lot.

(2) Park facilities are for registered RVers and Guests only.

(3) The Park does not have a camp permit. Therefore, tents, camping, campfires (no wood burning open pits) and sleeping on the ground are not allowed. Tent trailers are acceptable.

(4) Members shall not sell their time or sublet their RVs.

(5) RVers who wish to stay more than twenty-one (21) days may be relocated, allowing the front half of the Park to remain available for RVers staying twenty-one (21) days or less.

(6) RV Lots in the 700's row will have a limit of a twenty-one (21)-day stay. The 700's row of Lots cannot be re-occupied by the same individual for at least fourteen (14) days thereafter.

3. Park Personnel

A. The Association will be represented by Park Management, including a manager, who can enforce the Rules and Regulations on behalf of the Association, as adopted by the Board of Directors.

B. No security officers, security guards, or security personnel are provided with respect to the Park or any RV, other vehicle, or other personal property within the Park. The Park and its facilities are used by RVers, Members, and Guests at their own risk.

C. The Association and Park Management are not responsible for any injury, loss or damage to property, or any criminal acts which occur in the Park, and, to the extent permitted by law, RVer waives all claims against Association and/or Park Management related thereto.

D. The Park Management and its employees work under the exclusive direction and control of the Holiday RV Park Owners Association's Board of Directors ("Board") and NOT that of the Park's individual Members. The Park Management is the full time representative of the Board and is charged with, among other things, the responsibility of enforcing the rules set by the Board for the benefit of the Association as a collective body. All Members and other RVers in the Park are required to follow the direction of the Park Management in the discharge of its duties.

4. Community Status

A. Holiday RV Park is an all-age community with no minimum age requirements for RVers and their Guests.

B. The provisions of the Recreational Vehicle Park Occupancy Law apply to RVers, and the Park as set forth therein.

5. Members' Regulations

A. As of January 1, of each year, each Member has the right to free use of the Park for twenty-one (21) prime and twenty-one (21) non-prime days during the calendar year.

B. Dues and assessments must be kept current to ensure the right to use the Park. Members who are not current on dues and assessments may lose their privilege to use the Park and its facilities. A delinquency in payment of thirty (30) days will result in

loss of all privileges, including loss of the ability (i) to use free prime and/or non-prime days, (ii) to rent an RV Lot in the Park at Member rates, and (iii) to be approved for a monthly rental agreement or a snowbird agreement. A delinquency of sixty (60) days will incur a late fee, and Park Management will contact the Park's legal counsel. A delinquency of ninety (90) days or more will result in legal action.

C. Each Member who acquires an undivided ownership interest in the Park after January 1 will be entitled to the balance of unallotted prime and non-prime days for the calendar year.

D. There is no carryover of unused free prime or non-prime days into the next calendar year. Members must use it or lose it.

E. The Members of each undivided interest in the Park are those persons designated on each recorded deed. The first listed person on the grant deed and has the sole right and responsibility to vote, to pay dues, assessments, and other charges for use of the Park, and to receive statements, correspondence, and notices pertaining to the undivided ownership interest.

F. Additionally, the first listed person on the grant deed is financially responsible for not only dues and assessments, but for all other charges incurred by any of his or her guests, including charges for the use of prime and non-prime days in excess of the free allotment described in Section 5(A) above. All prime and non-prime day overages will be billed at the end of the year.

G. Unauthorized use of Member free days may result in loss of all privileges, including loss of the ability (i) to use free prime and/or non-prime days, (ii) to rent an RV Lot in the Park at Member rates, and (iii) to be approved for a monthly rental agreement or a snowbird agreement.

H. Rules Applicable to the Use of Prime Days:

(1) Members may not share or give away any portion of their allotment of free prime days. The use of free prime days allotted to a Member each year is limited to the Member and the members of his/her household.

(2) Requests to extend time on a reservation for additional days will be granted only on a space-available basis. Persons requesting time extensions may be asked to move to another Lot, no exceptions.

(3) Members may be permitted to reserve one (1) additional RV Lot for Guests during prime days, but only on a space-available basis and with the approval of Park Management. The Guest shall be responsible to pay the prevailing daily rental rate applicable to members of the public. All such Guests shall be advised that if they are depriving a Member of a space, they will be asked to leave. During prime days, a Member must stay in the Park with his/her/its Guest any time the Guest is registered.

