

# Holiday RV Park Members

## January 2025 Meeting Packet



Contents are Approved  
for Members Only



# Agenda

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

---

|                             |                 |
|-----------------------------|-----------------|
| Call to Order               | Mark Schieber   |
| Flag Salute                 | TDB             |
| Roll Call                   | Frank Polehonki |
| President's Address         | Mark Schieber   |
| Minutes to Previous Meeting | Frank Polehonki |

## **Committee Reports**

|                                 |                  |
|---------------------------------|------------------|
| Financial Reports               | Talley Snow      |
| Collections                     | Lorena Lemus     |
| Management                      | Darin Batty      |
| Park Use                        | Charles Nunes    |
| Correspondence/Public Relations | Manuel Silva     |
| Park Maintenance                | Don Smith        |
| Rules & Regulations             | John Watkins     |
| Manager's Report                | Aaron Cartwright |
| Reportable Actions              | Frank Polehonki  |

## **Old Business**

|  |                 |
|--|-----------------|
| 1. Election / Ballot Chairperson Selection | Frank Polehonki |
|--|-----------------|

## **New Business**

|   |                  |
|---|------------------|
| 1. Laundromat Detergent Vending Machine Replacement | Aaron Cartwright |
|---|------------------|

## **Members Comments**

## **Board Member Comments**

## **All Motions**

## **Executive Session**

1. Legal/Park Operations
2. Personnel- Maintenance Accountability / Tasks



**Board of Directors**

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

Members Present – 30

Meeting called to order at 9:00am by Mark Schieber.

Flag salute led by Lorena Lemus (Locker 809).

**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<br>(11/30/24) | Monthly<br>Comparison | November<br>2024 | November<br>2023 | Difference   | % Change |
|----------------------------|-----------------------|-----------------------|------------------|------------------|--------------|----------|
| Mechanics Bank–Operating   | -\$41,965.87          | Income                | \$90,889.74      | \$115,061.22     | -\$24,171.48 | -%21     |
| Mech. – Laundry            | \$38,805.28           | Expense               | \$89,221.10      | \$106,634.13     | -\$17,413.03 | -%16     |
| Mech. – Dues               | \$53,085.02           | Net Income            | \$24,753.69      | \$6,131.79       | \$18,621.90  | %304     |
| Mech. – Emergency Reserves | \$152,010.53          |                       |                  |                  |              |          |
| Mech. – CIM Reserves       | \$54,379.68           |                       |                  |                  |              |          |

Everything is stable and looking good right now in the park. We were able to initiate the transfer to the CD as we discussed in our October meeting. As we discussed, we moved \$150,000 from account and \$50,000 from another account in order to open a \$200,000 CD account so we are able to stay FDIC insured and cover our assets.

## **Collections – Lorena Lemus**

As you are all aware, after our executive session last meeting we held an auction for the foreclosed shares and it went really well. The first share sold for \$12,300 and the second one sold for \$12,600. I want to thank Jennifer and Aaron for being proactive and following the process through from the beginning to the end as well as printing out all of the paperwork that we needed at the last minute with getting the final cost we needed including attorney fees, office fees and hourly fees. Both of the individuals who purchased the shares were able to pay that same day in cash and were able to get the final paperwork. Everything else with collection is running smoothly and Aaron is currently working on a couple of accounts that are past due to try and get them squared up before the year is over so we can alleviate the process from happening again so quickly again because it takes time and a lot of money.

*Comment from Liz Cuccia – I think we are in a really good spot this year as far as collections is going. I can't remember a year prior when we only had 2 foreclosures at the end of the year and currently we don't have anyone in foreclosure status but instead we have a handful of people who we just need to get in touch with to collect the July dues.*

## **Management – Darin Batty**

The office has been really busy with getting everything ready for the end of year ballots and packets going out to all the members and the maintenance have been working really hard on keeping the grounds looking really great so I am happy with their progress.

## **Park Use – Charles Nunes (Absent) – Mark Schieber**

It looks like things are pretty thin in the park today with the rainy weather but the bottom line is the financials were showing pretty strong and we are just trying to encourage the office going into 2025 to drum up the business and get the people in to fill up the park with off the street money. Other than that, the weather and the rain give us a nice little break to catch up on site maintenance and park maintenance as well as the office getting a chance to catch up on all the paperwork.

## **Correspondence / Public Relations – Manual Silva**

The correspondence I am reading from the public is the staff is very friendly, helpful and responsible in the office and everyone outside in the maintenance is very friendly and helpful as well. People are also very happy with the work that the maintenance have been doing outside with the making the park look nice and welcoming. So, seems to be positive feedback on the staff and the park and we hope to keep that going.

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

## **Park Maintenance – Don Smith**

We have had a few maintenance items that we had repaired this past week including the dishwasher here in the clubhouse. We also needed to fix the waterline for the backflow after it was tested and they found there was a leak in it. We are still collecting bids for the asphalt so we can finish the roads this coming year.

*Comment from Mark Schieber – What are the numbers looking like so far with the bids we have? I believe I remember something like \$500,000. There was some talk about whether we would have to grind it or not to put concrete under it or something.*

*Reply from Don Smith – You grind down what is here but we need to put a base in because we don't currently have a base in the park now. It is sand and asphalt so we will need to grind down in order to add a base as well as some other maintenance items which will need to be done in several phases and we will probably need to do some core samples around the park. I think because we are bringing in base it will be at least \$500,000 minimum.*

*Reply from Steve Scottish (Locker 039) – We have already taken core samples years ago and there isn't base under there but asbestos under the asphalt which is really bad. So, when you get your bids, make sure these people are aware because the last time they came in they found it and they stopped. There is some investigation that needs to be done prior to you guys deciding on a company and bid.*

*Reply from Don Smith – So, you are telling me there is naturally reoccurring asbestos under the asphalt?*

*Reply from Steve Scottish (Locker 039) – No, they put a fabricate down years ago so everyone that comes in here will take a look at it and then it hits the part where they have to remove it and they stop. It is a hazardous material so it is difficult to get rid of and you normally have to take it to a landfill. Can we get to the guy that did the last job when they tore out the road the last time because he did core samples and should have the information you need to move forward?*

*Reply from Aaron Cartwright – I believe it was Ramsey so we can definitely look into that.*

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

I have been talking with Aaron and he is pretty happy with the way things are going in the park. The staff has been pretty active in talking with people about their dogs and parking in the street or outside of their lot lines so everybody seems to be doing a good job together and we are hoping to continue seeing progress.

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

I wanted to start out by thanking the Beach Social Club for their donation of beautiful new decorations for the Clubhouse and the effort and time they put into putting them up to make the Clubhouse look nice and welcoming. This is the time of year where I start going through the employee evaluations as well as getting ready for the annual mailing which takes a lot of time and a lot of resources but we enjoy doing it so all the members get the information they need for the new year. Generally, this happens to be the slower months of the year so it is the time where we try to be productive and knock out all of the projects we aren't able to do during the busy times like Spring Break. We did have a couple of suggestions and a detailed comment from Paul Gutierrez (Locker 063) that I would like to share. The first suggestion was new golf carts for the maintenance employees and we could buy two now and two later which would help the employees work more efficient and keep them better organized as well as it being time since the golf carts are pretty old. He suggested we go to Amazon and look up the Candy Cowboy which is a great price and would have the things we need like backup cameras for safety, electric dump bed, lithium batteries, electric lift and tow hitch for 3,500 lbs. The secondary comment was a storage security shed for employees up front where the stop sign is located by the office which would help with security and safety as well as their well-being. He also included pricing on some painted sheds as well as some basic ones while also including a comment that if we went with a 10 x 12 we would not need a permit from Pismo Beach, which is great news because that can be an expensive process all in itself. We could also use it as a storage shed for tools or backing the cart in on a rainy day in order to keep them warm and dry on the wet and cold nights.

*Comment from Paul Gutierrez (Locker 063) – It would be like a guard shack in order for them to survive the elements when they are out there at night. If we get out of the regular golf cart and more into the utility carts, it would keep them safe and warm working these nights because I watch them out there at night trying to stay warm and some nights it gets really cold where we all have our heaters on and they are fighting to stay warm outside.*

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

I just want to say thanks to all the members and everyone for all of your input and for coming to the meetings and being a part of this; it is greatly valued and very much appreciated because we all want to come together and do the right things. We all have to work together to make sure we can make the changes that need to happen and it helps to have the input from all members to make the right decisions. The only reportable action was that we nominated and voted on a new president and vice president which is Mark Schieber for president and Lorena Lemus for vice president.

## Old Business

---

### 1. Finalize Letter from Board to Members – Aaron Cartwright

So, you will get a very nice letter from Mark Schieber next year in your annual mailing because we have always traditionally had the president make a letter that just gives a reflection on the year of 2024 and also some things we can look forward to in 2025.

*Comment from Mark Schieber – I want to add to that letter by just letting everyone know that the letter is really inspired and done by Aaron Cartwright. He sends it to me in kind of a “I’m so and so and I approve this message” type of statement. So, the kind words that Aaron puts into the letter about this park, even though they are reviewed by us, are really driven from his vision and his point of view over the year of where this park has gone and where it is going and the things we are achieving. So, when you read that letter, it’s nice that Aaron has mentioned that I have written my name but he is really that source that it has come from; that is something that I learned this year since it is my first year being president and apparently it has been happening over the years for a while.*

## New Business

---

### 1. Board Resumes due for Candidates – Mark Schieber

It looks like as of this morning, we have seven candidates running for the board in March. I will pass this onto Aaron and he can go through the candidates that have turned in their resumes as of this morning.