(4) If a Member uses more than twenty-one (21) prime days in a calendar year, he/she/it must pay for the use of the extra prime days at the prevailing rental rate applicable to Members.

(5) Members who have used all their free allotted prime days for the year and are paying Members' rates will be asked to vacate the Park if necessary to ensure access to an RV Lot for a Member who is using his/her/its allotted free prime days. Members asked to leave will be picked on a first in, first out basis, as determined by receipt number and date.

I. Rules Applicable to the Use of Non-Prime Days:

(1) Members may not share or give away any portion of their allotment of free non-prime days. The use of free non-prime days allotted to a Member each year is limited to the Member and the members of his/her household.

(2) If a Member uses more than twenty-one (21) non-prime days in a calendar year, he/she/it must pay for the use of the extra non-prime days at the prevailing rental rate applicable to Members.

(3) Requests to extend a reservation for additional days may be granted only on a space-available basis. Persons requesting time extensions may be required to move to another Lot.

6. Monthly Rentals

A. RV Lots may be available for monthly rentals on a space-available basis. Monthly rates are for up to four (4) people. Monthly rentals are available to Association Members only.

B. The Park Management maintains a waiting list for Members who would like to apply for a monthly rental agreement. Only Members of the Association are eligible to get on the waiting list. Only one (1) Member per household (the first owner named in the deed) may be on the waiting list. Interested Members must contact the Park office and ask to be put on the waiting list. The Park's waiting list is the only way a Member may apply for a monthly rental agreement.

C. Monthly rental agreements are available by application only. Members must apply for a monthly rental agreement, submit all required information specified by the Park Management, be current on all dues and assessments, and be approved by the Park. There is no entitlement to a monthly rental agreement.

D. One monthly rental agreement per deed only.

E. The Park may not be used as a permanent residence.

F. Monthly tenants will be responsible for the upkeep of their RVs and their RV Lot.

- G. Monthly rent is due and payable as provided in the rental agreement and will be late if not received by the 6th day after it is due.
- H. Park Management has the discretion to assign up to forty (40) RV Lots as monthly rentals on a space-available basis.
- I. The Park Management will decide the placement of monthly tenants in the Park.
- J. In no event shall the term of occupancy exceed six (6) consecutive months. Park Management staff will notify each monthly tenant of their “deadline to move date.”
- K. Upon the “deadline to move date,” the monthly tenants will be required to move out of their previously occupied RV Lot for a minimum of forty-eight (48) hours. Tenants must leave the Park for a period of at least forty-eight (48) hours and will be required to sign and return to the Park office a written 48-hour move out form to certify and acknowledge that they have complied with this requirement. Park Management will provide the appropriate form as part of the move out process.
- L. Monthly rental rates are set by the Association’s Board of Directors.
- M. Members may not use their free prime or non-prime Days (as defined in Section 5) to offset the RVer’s rental obligations under the monthly rental agreement.

7. Snowbirds

- A. Snowbird rental RV Lots may be available on a space-available basis. Snowbird rates are for up to four (4) people. Snowbird rentals may be available to Association Members and to non-members. Priority will be given to Members.
- B. One snowbird per deed only.
- C. Snowbird rental agreements are available by application only. Interested persons must apply for a snowbird agreement, submit all required information specified by the Park Management, and be approved by the Park. Members must be current on all dues and assessments. There is no entitlement to a snowbird agreement.
- D. The use of snowbird season may not be used to increase the allocated number of year-round monthly Lots.
- E. The Park may not be used as a permanent residence.
- F. All snowbird occupants shall be responsible for the upkeep of their RVs and their RV Lot.
- G. Snowbird season begins September 15th and ends April 15th.
- H. The start of the snowbird rental agreement begins when payment is received, and the agreement is signed.
- I. Park Management has the discretion to assign up to sixty (60) RV Lots as snowbird rentals on a space-available basis.
- J. The Park Management will decide the placement of snowbirds in the Park.
- K. In no event shall the term of a snowbird’s occupancy exceed seven (7) consecutive months. Park Management staff will notify each snowbird of their “deadline to move date.”
- L. Upon the “deadline to move date,” snowbird occupants will be required to move out of their previously occupied RV Lot for a minimum of forty-eight (48) hours. All snowbird occupants must leave the Park for a period of at least forty-eight (48) hours and will be required to sign and return to the Park office a written 48-hour move out form to certify and acknowledge that they have complied with this requirement. Park Management will provide the appropriate form as part of the move out process.
- M. Monthly snowbird rental rates are set by the Association’s Board of Directors.
- N. Members may not use free prime or non-prime Days (as defined in Section 5) to offset the RVer’s rental obligations under the snowbird rental agreement.

8. Recreational Vehicle and Accessory Equipment Standards

- A. Recreational Vehicles: Only RVs as defined by Health and Safety Code Section 18010 are permitted to be placed on the RV Lot.
 - (1) Only one (1) RV may be placed on each RV Lot.
 - (2) The Park’s standard RV Lots will accommodate RVs with a maximum overall length of thirty-six (36) feet and a maximum width of one-hundred-two (102) inches, excluding slide-outs.
 - (3) The Park also has a limited number of pull-through and back-in Lots that will accommodate larger RVs (over thirty-six (36) feet in length). These may be available for an additional fee. RVers should contact the Park office for applicable charges and availability when making reservations.
 - (4) RV Lots numbered in the 100’s and 400’s sections will accommodate RVs up to thirty-six (36) feet in length. RV Lots in the 200’s and 300’s sections will accommodate RVs up to thirty-three (33) feet in length. RV Lots in the 700’s

section and pull-through Lots are designated for RVs more than thirty-six (36) feet in length. Exceptions, at Park Management's discretion, may be made based upon length of Lot and RV size.

(5) Placement of RVs shall be determined by Park Management. In no event shall an RV be located closer than six (6) feet from any building or other RV situated on an adjacent Lot.

(6) RVer's are responsible to confirm that their RVs are suitable for the Park and will fit within an available RV Lot prior to their arrival at the Park.

(7) Park staff and equipment are available to assist in moving an RV. Applicable fees and charges will be set by Park Management and are available in the Park office.

(8) Park Management may instruct that an RV be moved due to special circumstances, such as a conflict in reservations. In that event, no charge will be imposed.

(9) All RVs within the Park must be properly licensed. All owners of RVs shall furnish to Park Management a copy of the registration for the RV immediately upon its siting at the Premises and annually thereafter, or if there is any change in the legal or registered ownership.

(10) No tents or tent-camping will be permitted.

(11) No cars, vans or trucks not specifically equipped for sleeping will be permitted as overnight accommodations. Class-B motorhomes are acceptable overnight accommodations.

(12) Pick-up trucks with RV campers are permitted. However, campers may not be removed while inside the Park.

(13) Each RV entering the Park must either be in good condition and approved by Park Management. Park Management reserves the right to exclude from the Park any RV that is not in good working order.

(14) A certificate of insurance for the RV must be available to Park Management; the certificate of insurance should indicate coverage for the duration of RVer's stay in the Park.

B. Accessory Equipment and Structures: The installation by RVer of any accessory equipment and structures on the Premises is prohibited without prior Park Management approval.

(1) Exterior Items: Only patio items and plants are permitted outside of your RV. Only two (2) moveable sheds are permitted at the lot with a maximum size of fifty-two (52) cubic feet per shed. Indoor furniture is not permitted outside of your RV; **no exceptions!**

(2) Antennas and satellite dishes must be approved by Park Management prior to installation.

(3) Sunshades, Windscreens and Privacy Screens: Roll-up, aluminum wind screens or privacy enclosures are not to be used for storage of any items not otherwise permitted outside the RV.

(4) Clotheslines are not permitted on the Premises.

(5) Patio and Carport Awnings: RVer's must have management approval and conform to city, county and state codes. All anchors must be removed upon vacating the Premises.

(6) Skirting is optional but must be neat and tidy in appearance if utilized.

(7) Fences along the perimeter RV Lot boundaries adjacent to each RV unit are not permitted. Fencing is permitted behind RV units within each RVer's Lot boundary, in a manner that does not interfere with a neighboring RVer's access to utility pedestal and ease of parking. All fences must be approved by Park Management prior to installation.