*Comment from Aaron Cartwright – The members who have told us they would like to run for the board next year: Maribel Valencia, Nancy Houck, Shane Snow, Darin Batty, Talley Snow, Jerry Bodine, Dale Critzer and Albert Polehonki.*

*Reply from Mark Schieber – So, I believe everyone has until the end of this meeting to turn in their paperwork and put their name in the hat for the running.*

*Reply from Aaron Cartwright – Yes, that is correct. If you can get your paperwork in after the meeting and pick it up to turn it in.*

## Member’s Comments

---

Jodi Garges (Locker 602) – Thank you to the maintenance team for putting the lights up in the Clubhouse because they look really good and they add to the decorations that were put up by the Social Beach Club. And thanks to everyone who helped decorate in the Clubhouse as well. I also had a question or a request if we could have labeled cabinets in the Clubhouse for the games and the movies so we could take the cabinets out to give us more room in here? And then also can we put a lock on some of the cabinets in here for some of the bigger items we use for the potlucks because it seems like a lot of them grow legs and disappear? So, if we could get some locks on the cabinets so we can store the bigger items in here and have a place to store them, that would be great. And I am just thinking if people want to use it, they can they just have to go to the office and sign out the items so we know who last used them. I think it is a better way to keep track of things.

*Reply from Aaron Cartwright – Yes, we can get some signs on the cabinets to store the games and puzzles that will say what the cabinets contain. If you wanted to fill up the cabinets in the island and then we can put some of those locks on there to keep them secured.*

*Comment from Mark Schieber – Instead of putting locks on the nice cabinets, wouldn’t it make more sense to get a locked cabinet for those items?*

*Reply from Aaron Cartwright – There is tons of storage in here with the cabinets but there isn't a lot of space to put new storage items so it would be easier to lock up the cabinets we already have. It might be easier to secure the items in the shop where some of that stuff already is and so we might think about storing it there.*

*Comment from Darin Batty – I mean we have a lot of extra storage in the shop that if we get some plastic totes or storage bins that we can put them in there and then the guys can get them down when they are needed and they always lock the shop so it would be difficult for people to take them from there.*

*Reply from Mark Schieber – Aaron, is that something that maybe you want to kick around since we just got a lot of great suggestions thrown out?*

*Reply from Aaron Cartwright – Yeah, I would say the best solution is using the ample storage we have in the shop and if you want to tell me what storage would make you most comfortable than I can get it for you.*

Debbie Kindell (Locker 466) – I just want to get the final word from the September meeting about you and your space. Was that issue ever resolved and if so, how?

*Reply from Mark Schieber – Yes, it was and it will be handled in legal and executive session today. And to add to that, if anyone has any questions about it after executive session today, they are more than welcome to come talk to me about it and I will answer any questions that people have about it. I am very open and willing to discuss it with anyone they want.*

*Reply from Debbie Kindell (Locker 466) – So, why can't you discuss it right now? I thought we weren't allowed to stay for the executive meeting.*

*Reply from Mark Schieber – Because there are some legal ramifications that I am not going to put out but I will have a conversation with anyone after the executive meeting. I will do this outside of the privy of the board but at this point it is not anything that has to do with the board.*

Joelyn Lutz (Locker 369) – I was going over the Bylaws and so forth and the articles because I don't know some of the things (thank you Frank for sending those) and I noticed that 4.1.7 states "the Association shall adopt rules and regulations". The Association is considered us the owners. So, I have been hearing a lot of rumors and a lot of speculation and stuff that is going on that we are going to be screwed later on down the line to put it simply. They basically are going to take away our right to stay here as snowbirders and what not and a lot of us have heard it but I had to bring it up. Something changed within the rules which it does not state it in the Bylaws or CC&Rs. So, we adopted some rules and regulations per say and I don't know what they are but I don't know if that is something the Board is going to make available or if they are available I don't know where they are.

*Reply from Mark Schieber – If you go to the office, they can supply you a copy of the rules and regulations but you should have received them when you purchased at least your first share as well as in the annual packets and they are available online as well through the owner's portal.*

*Comment from Joelyn Lutz (Locker 369) – So, I think for the sake of the people because we are all here because we want to know what your intentions are and where you are leading us. Should we start looking for places to live? I mean these are concerns for us as a community in here and I think a lot of us. You didn't sign up to be on the board but are doing this on our behalf as volunteers and I understand that but you are making decisions on our behalf and we voted you in to make decisions on our behalf and safekeep us and I don't think any of us want to go down the drain with it. We all love this park and it is a community park and is this possibly the reason you all came into this park for the community and the love and to get what we don't get outside of the park? And I know when you get on the board that can all change like our government and you have good intentions but it might change because you have to deal with keeping this place a float and I understand that there has to be a balance. Is there any way that you can state in this room and answer that question about if you have intentions to change the rules and regulations and get rid of snowbirds and monthlies?*

*Reply from Mark Schieber – I would be more than happy to answer that question. So, anytime there is a debate or challenge about our operations, it creates a lot of questions among the board. In that process, I did reach out to the Park's attorney to get some of those questions answered and to clarify some information that we will be discussing in executive session. The point is not to change the rules, the point is to make sure we comply and coincide with the CC&Rs because the rules cannot ever supersede the CC&Rs. For example, I asked him a question and he said it was correct that we weren't doing something correctly and when I asked him why he said well to say it bluntly because the people before decided that's not the way they were going to do it. You can't violate the contract in making money for the park.*

*Reply from Monika Harris (Locker 350) – Anything can be changed for the better and not for the worse.*

*Reply from Mark Schieber – Yes, that is correct and this is a board of 9 and nothing can be decided by just one person. But just to be clear no one is packing up and no one is leaving right now. Understand right now that the goal is to look at this and analyze it and see how we can get back on track with the CC&Rs and with the least amount of disruptions to everyone. The will of the board will prevail and whatever the board decides to do that will happen and so all we are doing is analyzing the information and finding where the holes in our boat and try to plug them up as easily as possible.*

*Reply from Debbie Kindell (Locker 466) – So, this has been going on for 40+ years and I am sure during meetings the board has approved stuff and not by the rules, Bylaws and CC&Rs or nothing. So, it has been going on for 40 years so leave it alone.*

*Reply from Joelyn Lutz (Locker 369) – I don't want to be where we were two months ago where you just talk and ramble. In 13.1 it says can be amended from time to time. That's what you are looking at so it can be done where the rules are amended to fit the needs of the community by a majority vote of the owners.*

*Reply from Mark Schieber – Right, but it also say the rules can't supersede the CC&Rs. So, the CC&Rs can be amended by a majority vote of the members but the rules are decided by the board of directors which are different than the CC&Rs.*

*Comment from Kennie Garges (Locker 602) – What she is talking about here needs to be squashed because there are some people in here who are super nervous about getting kicked out because they have no place to go. They need to be reassured because they are nervous and that's what we are trying to get at and all we are hearing is a bunch of lip. So, it either needs to happen or it needs to be squashed and really it just needs to be squashed. I can think of a good number of people out there who are feeling this way and there is one lady in particular who can't sleep because they are so nervous about it.*

*Comment from Joelyn Lutz (Locker 369) – And when people on the board live somewhere else and don't live here, that becomes a big issue. If you lived here, because some of you used to, you would understand when I bring up issues in the bathroom that are not tended to because if you lived here you would be using them and you aren't here so you aren't using them so you don't give a crap. Why are we bringing this up now? Why? The things that are not addressed are because people don't live here.*

*Reply from Jodi Garges (Locker 602) – I think what Joelyn is trying to say and I understand it, is that the people on the board that don't live here and are only here for the board meeting have no skin in the game. So, I think what she is saying is that it's not that you don't care because otherwise I would think you wouldn't be on the board but coming from someone who lives here all the time it's scary. The board is making all of the decisions and it is the board as whole and not just one individual but they are making decisions with several people on the board not being here and not seeing the day to day and what is going on, so it is kind of frustrating to us because we feel like you aren't getting the picture.*

*Comment from Talley Snow – I have a concern about all of this as well because if our attorney is against this then why did he make the monthly and snowbird agreement?*



*Reply from Mark Schieber – The attorney is not again this. Because this is a legal issue so I am not going to get into it until executive. Once we present the information then the 9 people can decide based on the information that is given to us. We either choose to do it or we don't and then we move on.*

*Comment from Steve Scottish (Locker 039) – How come all of this started when you left here Mark? When you were here, you had no problem living over there without any of this having a problem. You got pissed off and you decided it no longer worked for you. You got pissed off at these people and you want to throw us back on the street; I don't live here and I have plenty of places to go but some people don't. You are a disrupter. Why did you start it now?*

*Reply from Mark Schieber – I did not start this. Last meeting, it was you members in the park who asked if you know something is broken, then why don't you fix it? I have been trying to fix it for the last couple of years and had many conversations with different people on the board about it.*

*Comment from Steve Scottish (Locker 039) – All we do is talk and talk is cheap. Stop bringing Washington in here and lets solve problems. All you people need to solve the problems and stop going upstairs to be secretive. We should all have the executive session right here and right now. Is it against the law?*

*Reply from Mark Schieber – It is not against the law but it is stated that the executive sessions have to be behind closed doors, which is also information that I received from the attorney.*

*Reply from Steve Scottish (Locker 039) – We want the truth and we don't want bits and pieces. These are all my friends and I don't associate with a lot of people because of what is happening here. We got enough going on outside of this place with the government and we don't need this here because this is our home. It is time to lower the temperature and tell us the true meaning of why you are doing this and if it can be fixed it then fix it. Tell all these people how you are going to fix it to their favor instead of just talking in circles.*

*Comment from Joelyn Lutz (Locker 369) – It is a problem with all of us. And two months ago, you threatened us and it may have only been one person in here but you threatened all of us by saying you would take this park down. Listen to me and repeat what I just said. Listen to me and repeat what I just said. Repeat what I just said. In non-violent communication repeat what I just said. The problem is that you can't repeat what I said because you don't listen and you don't hear us.*

*Comment from Tom Vaughn (Locker 801) – This was good for you when it was good for you. So, respect people for the same thing. (Inaudible). If you had just accepted it like a man then we would have all moved on.*

*Reply from Mark Schieber – That is not true and I respect everyone in this room right now.*

*Comment from Elsie Metzler (Locker 828) – I am sorry but this is just getting out of control. I am worried and I have been hearing the rumors like the rent is going to go up to \$1,200. I am not pointing my finger at anybody but I am just saying the rumors are going around and I stay to myself and I don't listen to them.*

*Reply from Talley Snow – That is not true Elsie. We talked about that last month and only the dues is going up minimal but the rent is not going up at all.*

*Reply from Paul Gutierrez (Locker 063) – Everyone needs to start listening to the facts because what you hear and what you read is two very different things. We need to read and understand the CC&Rs and not let people tell us what they understand from the CC&Rs or their interpretation.*

*Comment from Don Smith – You are also welcome to reach out to any of the board members or Aaron if you hear something like that in order to get clarification. If you go to the office and ask the question they will be able to let you know if that is even something the board is discussing or if you go to Frank or Talley since they are in the park, they will be able to let you know or give clarification.*

*Comment from Monika Harris (Locker 350) – We just all want to stay here and love each other. That is all I am asking is for all of us to be happy together and get along like we used to and work on things together like we used to. Why are we listening to the attorney instead of just enjoying what we have?*

*Comment from Aaron Cartwright – So, hearing all these things today it is fascinating what I am hearing today because I have only been approached by about three different times and it has consistently been the same thing which is the board is going to do something where people can only stay here for 21 days which I responded with I have not heard anything about that. So, it would make me feel better and probably make these people feel better is to answer the question is the board going to make people stay for only 21 days or not?*

*Reply from Mark Schieber – I think that actually came out because Charles Nunes made a comment about I guess we have to go back to that or something and there was a time when that provision happened here where Charles remembered those days but that has never come up and never been something we have wanted. That would not only create an issue for the member but would also create an issue for the office as well.*

*Reply from Aaron Cartwright – That's where my point comes from is this is like the worst game of telephone I have ever seen or heard. If everyone could just calm down because I am getting messages from people who are getting physically ill and losing sleep over this and that is really unfortunate and sad to hear. So, if everyone could just calm down because no one is getting kicked out of the park anytime soon from what I am hearing of. If that is something that has to come down the line at some point, then people would know well in advance and there would have to be a really great reason of why we have to do that; it wouldn't be random and it wouldn't just be because one person or even just five people it would have to be a legitimate reason. This park has been operated poorly for the last 50 years and I apologize for that but maybe some people are just trying to make it better. I have been here for 10 years and this is the worst rumor mill I have ever seen and it has to stop. Before, it used to be about silly stuff but this is getting serious and it just has to stop. It is becoming a legal issue and so everyone just needs to calm down and wait for the information to come out.*

*Reply from Jodi Garges (Locker 602) – It is unfortunate that rumors get started and the best way to squash them is to not listen to them and if you have a question then go ask somebody that is in charge.*

*Comment from Joyce Aldrich (Locker 440) – All I want to say is you are a 9-member board that are here to represent a membership of 875, so please think about what you are doing and vote your conscience and think about what is best for all 875.*

*Comment from Debbie Kindell (Locker 466) – What I don't understand is the park has been running this way for the past 40 years and the snowbirds and the monthlies were here already, so why all of a sudden is it an issue?*

*Reply from Mark Schieber – We aren't saying it is.*

*Reply from Talley Snow – I just wanted to circle back to a comment or question that Monika asked and that was why are we listening to the attorney? We can listen to their opinion and their guidance, but we as a board ultimately end up deciding what to do and how to run this park.*

*Comment from Joelyn Lutz (Locker 369) – Anyone can go to executive; we just can't talk but we can listen so we can hear about this legal stuff right? Two months ago, we were able to attend executive so what has changed since then that we are not able to now?*

*Reply from Mark Schieber – You can go in until we start talking legal. That is actually one of the responses I received from the attorney and that was that executive is not open; you either move the subject to general or you don't have it in executive. So, while I am presenting the information from the attorney, it is legal. Once it has been presented to the board, we can move it from executive to general session and we are able to then share the information with the membership so that we can have open discussions with everyone.*

*Reply from Don Smith – The reason is because the only things we should be discussing in executive are legal items, things related to members and employees. But otherwise, 100% of everything else should be in general session, which is why we were encouraging people to come to executive because a lot of board members felt that a lot of that stuff should have been in general session. Now the things that we will discuss in executive are the things that can only be discussed in executive session. And I just want to say to Steve and a couple of other people who have brought up things, I don't think myself or anyone on this board would be in support of moving a single person out of this park. But the things you need to take into consideration and these are things I have learned since I have gotten on the board, is we are not a mobile home park and are an RV park which means we fall under different rules. If you read the rules and regulations, the monthlies and the snowbirds were put into place years ago because the park was going to go bankrupt and it was to help get us out of the hole. Now, it is like 2/3<sup>rd</sup> of our revenue so no board could ever say that everyone had to leave because then 875 members would be facing bankruptcy, which is not what any of us want. This is the reason I have been saying the dues need to go up and not the monthly or snowbird rents because they are paying too much as a non-profit and the dues should be supporting the operations of the park. Legally, the reason they created the monthlies and snowbirds for only about 6 months at a time is because after 9 months, you become a resident in the park. So, that's why they came up with the rule about storing the rig and moving the rig and then we stopped doing that too. So, as an RV park we are violating all kinds of state laws every day and the CC&Rs. But we have written our rules in a roundabout way through loopholes so we can stay here as residents which none of us are supposed to be and so these are things that have been done to make sure the park never went bankrupt; was it all on the up and up and according to the State of California or federal laws, no. But it all comes back to we are going to run it how we need to run it and we will answer for it when we have to. But, knowing the State of California, they are not going to kick anybody out either but when Mark is going through this other stuff it because he is looking at the fact we are an RV park and what are the laws we are not complying with and he's bringing it to the board to discuss.*

*Reply from Mark Schieber – The questions have to be answered and it has to be recorded what is decided because there are residency laws that are changing all the time and just because it has been like this for 40 years doesn't mean that it always has to be this way.*

*Comment from Jerry Bodine (Locker 005) – Just want to let you know that just because it is against the CC&Rs, if something has been done for 40 years and it is against the rules then it becomes de facto of the rules.*

*Reply from Mark Schieber – I agree that everything is a little weird with it. But all I am doing is bringing the information to the board and they will make decisions going forward. And if the board decides to go in different directions than that's what they decide but it has to be documented and written down.*

*Manual Silva – I have an answer for the gentleman earlier about the truth about how we are going to fix things. I was voted into the board with the idea that I was going to represent the 875 members but at the same time I am only 1 vote and there are 9 of them.*

*Darin Batty – I just want to reiterate what Don said and that is if anyone has any questions, Aaron can give them my cell phone number and I would be more than happy to have a conversation with anyone and answer anyone's questions. But I think we are going to be okay.*

## **Board Member's Comments**

---

*Lorena Lemus – I don't know what information Mark is going to provide from the attorney but I think it would be important for the members to know that any information we get in executive, we will be sharing at the next meeting and what came out of it.*

*Reply from Mark Schieber – Exactly. We are going to review it and have discussions and there are going to be follow-ups; nothing is going to happen overnight. But we have to get the information out there first and ask the questions that have been coming up over the years.*

*Comment from Don Smith – But, just to be clear, there are no changes that are on the table right now or any decisions that are being made so anything you are hearing right now is just a rumor.*

*Reply from Monika Harris (Locker 350) – So if there is an issue then what brought this issue up to begin with?*

*Reply from Mark Schieber – Because it has been brought up by a lot of different people and we needed to get answers. But I can tell you that any changes that come will be well explained once they have been discussed.*

*Reply from Liz Cuccia – I just want to say one thing because I think the biggest concern for all of you that are here is that you are worried that tomorrow we are going to tell all of you to move out. So, I just want to let everyone know that financially the park cannot function without the snowbirds or monthlies; we would go bankrupt in two months or less and this place would shut down if we got rid of snowbirds and monthlies and all of you would have to leave anyway. So, with that being said is I don't think that is something that is even on the table. I think it's we have an issue with the conflict with what we are doing versus what is in the CC&Rs so how do we fix it so that what we are doing is not totally wrong. I just want you guys to know there is no concern and no one is getting kicked out anytime soon because if that happened then we would all be losing our jobs so I don't think that is what is on the table and I just want to give everyone piece of mind that nothing is imminent and I think the goal in this is to try to in line with how do we survive in the park by having snowbirds and monthlies but also have governing documents that match what we're doing so we don't get in trouble.*

*Comment from Joelyn Lutz (Locker 369) – Thank you for answering us and thank you Don for at least answering us so that we are not speculating. This stuff has to stop and the secret meetings that happen upstairs need to stop. We are member owned and I ask that you remember that when you are voting and when you are listening to lawyers. Yes, we want the park to thrive too and we want it to do good.*

*Comment from John Watkins – After listening to the financials of the situation, I am not willing to throw the baby out with the bath water simple as that. It makes no sense when 60% of our revenue comes from snowbirds and monthlies for us to eliminate that revenue unless we are all going to file bankruptcy. Like Mark said and a couple of other people said, we are going to look at the information and discuss things but we can't bankrupt the park and there are other ways to get around it. I have a friend of mine who has a trailer down at the county facility and he has to move out every 8 months for 2 weeks and it is a pain in the ass. So, we are fortunate for what we have going and we have to try to follow the law to the best of our ability and not do stupid things when it comes to financial ruin for the park. I think it is going to be a healthy discussion today in executive session. I do promise that I am going to represent the ownership of the park.*

*Comment from Lorena Lemus – So, to finish my comment and speaking from a member who has family and friends in this park long term and as someone who would like to eventually live here like everyone else who enjoys living here, I will fight alongside all of you to make sure the community stays together because I love the community and the staff and everyone here so that I can also enjoy being here long term and continue to enjoy the park that we all love.*