C. Applicability of Title 25: RVer's are reminded that the standards and requirements of Title 25 of the California Code of Regulations applicable to Special Occupancy Parks will apply to all RV Lots, including RVs, accessory equipment, and structures in the Park.

9. General Maintenance of Premises

A. Premises: Each RVer is responsible for the maintenance and appearance of RVer's Premises and recreational vehicle. The Premises shall be kept free of weeds, litter, clutter, and debris always.

B. Landscaping: Any irrigation system must have prior written approval of Park Management.

(1) RVer is responsible for ensuring that water does not puddle or stand and drains away from the RVer's Recreational Vehicle into the street, but not onto other Lots or common areas. RVer may be required to correct improper drainage at RVer's expense, including, but not limited to, re-leveling, or otherwise adjusting the RV or repairing and/or replacing any improvements.

(2) When vacationing or absent for any other reason, it is the responsibility of the RVer to arrange for someone to water and to maintain the Premises.

(3) RVer must be careful when using water to maintain RVer's landscaping. To prevent the waste of water, nuisance to other RVers, or damage to the roadway, water must be conserved and not permitted to overflow into the Park's streets or onto the RV Lots of neighboring RVers.

C. Storage: Storage of anything beneath, behind or on the outside of the RV is prohibited. This includes, but is not limited to, storage of boxes, trunks, wood, pipe, bottles, tools, mops, ladders, paint cans or any item which is unsightly in appearance. However, items that are not prohibited in the Park may be neatly stored in up to 2 moveable sheds that are permitted in Section 8(B)(1) of these Rules.

D. Dangerous Materials: Anything which creates a threat to health and safety shall not be permitted on the Premises. No flammable, combustible, or explosive fluid, material, chemical or substances (except those customarily used for normal household purposes which shall be properly stored within the RV and/or storage building) may be stored on the Premises and then only in quantities reasonably necessary for normal household purposes.

E. Utility Pedestals: The utility pedestals at sites (water and utility hookups) must be accessible always. RVer's sewer and water connections must be water-tight and air-tight. If one of the Park's water shut-off valves is located on RVer's Premises, it must be kept uncovered and accessible always. RVer shall not connect, except through existing electrical or natural gas outlets or water pipes on the Premises, any apparatus or device for the purposes of using electric current, natural gas or water.

F. Sewer System: No objects that resist water (including, but not limited to, facial tissue, disposable diapers, paper towels, tampons, cotton balls) may be flushed or otherwise deposited into the sewer system. Grease, coffee grounds, facial tissue, disposable diapers, and sanitary napkins or other inappropriate items shall not be placed in the sewer system.

(1) The Association and/or Park Management shall not be responsible for damage done to any RV because of the stoppage or backing up of the sewer system due to the placement in the sewer system of any prohibited material. RVer acknowledges that the placement of such prohibited material into the sewer system is difficult, if not impossible, to police. RVer, therefore, waives all claims for personal injury or property damage caused by a stoppage in the sewer line due to the placement of prohibited materials into the sewer system, by any persons, known or unknown.

(2) All wastewater, including gray water, must be disposed of by using wastewater connections as directed by Park Management.

G. Garbage and Trash Disposal: Garbage must be wrapped and, with other refuse, must be placed in plastic trash bags and kept inside the RV until deposited in the designated disposal bins. Sanitary and health laws must be obeyed always. Combustible, noxious, or hazardous materials should be removed from the Park and not placed in bins. Lids on the disposal bins are to be kept closed. At no time must bins be so loaded with landscaping and pruning matter or other materials as to render the disposal of garbage impossible by other RVers. Materials must not be left outside of the bins. Bringing trash from outside the Park to dump in the Park's disposal bins is not permitted. Construction debris and large items such as mattresses and appliances are not to be disposed of in the bins. Trash will be picked up periodically by the local refuse hauler.

H. Outdoor Décor and Signage: The Park exists for the use and enjoyment of Members, Guests, and their families. The erection or display of outdoor murals, signs, or banners is prohibited without the express prior approval of Park Management, which may be withheld in its sole discretion.

I. Advertisements: "Patio sales," "moving sales," and "yard sales" are expressly prohibited.

10. Entry Upon Premises of RVer

A. Park Management shall have a right of entry upon the RV Lot or Premises for maintenance of utilities, for maintenance of the Premises where the RVer fails to maintain the Premises in accordance with the Rules and Regulations, and for the protection of the Park, at any reasonable time, but Park Management may not do so in a manner or at a time which would interfere with RVer's quiet enjoyment. Park Management may enter a recreational vehicle without the prior written consent of RVer in the case of an emergency or when RVer has abandoned the recreational vehicle.

11. Recreational Facilities

All individuals and/or groups using the Park and its adjunct facilities hereby assume all liability for injuries to persons or property during the use of the respective facilities and agree to hold Park Management and Owner free and harmless from all liability imposed by law for the injury of people or damage to property.

The Park is not responsible for any supplies or equipment left on resort property or any other adjunct facilities after use has concluded and all participants have vacated the premises.

The Park reserves the right of full access to all recreational facilities, pools, spas, etc., to see that rules, regulations, and applicable law is not violated. The Park reserves the right to cancel any reservations without notice if the facility is needed by Park Management for business purposes, if repairs are required, or for any other reason.

A. Recreational facilities are provided for the exclusive use of RVers and their accompanied Guests.

B. Hours for the recreational facilities and additional rules and regulations governing the use of the recreational facilities are posted in and about the facilities and are incorporated into these Rules and Regulations by reference.

C. No drinking of alcoholic beverages is allowed in or around the recreation area or building, except at special functions approved in advance by Park Management. If alcoholic beverages are to be consumed, a liability insurance binder may be required. No glassware or soft drink bottles may be taken into the recreation areas.

D. No RVer may have more than two (2) Guests at any time in the recreational facilities unless permission is granted by Park Management.

E. Smoking is not permitted in the clubhouse and other enclosed areas of the Park's common facilities.

F. Recreational facilities and swimming pool rules may be changed or revised upon sixty (60) days' notice to RVer.

G. Park Management shall not be responsible for loss, theft, or damage of personal property left unattended at the Pool or recreational facilities.

H. An RVer wishing to reserve the clubhouse or rooms in the clubhouse for private parties, meetings or other functions must apply by planning with Park Management two (2) weeks in advance, if possible. Should the date not conflict with any other applications, social events or planned use of the facilities, and upon approval by the Park Management, the request will be granted. During such a scheduled event or party, the clubhouse facilities will be open to other RVers and their guests.

I. There will be no charge for the use of the clubhouse. The facility shall be cleaned immediately after the event or party. All others using the facilities shall be responsible for normal cleanup and required to pay for damages that may occur. All such functions must be carried on in full compliance with these Rules and Regulations and the other residency documents of the Park. RVer will, therefore, be required to provide Park Management with information relating to the function so that Park Management may evaluate the function.

12. Swimming Pool and Spa Rules

A. Persons using the pool or spa must do so at their own risk. There is no lifeguard on duty.

B. All persons must shower before using the pool or spa.

C. It is recommended, for safety concerns, that persons under fourteen (14) years of age should not use the pool or spa unless accompanied by an adult.

D. Guests are not permitted to use the pool or spa unless accompanied by a Member or other registered RVer. No more than two (2) Guests per RV Lot are allowed in the pool or spa area at any one time without prior permission from Management.

E. All persons who are incontinent or who are not "potty trained" are not permitted in the pool or spa.

F. Smoking and alcoholic beverages are prohibited in the pool, spa, or the areas surrounding them.

G. For protection of deck furniture, please place towels over chairs when using suntan oil, creams, or lotions. No person may enter the pool or spa with suntan oil or suntan products on her/his body.

H. Shoes or sandals must be worn to and from the pool and spa area.

I. Park Management reserves the right to limit the use of the pool or spa at any time and to restrict use of the pool or spa by anyone. RVers are responsible for the conduct of their guests.

J. No glass containers of any kind are permitted in the pool and spa area.

K. Pools and spa hours and additional usage rules are posted in the pool and spa area and are incorporated herein by this reference.

13. Restroom and Shower Facilities

A. Restrooms and showers are provided for the exclusive use of registered RVers and their accompanied Guests. These facilities are available for showering before and/or after using the swimming pool or as a restroom for persons using the laundry room or swimming pool. At all other times, RVer is to use the bathroom(s) located in RVer's RV.