*Reply from Joelyn Lutz (Locker 369) – Can I just say that this is what Steve was asking for and I can honestly say this is helping a lot of us right now. So, can you drop it to your hearts and I would like to hear from the rest of the board how they feel. This means more gold and money to all of us more than you know and this is the heart to heart stuff.*

*Comment from Talley Snow – I will 100% back you.*

*Comment from Frank Polehonki – And this is the reason I got on the board was to do what I can to make things better for the people who live here and stay here and come here and visit here. That is what it is all about for me.*

*Comment from Darin Batty – We have all made an investment in this park and we all have skin in the game. Like I said, if you have any questions, please do not hesitate to reach out to me. We have to look out for everybody and this is not just about a certain group. I think everyone's interests in the park are my interests as well.*

*Comment from Mark Schieber – I have been in this park for a lot of years and have been volunteering on this board for a lot of years. Over the years, I have had many conversations with different boards that have come and gone and with board*

*members who are still on the board like Watkins and asked if we are doing this right or not. I have challenged things to the process over the years and I have asked questions and been told by board members that I had it all wrong. And then other board members have told me that I am right and so what ends up happening with a lot of these questions is you get tired of hearing so many options and decisions on how this place operates. So, finally when you get to sit in the president's chair and you finally get to ask the questions that you have had from a legal standpoint then you want to share that information with everyone so that we can make decisions based on all the information. Once this board of 9 decides what direction they want to go in, than it is done and I have nothing to say about it.*

*Reply from Joelyn Lutz (Locker 369) – So what I am hearing from you is that it is all about getting a personal answer from the board about the legal aspect? It is not for the park but instead just want to get an answer for yourself.*

*Reply from Mark Schieber – No, this has to be for the park and has to be a business decision. Joelyn, I have good friends here including Paul & Nancy, Jerry & Leslie & Dale & Brenda who I am really close with and we have had some heated conversations together. I know that the information I get from the attorney can have ramifications depending on which way this goes and I am not here to injure friends or hurt friends and family or anyone. So, when you look at this stuff it isn't me going let's change all of this but it is me going here is the information and what do we want to do with the information we are getting and how do we want to comply. It is about 20% of the shareholders represent 875 of the shares so like to Darin's point we have look at this thing as whole and not just look at one percentage of the shareholders. But understand that I am not looking to hurt anybody. But we can't just ignore the information either. And one of the reasons I had decided to wait until this meeting to hand it out so that way there wasn't drama out there. We need to speak as a board.*

*Comment from Monika Harris (Locker 450) – But how did this all come about in the first place? I mean this has been going like this for 40 years and now all of a sudden we have an issue.*

*Reply from Mark Schieber – Because people all want to debate on how this place operates. This is not the first time this has been brought up before either. When I was in my first year of being a snowbird, you had to leave the park so when people say it's been operating like this for the past 40 years, that isn't true either. Then we started doing the storage contract with by the way the attorney said it was an illusion of the storage contract. We kept going down a slippery slope until now. To be honest, we have close to 100 monthlies in the park and realistically more like 90 monthlies probably because we had less snowbirds this year. If we are okay with it, then that what we do but if we aren't then we have to decide what we going to do about it. This can't be resolved in one day and we are going to involve other members and share the information with everyone but we have to discuss it and continue to discuss it and decide what we want to do with the information.*

*Comment from Albert Polehonki (Locker 152) – So, Mark my question is this and I understand what is going on but what you are saying is that if we do what the board has done in the past, at some point down the road that could backfire because of the violations that are occurring. So, we either take a look at it now and try to address some or all of the things or we have the potential to have to address it later on down the line without a choice.*

Meeting adjourned at 10:28am.

Respectfully Submitted,

Frank Polehonki  
Board of Directors – Secretary

Cc

Jennifer Del Monte  
Senior Reservation Agent

## **Guest Survey Comments from November 2024**

---

- Very friendly and helpful staff.
- Everybody was super nice and helpful park is very well kept.
- Office staff was very helpful and friendly. Park was very clean.
- It was my first stay in a true RV park. It was so clean and organized. Well worth it!
- The cable system definitely needs improvement.
- Jennifer, Kim and Luke are awesome!
- We want to thank Holiday RV Park and the Beach Club for the fabulous Friendsgiving celebration. It was top-notch!!
- Give Mike a raise.
- Very helpful staff knowledgeable and ready to help.
- The staff was very helpful kind and knowledgeable.

## **All Motions**

---

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

**Roll Call: Darin Batty, Lorena Lemus, Mark Schieber, Manual Silva, Don Smith, Talley Snow, and John Watkins. Charles Nunes was absent for this meeting.**

**Talley Snow made a motion to accept the November 2024 financials and pay the bills and payroll, seconded by Manual Silva.**

**Roll Call: Darin Batty, Lorena Lemus, Mark Schieber, Manual Silva, Don Smith, Talley Snow, and John Watkins. Charles Nunes was absent for this meeting.**

**Mark Schieber made a motion to adjourn to executive session, seconded by Don Smith.**

**Roll Call: Darin Batty, Lorena Lemus, Mark Schieber, Manual Silva, Don Smith, Talley Snow, and John Watkins. Charles Nunes was absent for this meeting.**

## Holiday RV Park Profit & Loss Prev Year Comparison December 2024

|   | Dec 24     | Dec 23     | \$ Change |
|---|------------|------------|-----------|
| <b>Ordinary Income/Expense</b>          |            |            |           |
| <b>Income</b>                           |            |            |           |
| <b>Non TOT Taxable Revenue</b>          |            |            |           |
| 7200 · Members Dues                     | 155.50     | 1,135.15   | -979.65   |
| 7212 · Late Checkout                    | 90.30      | 30.00      | 60.30     |
| 7214 · Weekly Rent-No Tax               | 1,327.00   | 4,229.68   | -2,902.68 |
| 7220 · Monthly - Members                | 33,429.00  | 34,202.32  | -773.32   |
| 7231 · Snowbird - Non-Members           | 17,929.66  | 9,336.00   | 8,593.66  |
| 7234 · Snowbirds - Members              | 38,904.53  | 35,756.73  | 3,147.80  |
| 7242 · Member Daily - Non taxable       | 882.00     | 2,191.00   | -1,309.00 |
| 7245 · Mobile Home Rental Income        | 1,111.00   | 0.00       | 1,111.00  |
| 7295 · Washer & Dryer                   | 2,048.04   | 2,975.32   | -927.28   |
| 7310 · Parking Fee                      | 1,050.00   | 1,200.00   | -150.00   |
| 7311 · Member Promotional               | 136.06     | 0.00       | 136.06    |
| 7320 · Water Commission                 | 0.00       | 31.30      | -31.30    |
| 7800 · Transfer Fee Income              | 50.00      | 0.00       | 50.00     |
| 7994 · Late Fee on Dues                 | 15.50      | 103.80     | -88.30    |
| <b>Total Non TOT Taxable Revenue</b>    | 97,128.59  | 91,191.30  | 5,937.29  |
| <b>TOT Taxable Revenue</b>              |            |            |           |
| 7210 · Non-Member Daily                 | 11,840.52  | 13,633.45  | -1,792.93 |
| 7219 · Mid Week Special                 | 0.00       | 213.00     | -213.00   |
| <b>Total TOT Taxable Revenue</b>        | 11,840.52  | 13,846.45  | -2,005.93 |
| 7620 · Escapee- 15% Discounts           | -153.30    | -358.87    | 205.57    |
| 7640 · FMCA/Camp CA - 10% Discounts     | -216.90    | -142.80    | -74.10    |
| 7650 · Military/LE Discount - 15%       | -323.70    | -252.75    | -70.95    |
| 7660 · Long Weekend Discount            | 0.00       | -8.80      | 8.80      |
| 9920 · Credit card transaction fee      | 939.37     | 0.00       | 939.37    |
| 9921 · Golf Cart Fee                    | 380.00     | 80.00      | 300.00    |
| <b>Total Income</b>                     | 109,594.58 | 104,354.53 | 5,240.05  |
| <b>Gross Profit</b>                     | 109,594.58 | 104,354.53 | 5,240.05  |
| <b>Expense</b>                          |            |            |           |
| <b>Business Promotional Costs</b>       |            |            |           |
| 8050 · Advertising Expense              | 270.00     | 0.00       | 270.00    |
| 8450 · Dues & Subscriptions             | 188.00     | 0.00       | 188.00    |
| 9150 · Holiday Dinner                   | 1,199.26   | 965.41     | 233.85    |
| 9380 · Park Decorations                 | 425.00     | 425.00     | 0.00      |
| <b>Total Business Promotional Costs</b> | 2,082.26   | 1,390.41   | 691.85    |
| <b>Computer IT Dept</b>                 |            |            |           |
| 9056 · Software                         | 148.67     | 290.89     | -142.22   |
| 9062 · IT Service Labor                 | 1,826.64   | 1,664.72   | 161.92    |
| <b>Total Computer IT Dept</b>           | 1,975.31   | 1,955.61   | 19.70     |
| <b>Meetings &amp; Events</b>            |            |            |           |
| 9090 · Annual Meeting                   | -2,500.00  | 0.00       | -2,500.00 |
| 9092 · Monthly Meeting Expenses         | 352.00     | 244.79     | 107.21    |
| 9093 · Staff Meeting Expense            | 193.86     | 51.40      | 142.46    |
| 9505 · Park Functions & Events          | 0.00       | 113.47     | -113.47   |
| 9650 · Travel (Not Meals)               | 82.14      | 72.18      | 9.96      |
| <b>Total Meetings &amp; Events</b>      | -1,872.00  | 481.84     | -2,353.84 |
| <b>Professional Fees</b>                |            |            |           |
| 9120 · Accounting & Auditing            | 2,500.00   | 2,500.00   | 0.00      |
| 9170 · Directors Expense                | 594.83     | 977.13     | -382.30   |
| <b>Total Professional Fees</b>          | 3,094.83   | 3,477.13   | -382.30   |
| <b>8201 · Bank Fees &amp; Charges</b>   |            |            |           |
| 8240 · Credit Card Processing Costs     | 1,067.50   | 2,520.05   | -1,452.55 |
| 8250 · Bank Charges                     | 25.00      | 0.00       | 25.00     |