B. The Park restrooms and shower facilities are secured by a combination lock. RVers will be provided with an access code upon check-in. RVers must close the access door(s) to the restroom and shower facilities after use.

C. All RVs must be fully self-contained. The on-site bathrooms are closed every day from 1:00 - 3:00 p.m. for cleaning and no bathroom facilities will be available during that time.

14. Laundry Facilities

A. Laundry hours are posted. These facilities will be closed from time to time at Park Management's discretion for cleaning and repairs.

B. Washers, dryers, and all other laundry facilities are to be cleaned by RVer, inside and out, immediately after use. Clothes are to be removed from dryers as soon as they are dry. Dyeing may not be done in the washers. The laundry is to be left in a clean, neat, and orderly condition. Pet laundry may not be done in the washers.

15. Parking

A. No more than two (2) vehicles (other than the RV) may be parked on RVer's Premises, and all excess vehicles must be parked outside of the Park unless alternative arrangements are approved by Management.

(1) On a space-available basis, Management may assign additional parking spaces for ten dollars (\$10.00) per vehicle. Rates are subject to change without notice. Paid parking spaces are not allowed for RVs or commercial vehicles/trailers. Parking spaces may not be reserved prior to arrival at the Park. No Member free days may be used for any parking spaces.

(2) No paid parking of vehicles will be permitted in RV Lots during prime days unless alternative arrangements are approved by Management.

B. Parking is permitted only in designated areas.

C. Each vehicle belonging to RVer must be registered with Park Management.

D. No parking is permitted on the streets of the Park. Unless otherwise posted or permitted by these Rules and Regulations, no parking, including the parking of Recreational Vehicles, is permitted on the streets of the Park, except for the purpose of loading and unloading and only during the hours from 7:00 a.m. to 9:00 p.m. Vehicles belonging to repairman, delivery persons, health care personnel or Park employees may be parked for short periods of time on the street immediately adjoining the Premises where repairs are being performed or where services are being provided.

E. Vehicles parked on RVer's Premises may only be parked on the driveway and not on any other areas of the Premises. Parking is not permitted on vacant Premises or landscaped areas.

F. Guests may only park in designated guest parking spaces, on the host RVer's Premises, or on the street outside of the Park. RVers may not park in the guest parking area.

G. Any vehicle parked in violation of these Rules and Regulations or in violation of signs posted throughout the Park may be towed from the Park at the expense of the vehicle's owner without further notice.

H. Other than the RV located on the Premises, sleeping in vehicles is prohibited.

I. No automobile may be "stored" on the Premises. "Storage" shall include, but not be limited to, the parking of an inoperative vehicle for a period exceeding two (2) weeks, the parking of an operative vehicle that is not used for a period exceeding four (4) weeks or the parking of more than one vehicle to sell those vehicles as part of a commercial activity. However, RVers may leave their vehicle in their parking space when on vacation, so long as the RVer informs Park Management of the dates of the vacation.

J. A small boat and trailer or small utility trailer may be stored on the Premises with prior written approval from management. Management reserves the right to determine the size, appearance and placement of a boat or utility trailer.

K. All vehicles within the Park must have current vehicle license plates and current vehicle registration stickers affixed and clearly legible always.

L. Other than approved recreational vehicles, no buses, boats, trailers, or other similar vehicles that are not self-propelled may be parked on RVer's Premises at any time. All such prohibited vehicles and conveyances shall be parked outside of the Park always. No such prohibited vehicles belonging to a Guest may be parked on the host RVer's Lot or otherwise stationed within the Park at any time.

M. Any vehicle parked in any fire lane, blocking trash dumpsters, or driveways, or any exit or entranceway is subject to towing at vehicle owner's expense without further notice.

N. No vehicle may be kept on jacks, blocks, axel stands or otherwise elevated except for simple and expedient changing of flat tires to allow vehicle to be safely operated. Any violation will result in immediate towing of the offending vehicle from the Park at vehicle owner's expense.

O. Park and Park Management are not responsible for theft, vandalism, or damage to the vehicles of RVer or their guests.

P. RVer and guests are further responsible for obeying all posted regulations and restrictions, which are incorporated herein by reference.

16. Motor Vehicles and Bicycles

A. No vehicle leaking oil, or any other substances or fluids shall be allowed in the Park. Any car dripping oil or gasoline must be repaired immediately.