## Holiday RV Park Profit & Loss Prev Year Comparison December 2024

|   | Dec 24     | Dec 23    | \$ Change |
|---|------------|-----------|-----------|
| 8201 · Bank Fees & Charges - Other            | 0.00       | 323.57    | -323.57   |
| <b>Total 8201 · Bank Fees &amp; Charges</b>   | 1,092.50   | 2,843.62  | -1,751.12 |
| 8425 · Employee Appreciation                  | 0.00       | 500.00    | -500.00   |
| 8439 · Taxes                                  |            |           |           |
| 9070 · Property Tax                           | 614.92     | 201.88    | 413.04    |
| <b>Total 8439 · Taxes</b>                     | 614.92     | 201.88    | 413.04    |
| 8600 · Utilities                              |            |           |           |
| 8260 · Cable Television (Park)                | 5,405.57   | 5,068.95  | 336.62    |
| 8650 · Garbage                                | 5,416.90   | 2,665.34  | 2,751.56  |
| 8660 · Gas                                    | 6,850.94   | 4,069.83  | 2,781.11  |
| 8670 · Water & Sewer                          | 5,381.68   | 0.00      | 5,381.68  |
| 8680 · Electric                               | 17,725.07  | 15,810.85 | 1,914.22  |
| 9600 · Telephone & Internet                   | 302.44     | 262.96    | 39.48     |
| <b>Total 8600 · Utilities</b>                 | 41,082.60  | 27,877.93 | 13,204.67 |
| 8700 · Insurance Expense                      |            |           |           |
| 8702 · Insurance - General Liability          | 8,019.53   | 0.00      | 8,019.53  |
| 8770 · Insurance - Employee Health            | 2,688.11   | 490.10    | 2,198.01  |
| 8771 · Insurance - Employee Life              | 22.50      | 0.00      | 22.50     |
| 8772 · Insurance - Employee Vision            | 319.36     | 130.56    | 188.80    |
| <b>Total 8700 · Insurance Expense</b>         | 11,049.50  | 620.66    | 10,428.84 |
| 9001 · Payroll                                |            |           |           |
| 9060 · Payroll Tax                            | 2,163.69   | 2,014.77  | 148.92    |
| 9075 · Payroll Service Fees                   | 595.05     | 702.60    | -107.55   |
| 9350 · Salary & Wages                         | 28,100.58  | 24,191.12 | 3,909.46  |
| <b>Total 9001 · Payroll</b>                   | 30,859.32  | 26,908.49 | 3,950.83  |
| 9002 · Repairs & Maintenance                  |            |           |           |
| 9003 · Pest Control Services                  | 105.00     | 0.00      | 105.00    |
| 9020 · Pool/Spa Regular Maintenance           | 0.00       | 243.95    | -243.95   |
| 9030 · General                                | 946.26     | 0.00      | 946.26    |
| 9033 · Plumbing                               | 7,278.00   | 0.00      | 7,278.00  |
| 9034 · Restrooms & Showers                    | 1,200.00   | 0.00      | 1,200.00  |
| 9080 · Laundry & Uniforms                     | 1,552.50   | 0.00      | 1,552.50  |
| 9081 · Water Salt Softner                     | 0.00       | 139.54    | -139.54   |
| <b>Total 9002 · Repairs &amp; Maintenance</b> | 11,081.76  | 383.49    | 10,698.27 |
| 9050 · Office Expenses                        |            |           |           |
| 9037 · Timeclock Machine & Software           | 0.00       | 30.00     | -30.00    |
| 9051 · Office Expense                         | 2,583.09   | 55.01     | 2,528.08  |
| 9052 · Office Supplies                        | 2,880.94   | 670.02    | 2,210.92  |
| 9059 · Printing, Copy Expenses                | 816.54     | 227.15    | 589.39    |
| 9071 · Customer Amenities                     | 0.00       | 239.23    | -239.23   |
| 9100 · Postage & Delivery                     | 500.00     | 28.75     | 471.25    |
| <b>Total 9050 · Office Expenses</b>           | 6,780.57   | 1,250.16  | 5,530.41  |
| 9370 · Supplies                               |            |           |           |
| 9023 · Janitorial Supplies                    | 582.09     | 1,512.34  | -930.25   |
| 9024 · Small Tools                            | 0.00       | 0.00      | 0.00      |
| 9026 · Park & Grounds Supplies                | 1,431.97   | 6,004.89  | -4,572.92 |
| 9371 · Clubhouse Supplies                     | 0.00       | 953.56    | -953.56   |
| <b>Total 9370 · Supplies</b>                  | 2,014.06   | 8,470.79  | -6,456.73 |
| 9400 · Safety & Security                      |            |           |           |
| 9402 · Locks & Keys                           | 5,230.33   | 0.00      | 5,230.33  |
| <b>Total 9400 · Safety &amp; Security</b>     | 5,230.33   | 0.00      | 5,230.33  |
| <b>Total Expense</b>                          | 115,085.96 | 76,362.01 | 38,723.95 |



**Holiday RV Park**  
**Profit & Loss Prev Year Comparison**  
**December 2024**

|                             | Dec 24           | Dec 23           | \$ Change         |
|-----------------------------|------------------|------------------|-------------------|
| Net Ordinary Income         | -5,491.38        | 27,992.52        | -33,483.90        |
| Other Income/Expense        |                  |                  |                   |
| Other Income                |                  |                  |                   |
| 9810 · Foreclosure Income   | 0.00             | 25,250.00        | -25,250.00        |
| 9870 · Interest Income      | 6.14             | 13.75            | -7.61             |
| 9890 · Other Income         | 0.00             | 28.74            | -28.74            |
| Total Other Income          | 6.14             | 25,292.49        | -25,286.35        |
| Other Expense               |                  |                  |                   |
| 9820 · Foreclosure Expenses | 422.25           | 15.00            | 407.25            |
| 9911 · Garnishment Payable  | 0.00             | 0.00             | 0.00              |
| 9922 · Interest Expense     | 978.82           | 2,803.48         | -1,824.66         |
| Total Other Expense         | 1,401.07         | 2,818.48         | -1,417.41         |
| Net Other Income            | -1,394.93        | 22,474.01        | -23,868.94        |
| Net Income                  | <b>-6,886.31</b> | <b>50,466.53</b> | <b>-57,352.84</b> |

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

|  | Dec 31, 24        | Dec 31, 23        | \$ Change          |
|--|-------------------|-------------------|--------------------|
| <b>ASSETS</b>                          |                   |                   |                    |
| <b>Current Assets</b>                  |                   |                   |                    |
| <b>Checking/Savings</b>                |                   |                   |                    |
| <b>1001 · Cash Accounts</b>            |                   |                   |                    |
| 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 | 110,267.97        | 56,636.59         | 53,631.38          |
| 1060 · Mechanics-Laundry Room - 7211   | 38,073.97         | 26,239.72         | 11,834.25          |
| 1063 · Mechanics- Dues Account - 6422  | 53,085.02         | 34,313.27         | 18,771.75          |
| <b>Total 1001 · Cash Accounts</b>      | <b>202,926.96</b> | <b>118,689.58</b> | <b>84,237.38</b>   |
| <b>1065 · Reserves</b>                 |                   |                   |                    |
| 1070 · Mechanics Emergency Reserves    | 1,989.74          | 151,870.65        | -149,880.91        |
| 1075 · Mechanics CIM Reserves          | 54,597.52         | 51,984.67         | 2,612.85           |
| <b>Total 1065 · Reserves</b>           | <b>56,587.26</b>  | <b>203,855.32</b> | <b>-147,268.06</b> |
| <b>Total Checking/Savings</b>          | <b>259,514.22</b> | <b>322,544.90</b> | <b>-63,030.68</b>  |
| <b>Accounts Receivable</b>             |                   |                   |                    |
| 11000 · Accounts Receivable            | -890.50           | -5,047.00         | 4,156.50           |
| <b>Total Accounts Receivable</b>       | <b>-890.50</b>    | <b>-5,047.00</b>  | <b>4,156.50</b>    |
| <b>Other Current Assets</b>            |                   |                   |                    |
| 12000 · Undeposited Funds              | 0.00              | 1,191.80          | -1,191.80          |
| 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               | 53,090.64         | 91,101.38         | -38,010.74         |
| 2410 · Prepaid Expenses                | 8,208.00          | 4,104.00          | 4,104.00           |
| 2460 · Prepaid IncomeTaxes             | 17,344.00         | 10,674.00         | 6,670.00           |
| 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               |
| <b>Total Other Current Assets</b>      | <b>121,154.74</b> | <b>149,583.28</b> | <b>-28,428.54</b>  |
| <b>Total Current Assets</b>            | <b>379,778.46</b> | <b>467,081.18</b> | <b>-87,302.72</b>  |
| <b>Fixed Assets</b>                    |                   |                   |                    |
| <b>Electrical Upgrades</b>             |                   |                   |                    |
| 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          |