B. No maintenance, repair, or other work of any kind on any vehicle, boat or recreational vehicle may be done on the Premises without Park Management's consent. This includes, but is not limited to, the changing of oil.

C. Washing of vehicles, other than light sponge and pail cleaning, is prohibited within the Park. RVers and their Guests are encouraged to use off-site vehicle-washing facilities to both conserve Park water and to avoid annoyance and potential damage or inconvenience to neighboring RVers and Guests from spraying and/or flowing water.

D. For the safety of all persons within the Park, no vehicle may be driven in an unsafe manner. All traffic signs must be obeyed. The speed limit in the Park is five (5) miles per hour (5 mph). Continued failure to cooperate with Rules and Regulations related to motor vehicles, their safe operation and parking within the Park may result in the loss of their parking space and/or be considered cause for eviction.

E. Pedestrians and bicycles shall be given the right-of-way.

F. No vehicle may be operated in the Park by any person who is not properly licensed. All vehicles operated within the Park must be registered and licensed for street usage.

G. Dune buggies, mopeds, dirt bikes, off-road vehicles and all-terrain vehicles may not be operated inside the Park.

H. Bicycles may only be driven on the roadways and not on sidewalks, grass, vacant Premises, or any other paved area. Bicycles must obey the same traffic regulations as cars. Helmets must be worn in compliance with the California Child Safety Law.

I. If driven at night or at dusk, bicycles must be equipped with a light on the front and a reflector in the rear.

J. Vehicles operated in the Park must be properly licensed with current vehicle license plates and registration stickers affixed and legible.

K. Failure to observe these Rules will result in the offending vehicle being removed from the premises at vehicle owner's expense.

L. Electric vehicles may not be charged within the Park through any means of utilizing the Park's electrical facilities. Electric Low-speed Vehicles (LSVs) and Neighborhood Electric Vehicles (NEVs) may be charged through use of the Park's electrical facilities for a fee, as determined from time to time by Park Management (and posted in the Park's office).

17. Conduct

A. Actions by any person of any nature which may be dangerous or may create a health and safety problem or disturb others are not permitted. This includes, but is not limited to, any unusual, disturbing, or excessive noise, intoxication, quarreling, threatening, fighting, immoral or illegal conduct, profanity, or rude, boisterous, objectionable, or abusive language or conduct. The use or display of any weapon, including, but not limited to, a bow and arrow, BB guns, knives, swords, batons, fireworks, explosives, mace, pepper spray, electric "tasers" and guns is expressly forbidden. Persons under the influence of alcohol or any other substance shall not be permitted in any common area or other area of the Park which is generally open to RVers and their guests.

B. Quiet hours are from 10:00 p.m. to 8:00 a.m.

C. RVers and their Guests shall not encroach or trespass on any other person's Premises or upon any area which is not open for general use by RVers and their Guests. All Park property which is not for the use of RVers and their Guests, including, but not limited to, electric, water and sewer connections and other equipment connected with utility services and tools and equipment of Park Management, shall not be used, tampered with, or interfered with in any way by RVer.

D. RVers must avoid littering and leaving unconsumed food out in the open.

E. Except for commercially manufactured charcoal or propane barbecues or propane fire pits, or other appliances installed in RVer's RV, no fires are permitted on the Premises. No wood-burning fires are allowed under any circumstances.

F. Registered RVers are responsible for the actions and conduct of RVer and all other occupants of RVer's RV and for the actions and conduct of RVer's Guests and invitees. Such responsibility shall include, but not be limited to, financial responsibility for any breakage, destruction, or vandalism of the Park's recreational facilities and common areas.

G. The Premises and RVer's recreational vehicle shall be used only for private recreational purposes, and no business or commercial activity of any nature shall be conducted thereon. This prohibition applies to any commercial or business activity, including, but not limited to, the following:

(1) Any activity requiring the issuance of a business license or permit by any governmental agency.

(2) The leasing, subleasing, sale, or exchange of recreational vehicles.