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

|   | Dec 31, 24   | Dec 31, 23   | \$ Change |
|---|--------------|--------------|-----------|
| <b>Total Electrical Upgrades</b>              | 298,113.86   | 283,273.86   | 14,840.00 |
| <b>4015 · Clubhouse Improvements</b>          |              |              |           |
| <b>4019 · Other FF&amp;E</b>                  | 5,620.00     | 5,620.00     | 0.00      |
| <b>Total 4015 · Clubhouse Improvements</b>    | 5,620.00     | 5,620.00     | 0.00      |
| <b>4038 · Office Remodel</b>                  |              |              |           |
| <b>4036 · New Office Furniture</b>            | 4,141.19     | 4,141.19     | 0.00      |
| <b>Total 4038 · Office Remodel</b>            | 4,141.19     | 4,141.19     | 0.00      |
| <b>4039 · Improvements</b>                    |              |              |           |
| <b>4034 · Magnolia Center Refurbish</b>       | 17,995.44    | 16,227.00    | 1,768.44  |
| <b>4035 · Outside Lighting</b>                | 5,458.00     | 5,458.00     | 0.00      |
| <b>4040 · Improvements Prior to 2015</b>      | 326,558.55   | 326,558.55   | 0.00      |
| <b>4042-1 · Capital Improvements 2017</b>     | 51,113.97    | 51,113.97    | 0.00      |
| <b>4042 · Capital Improvements (2014)</b>     | 8,768.55     | 8,768.55     | 0.00      |
| <b>Total 4039 · Improvements</b>              | 409,894.51   | 408,126.07   | 1,768.44  |
| <b>4052 · Pool &amp; Spa Upgrades</b>         |              |              |           |
| <b>4030 · Pool Chair Lifts</b>                | 7,387.00     | 7,387.00     | 0.00      |
| <b>4050 · Spa</b>                             | 10,898.00    | 4,603.00     | 6,295.00  |
| <b>4053 · Pool Construction</b>               | 103,582.36   | 103,582.36   | 0.00      |
| <b>4054 · Pool Furniture</b>                  | 8,225.68     | 0.00         | 8,225.68  |
| <b>4055 · Pool Re-Wiring</b>                  | 1,291.00     | 1,291.00     | 0.00      |
| <b>4056 · Pool Heaters</b>                    | 19,180.00    | 0.00         | 19,180.00 |
| <b>4057 · New Pool Cover (020117)</b>         | 6,290.00     | 6,290.00     | 0.00      |
| <b>4052 · Pool &amp; Spa Upgrades - Other</b> | 3,383.63     | 3,347.64     | 35.99     |
| <b>Total 4052 · Pool &amp; Spa Upgrades</b>   | 160,237.67   | 126,501.00   | 33,736.67 |
| <b>4058 · Submersible Pump (2)</b>            | 18,767.00    | 18,767.00    | 0.00      |
| <b>4059 · Buildings</b>                       |              |              |           |
| <b>4021 · Pre Construction 2020 - 10/31</b>   | 18,777.48    | 18,777.48    | 0.00      |
| <b>4051 · CIP</b>                             | 38,052.62    | 38,052.62    | 0.00      |
| <b>4059 · Buildings - Other</b>               | 1,708,474.00 | 1,708,474.00 | 0.00      |
| <b>Total 4059 · Buildings</b>                 | 1,765,304.10 | 1,765,304.10 | 0.00      |
| <b>4070 · Laundry Facility</b>                | 56,211.34    | 54,838.59    | 1,372.75  |
| <b>4080 · Equipment</b>                       |              |              |           |
| <b>4081 · Laptop</b>                          | 1,800.71     | 1,800.71     | 0.00      |
| <b>4082 · Office Equipment</b>                | 4,577.29     | 4,577.29     | 0.00      |
| <b>4080 · Equipment - Other</b>               | 63,603.48    | 63,603.48    | 0.00      |
| <b>Total 4080 · Equipment</b>                 | 69,981.48    | 69,981.48    | 0.00      |
| <b>4090 · Vehicles</b>                        | 18,631.89    | 18,631.89    | 0.00      |
| <b>4200 · Intangibles</b>                     | 13,554.00    | 13,554.00    | 0.00      |

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

|   | Dec 31, 24          | Dec 31, 23          | \$ Change         |
|---|---------------------|---------------------|-------------------|
| 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              |
| <b>Total 4999 · Accumulated Depreciation</b>      | <b>-713,876.54</b>  | <b>-713,876.54</b>  | <b>0.00</b>       |
| <b>5000 · Mobile Home-Furniture &amp; Fixture</b> | <b>62,033.81</b>    | <b>62,033.81</b>    | <b>0.00</b>       |
| <b>Total Fixed Assets</b>                         | <b>2,163,271.31</b> | <b>2,111,553.45</b> | <b>51,717.86</b>  |
| <b>Other Assets</b>                               |                     |                     |                   |
| 4510 · Suspense                                   | 200,000.00          | 0.00                | 200,000.00        |
| <b>Total Other Assets</b>                         | <b>200,000.00</b>   | <b>0.00</b>         | <b>200,000.00</b> |
| <b>TOTAL ASSETS</b>                               | <b>2,743,049.77</b> | <b>2,578,634.63</b> | <b>164,415.14</b> |
| <b>LIABILITIES &amp; EQUITY</b>                   |                     |                     |                   |
| <b>Liabilities</b>                                |                     |                     |                   |
| <b>Current Liabilities</b>                        |                     |                     |                   |
| <b>Accounts Payable</b>                           |                     |                     |                   |
| 20000 · Accounts Payable                          | -0.01               | -0.01               | 0.00              |
| <b>Total Accounts Payable</b>                     | <b>-0.01</b>        | <b>-0.01</b>        | <b>0.00</b>       |
| <b>Credit Cards</b>                               |                     |                     |                   |
| Home Depot - 3600                                 | 4,884.40            | 0.00                | 4,884.40          |
| Mechanics Bank CC                                 | 0.00                | 4,209.53            | -4,209.53         |
| <b>Total Credit Cards</b>                         | <b>4,884.40</b>     | <b>4,209.53</b>     | <b>674.87</b>     |
| <b>Other Current Liabilities</b>                  |                     |                     |                   |
| 5001 · Snowbird Deposits                          | 4,884.16            | 4,884.16            | 0.00              |
| 5002 · Mobile Home Security Deposit               | -11.96              | -11.96              | 0.00              |

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

|  | Dec 31, 24          | Dec 31, 23          | \$ Change         |
|--|---------------------|---------------------|-------------------|
| 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         | 192,601.82          | 288,053.38          | -95,451.56        |
| 5040 · Gift Certificate Payable        | -157.50             | -157.50             | 0.00              |
| 5170 · T.O.T. Payable                  | 11,541.55           | -11,752.80          | 23,294.35         |
| 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          |
| <b>Total Other Current Liabilities</b> | <b>282,222.49</b>   | <b>350,677.67</b>   | <b>-68,455.18</b> |
| <b>Total Current Liabilities</b>       | <b>287,106.88</b>   | <b>354,887.19</b>   | <b>-67,780.31</b> |
| <b>Total Liabilities</b>               | <b>287,106.88</b>   | <b>354,887.19</b>   | <b>-67,780.31</b> |
| <b>Equity</b>                          |                     |                     |                   |
| 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                             | 232,195.45          | 374,182.28          | -141,986.83       |
| <b>Total Equity</b>                    | <b>2,455,942.89</b> | <b>2,223,747.44</b> | <b>232,195.45</b> |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>  | <b>2,743,049.77</b> | <b>2,578,634.63</b> | <b>164,415.14</b> |

## Holiday RV Park

# Occupancy By Site Type

From 01 Dec 2024 To 31 Dec 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  |
|--|--------|------------|-------------|----------|-------------|-------------|--------------|--------------|---------------|-------------|-------------------|-------------------|--------------------|-------------------|--------------|-------------|------------|
| <b>Expand / Collapse All</b>                     |        |            |             |          |             |             |              |              |               |             |                   |                   |                    |                   |              |             |            |
| Back-in 33-39ft Site (30 Amp)                    | Days   | 39         | 1209        | 0        | 742         | 467         | 18.53        | 61.37        | 155.43        | 0.00        | 22,398.04         | 22,398.04         | 30.19              | 30.19             | 10.75        | 0.00        | 120        |
| Back-in 33-36ft Site (30/50 Amp)                 | Days   | 43         | 1333        | 0        | 911         | 422         | 17.19        | 68.34        | 306.83        | 0.00        | 22,909.34         | 22,909.34         | 25.15              | 25.15             | 11.25        | 0.00        | 147        |
| Back-in 36-39ft Site (30 Amp)                    | Days   | 8          | 248         | 0        | 173         | 75          | 17.90        | 69.76        | 105.60        | 0.00        | 4,439.64          | 4,439.64          | 25.66              | 25.66             | 10.81        | 0.00        | 33         |
| Back-in 36-39ft Site (30/50 Amp)                 | Days   | 47         | 1457        | 0        | 1105        | 352         | 15.33        | 75.84        | 113.70        | 0.00        | 22,332.91         | 22,332.91         | 20.21              | 20.21             | 13.81        | 0.00        | 163        |
| Narrow 30-34ft Back-in Site (No Slides - 30 Amp) | Days   | 15         | 464         | 1        | 161         | 303         | 5.03         | 34.70        | 50.25         | 0.00        | 2,333.57          | 2,333.57          | 14.49              | 14.49             | 4.60         | 0.00        | 68         |
| 700s 41-50ft Back-in Site (30/50 Amp)            | Days   | 4          | 124         | 0        | 80          | 44          | 16.96        | 64.52        | 149.40        | 0.00        | 2,103.18          | 2,103.18          | 26.29              | 26.29             | 6.15         | 0.00        | 28         |
| Pull-Thru 70-73ft Site (30/50 Amp)               | Days   | 15         | 465         | 0        | 103         | 362         | 6.86         | 22.15        | 69.00         | 0.00        | 3,188.77          | 3,188.77          | 30.96              | 30.96             | 5.72         | 0.00        | 38         |
| Monthly  | Days   | 39         | 1209        | 0        | 1209        | 0           | 21.57        | 100.00       | 0.00          | 0.00        | 26,073.34         | 26,073.34         | 21.57              | 21.57             | 31.00        | 0.00        | 78         |
| <b>Grand Total:</b>                              |        | <b>210</b> | <b>6509</b> | <b>1</b> | <b>4484</b> | <b>2025</b> | <b>16.25</b> | <b>68.89</b> | <b>950.21</b> | <b>0.00</b> | <b>105,778.79</b> | <b>105,778.79</b> | <b>23.59</b>       | <b>23.59</b>      | <b>12.77</b> | <b>0.00</b> | <b>675</b> |

## Holiday RV Park

### Occupancy By Site Type

From 01 Dec 2023 To 31 Dec 2023

| Description                                      | Period | Site       | Avail       | Maint    | Used        | Unused      | RevPAR       | Occ %        | Discount        | Taxes       | Gross Revenue     | Nett Revenue      | Gross Avg (RevPDR) | Nett Avg (RevPDR) | Avg LOS      | Conf %      | Occupants  |
|--|--------|------------|-------------|----------|-------------|-------------|--------------|--------------|-----------------|-------------|-------------------|-------------------|--------------------|-------------------|--------------|-------------|------------|
| <b>Expand / Collapse All</b>                     |        |            |             |          |             |             |              |              |                 |             |                   |                   |                    |                   |              |             |            |
| Back-in 33-39ft Site (30 Amp)                    | Days   | 39         | 1209        | 0        | 713         | 496         | 48.81        | 58.97        | 3,997.51        | 0.00        | 59,016.91         | 59,016.91         | 82.77              | 82.77             | 10.97        | 0.00        | 116        |
| Back-in 33-36ft Site (30/50 Amp)                 | Days   | 43         | 1333        | 0        | 892         | 441         | 20.30        | 66.92        | 372.85          | 0.00        | 27,061.83         | 27,061.83         | 30.34              | 30.34             | 10.75        | 0.00        | 154        |
| Back-in 36-39ft Site (30 Amp)                    | Days   | 8          | 248         | 0        | 185         | 63          | 10.68        | 74.60        | 66.00           | 0.00        | 2,648.36          | 2,648.36          | 14.32              | 14.32             | 10.88        | 0.00        | 34         |
| Back-in 36-39ft Site (30/50 Amp)                 | Days   | 47         | 1457        | 0        | 1110        | 347         | 15.68        | 76.18        | 125.84          | 0.00        | 22,849.64         | 22,849.64         | 20.59              | 20.59             | 14.80        | 0.00        | 151        |
| Narrow 30-34ft Back-in Site (No Slides - 30 Amp) | Days   | 15         | 465         | 0        | 152         | 313         | 12.86        | 32.69        | 257.06          | 0.00        | 5,981.11          | 5,981.11          | 39.35              | 39.35             | 5.07         | 0.00        | 62         |
| 700s 41-50ft Back-in Site (30/50 Amp)            | Days   | 4          | 124         | 0        | 45          | 79          | 21.51        | 36.29        | 196.10          | 0.00        | 2,667.79          | 2,667.79          | 59.28              | 59.28             | 4.09         | 0.00        | 24         |
| Pull-Thru 70-73ft Site (30/50 Amp)               | Days   | 15         | 465         | 0        | 110         | 355         | 5.27         | 23.66        | 71.55           | 0.00        | 2,452.05          | 2,452.05          | 22.29              | 22.29             | 7.86         | 0.00        | 28         |
| Monthly  | Days   | 39         | 1209        | 0        | 1209        | 0           | 19.77        | 100.00       | 0.00            | 0.00        | 23,898.00         | 23,898.00         | 19.77              | 19.77             | 31.00        | 0.00        | 78         |
| <b>Grand Total:</b>                              |        | <b>210</b> | <b>6510</b> | <b>0</b> | <b>4416</b> | <b>2094</b> | <b>22.52</b> | <b>67.83</b> | <b>5,086.91</b> | <b>0.00</b> | <b>146,575.69</b> | <b>146,575.69</b> | <b>33.19</b>       | <b>33.19</b>      | <b>13.22</b> | <b>0.00</b> | <b>647</b> |

## Holiday RV Park Occupancy By Rate

From 01 Dec 2024 To 31 Dec 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                | 5          | 6509             | 10          | 0.22                           | 0.15           | 0.00              | 0.00              | 0.00               |
| Member Daily (No Charge)     | 145        | 6509             | 1092        | 24.35                          | 16.78          | 10.30             | 10.30             | 0.01               |
| Member Rate (700s Daily)     | 1          | 6509             | 3           | 0.07                           | 0.05           | 413.82            | 413.82            | 0.39               |
| Member Rate (Non-Prime)      | 6          | 6509             | 56          | 1.25                           | 0.86           | 2,520.14          | 2,520.14          | 2.38               |
| Member Rate (Prime)          | 5          | 6509             | 25          | 0.56                           | 0.38           | 2,669.64          | 2,669.64          | 2.52               |
| Monthly                      | 40         | 6509             | 1240        | 27.65                          | 19.05          | 26,755.34         | 26,755.34         | 25.29              |
| Non-Member                   | 43         | 6509             | 147         | 3.28                           | 2.26           | 22,717.23         | 22,717.23         | 21.48              |
| Parking                      | 47         | 6509             | 129         | 2.88                           | 1.98           | 1,180.00          | 1,180.00          | 1.12               |
| Snowbird (Member)            | 43         | 6509             | 1316        | 29.35                          | 20.22          | 31,173.05         | 31,173.05         | 29.47              |
| Snowbird (Non-Member)        | 13         | 6509             | 373         | 8.32                           | 5.73           | 15,371.27         | 15,371.27         | 14.53              |
| Snowbird P/T (Member)        | 3          | 6509             | 93          | 2.07                           | 1.43           | 2,968.00          | 2,968.00          | 2.81               |
| <b>Grand Total:</b>          | <b>351</b> | <b>6509</b>      | <b>4484</b> | <b>100.00</b>                  | <b>68.89</b>   | <b>105,778.79</b> | <b>105,778.79</b> | <b>100.00</b>      |

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

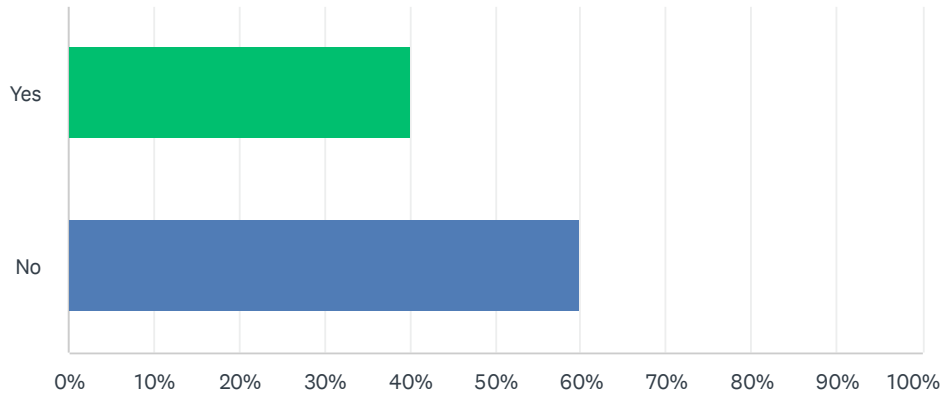
From 01 Dec 2023 To 31 Dec 2023

| Description                  | Total Res  | Available Nights | Used Nights | % Total of Report Reservations | % Used Against | Gross Revenue     | Nett Revenue      | % of Total Reports |
|------------------------------|------------|------------------|-------------|--------------------------------|----------------|-------------------|-------------------|--------------------|
| Expand / Collapse All Groups |            |                  |             |                                |                |                   |                   |                    |
| Board Meeting                | 3          | 6510             | 51          | 1.15                           | 0.78           | 0.00              | 0.00              | 0.00               |
| Member Daily (No Charge)     | 119        | 6510             | 970         | 21.97                          | 14.90          | 10.00             | 10.00             | 0.01               |
| Member Rate (Non-Prime)      | 3          | 6510             | 25          | 0.57                           | 0.38           | 1,308.72          | 1,308.72          | 0.89               |
| Member Rate (Prime)          | 9          | 6510             | 51          | 1.15                           | 0.78           | 3,945.95          | 3,945.95          | 2.69               |
| Mid-Week Special             | 1          | 6510             | 4           | 0.09                           | 0.06           | 243.88            | 243.88            | 0.17               |
| Monthly                      | 40         | 6510             | 1240        | 28.08                          | 19.05          | 24,528.00         | 24,528.00         | 16.73              |
| Non-Member                   | 64         | 6510             | 270         | 6.11                           | 4.15           | 70,762.85         | 70,762.85         | 48.28              |
| Parking                      | 39         | 6510             | 126         | 2.85                           | 1.94           | 1,240.00          | 1,240.00          | 0.85               |
| Snowbird (Member)            | 45         | 6510             | 1369        | 31.00                          | 21.03          | 32,909.29         | 32,909.29         | 22.45              |
| Snowbird (Non-Member)        | 8          | 6510             | 217         | 4.91                           | 3.33           | 8,659.00          | 8,659.00          | 5.91               |
| Snowbird P/T (Member)        | 3          | 6510             | 93          | 2.11                           | 1.43           | 2,968.00          | 2,968.00          | 2.02               |
| <b>Grand Total:</b>          | <b>334</b> | <b>6510</b>      | <b>4416</b> | <b>100.00</b>                  | <b>67.83</b>   | <b>146,575.69</b> | <b>146,575.69</b> | <b>100.00</b>      |

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?