H. Park-owned chairs and other equipment are not to be removed from their original location.

I. RVers are responsible for the actions and conduct of all other occupants of RVer's recreational vehicle and for the actions and conduct of RVer's Guests and invitees. Children are also subject to the Park's Guest policies. Children's behavior must be reasonable and non-destructive. Children are not allowed to enter upon or play on any other RVer's Premises without the express permission of that other RVer. Children may not enter or play upon vacant Lots at any time. Children in the Park must be supervised by a responsible adult always.

J. Violations of these rules of conduct may be noted and entered into Management's files for the involved RVer(s).

K. Management reserves the right to ask Members and other RVers to vacate the Park immediately for disruptive or disturbing behavior in violation of these Rules.

18. Insurance

A. Park does not carry public liability or property damage insurance to compensate RVer, RVer's Guest or any other person from any loss, damage, or injury except those resulting from actions where Park would be legally liable for such loss, damage, or injury. RVer is responsible for obtaining, at RVer's own cost, extended coverage for RV, fire and other casualty insurance on the recreational vehicle, other improvements and contents to the full insurable value and such other insurance as is necessary to protect RVer, RVer's Guest or others from loss or liability, and RVer hereby agrees to indemnify and hold harmless Owner and Park from any liability thereof. Insurance to also cover debris removal.

B. Snowbird and Monthly Tenancies: Evidence of insurance is required upon application for tenancy at the Park.

19. Pets

A. All pets outside of RVs must be kept on leashes (maximum of six (6) feet in length) always. All pets are to be kept inside at night and are never to be left unattended. Two (2) well-mannered pets are allowed per site. Pet licenses and/or rabies certificates must be current. All guests are responsible for cleaning up after their pets, or they risk incurring fees, eviction and forfeiture of time or monies, no refund. Bags are available throughout the Park for use to clean up after your pet.

(1) The types of pets permitted are a domesticated bird, cat, dog, or aquatic animal kept within an aquarium.

(2) Non-house pets (including farm animals) are prohibited under any circumstances.

(3) Your neighbors' Lots are NOT FOR PETS to walk through and/or relieve themselves. Cleaning fees may be issued to guests that allow their pets to relieve themselves in RV Lots or recreational facilities. Fees may vary based on the severity of the mess and how much labor and resources are required to clean it.

(4) We reserve the right to ask you to leave the Park immediately if your pet is a nuisance or is disturbing other guests.

(5) Pets are not allowed in the showers, rest rooms, pool area, laundry room, or clubhouse.

(6) Other than guide dogs, signal dogs and other service dogs as defined by Civil Code § 54.1, pets will not be allowed in the clubhouse or any recreational area at any time.

(8) Fines imposed for failure to comply with the Rules and Regulations of the Association must be paid immediately. Park privileges will be suspended until the fines are paid in full.

(9) The tying up of pets outside the RV and leaving them unattended is prohibited.

20. Renting, Subletting or Assignment

RVer shall not sublease, rent, or assign RVer's recreational vehicle, the Premises, or any rights or interest that RVer may have under RVer's registration agreement or rental agreement.

21. Solicitation

Throw-away newspapers, distribution of handbills, notices, or advertisements, and door-to-door selling, or solicitation are not permitted without Park Management's consent. All salespeople must make individual appointments with the RVer concerned or interested.

22. Park Office and Complaints

A. Except in an emergency, please do not telephone or contact Park Management after normal business hours. The Park's office phone is for business and emergency use only. The after-hours emergency phone number is (805) 423-9494.

(1) Except for emergencies, all complaints must be in writing and signed by the person making the complaint.

(2) All community business is conducted during posted office hours.

(3) RVer shall not request maintenance personnel to perform jobs for RVer, nor shall RVer give instructions to maintenance personnel. All repair or maintenance requests shall be submitted in writing to Park Management.

23. Revision of Rules

The Association's Board of Directors reserves the right to add to, delete, amend, and revise these Rules and Regulations from time to time, as well as additional rules and regulations and hours posted in and about the Park Facilities.



THURSDAY
NOVEMBER 14TH

Friendsgiving Potluck

Hosted by Beach Club

AT THE CLUBHOUSE

Social Hour starts at 5:30pm

Potluck will run from 6pm - 7:30pm

Meat is provided by Holiday RV Park!

We will be serving Smoked Ham & Turkey,
Stuffing/Dressing, Mashed Potatoes & Gravy.

 Bring your own sides to share!