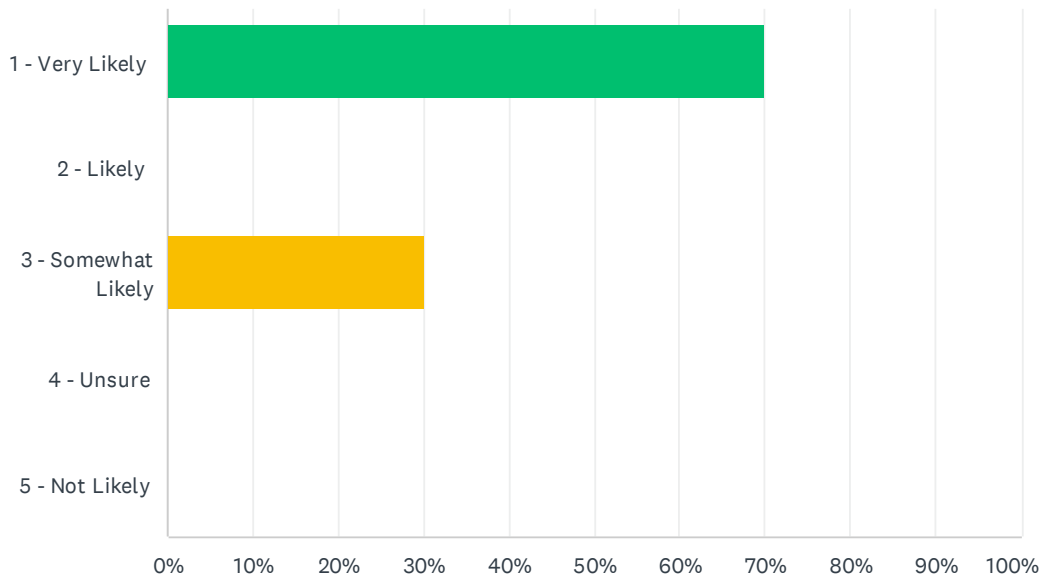
Answered: 10 Skipped: 0



| ANSWER CHOICES | RESPONSES |    |
|----------------|-----------|----|
| Yes            | 40.00%    | 4  |
| No             | 60.00%    | 6  |
| TOTAL          |           | 10 |

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

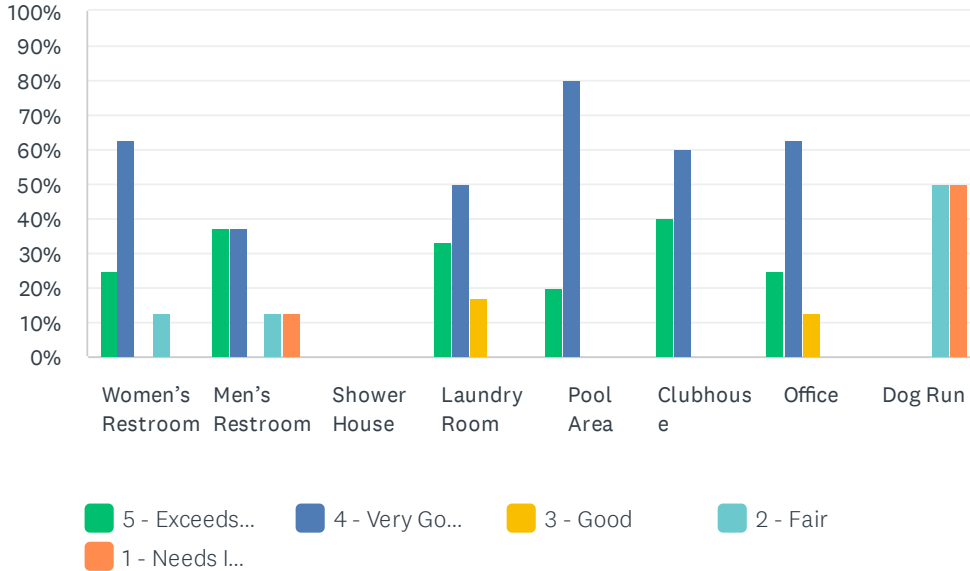
Answered: 10 Skipped: 0



| ANSWER CHOICES      | RESPONSES |           |
|---------------------|-----------|-----------|
| 1 - Very Likely     | 70.00%    | 7         |
| 2 - Likely          | 0.00%     | 0         |
| 3 - Somewhat Likely | 30.00%    | 3         |
| 4 - Unsure          | 0.00%     | 0         |
| 5 - Not Likely      | 0.00%     | 0         |
| <b>TOTAL</b>        |           | <b>10</b> |

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

Answered: 10 Skipped: 0



|                  | 5 - EXCEEDS EXPECTATIONS | 4 - VERY GOOD | 3 - GOOD    | 2 - FAIR    | 1 - NEEDS IMPROVEMENT | TOTAL | WEIGHTED AVERAGE |
|------------------|--------------------------|---------------|-------------|-------------|-----------------------|-------|------------------|
| Women's Restroom | 25.00%<br>2              | 62.50%<br>5   | 0.00%<br>0  | 12.50%<br>1 | 0.00%<br>0            | 8     | 2.00             |
| Men's Restroom   | 37.50%<br>3              | 37.50%<br>3   | 0.00%<br>0  | 12.50%<br>1 | 12.50%<br>1           | 8     | 2.25             |
| Shower House     | 0.00%<br>0               | 0.00%<br>0    | 0.00%<br>0  | 0.00%<br>0  | 0.00%<br>0            | 0     | 0.00             |
| Laundry Room     | 33.33%<br>2              | 50.00%<br>3   | 16.67%<br>1 | 0.00%<br>0  | 0.00%<br>0            | 6     | 1.83             |
| Pool Area        | 20.00%<br>1              | 80.00%<br>4   | 0.00%<br>0  | 0.00%<br>0  | 0.00%<br>0            | 5     | 1.80             |
| Clubhouse        | 40.00%<br>2              | 60.00%<br>3   | 0.00%<br>0  | 0.00%<br>0  | 0.00%<br>0            | 5     | 1.60             |
| Office           | 25.00%<br>2              | 62.50%<br>5   | 12.50%<br>1 | 0.00%<br>0  | 0.00%<br>0            | 8     | 1.88             |
| Dog Run          | 0.00%<br>0               | 0.00%<br>0    | 0.00%<br>0  | 50.00%<br>1 | 50.00%<br>1           | 2     | 4.50             |

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

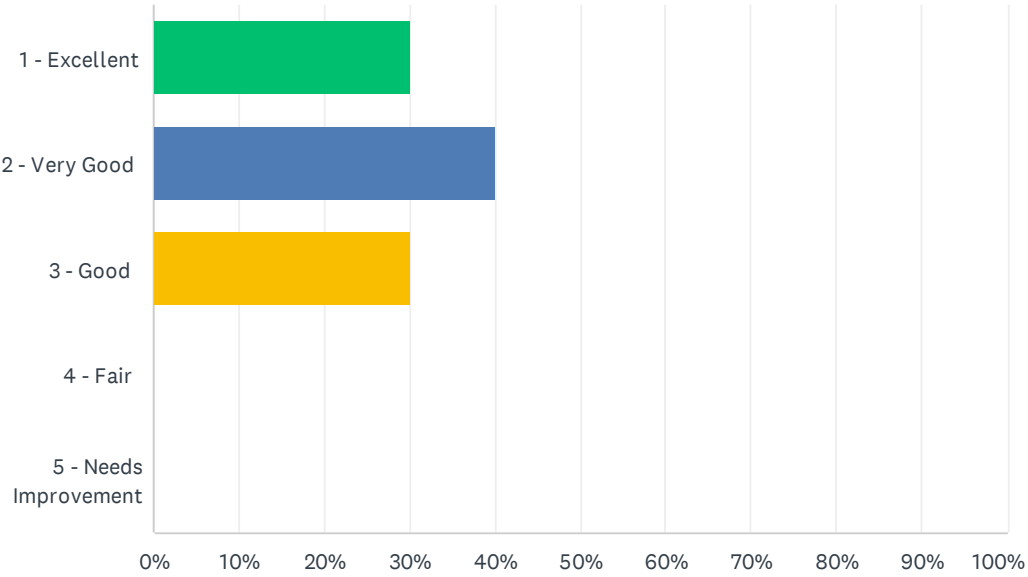
Answered: 10 Skipped: 0



|                                      | 5 - EXCELLENT | 4 - VERY GOOD | 3 - GOOD    | 2 - FAIR    | 1 - NEEDS IMPROVEMENT | TOTAL | WEIGHTED AVERAGE |
|--------------------------------------|---------------|---------------|-------------|-------------|-----------------------|-------|------------------|
| Reservation Process                  | 0.00%<br>0    | 0.00%<br>0    | 0.00%<br>0  | 0.00%<br>0  | 0.00%<br>0            | 0     | 0.00             |
| Appearance of Office                 | 30.00%<br>3   | 40.00%<br>4   | 30.00%<br>3 | 0.00%<br>0  | 0.00%<br>0            | 10    | 2.00             |
| Safety and Security                  | 30.00%<br>3   | 50.00%<br>5   | 20.00%<br>2 | 0.00%<br>0  | 0.00%<br>0            | 10    | 1.90             |
| Wi-Fi Quality                        | 11.11%<br>1   | 11.11%<br>1   | 11.11%<br>1 | 33.33%<br>3 | 33.33%<br>3           | 9     | 3.67             |
| Quality of Cable Service             | 12.50%<br>1   | 25.00%<br>2   | 37.50%<br>3 | 25.00%<br>2 | 0.00%<br>0            | 8     | 2.75             |
| Professionalism of Office Staff      | 50.00%<br>5   | 30.00%<br>3   | 10.00%<br>1 | 10.00%<br>1 | 0.00%<br>0            | 10    | 1.80             |
| Professionalism of Maintenance Staff | 50.00%<br>5   | 40.00%<br>4   | 0.00%<br>0  | 10.00%<br>1 | 0.00%<br>0            | 10    | 1.70             |
| Staff Knowledge and Helpfulness      | 40.00%<br>4   | 50.00%<br>5   | 10.00%<br>1 | 0.00%<br>0  | 0.00%<br>0            | 10    | 1.70             |
| Speed of Check-in Process            | 0.00%<br>0    | 0.00%<br>0    | 0.00%<br>0  | 0.00%<br>0  | 0.00%<br>0            | 0     | 0.00             |

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

Answered: 10 Skipped: 0



| ANSWER CHOICES        | RESPONSES |           |
|-----------------------|-----------|-----------|
| 1 - Excellent         | 30.00%    | 3         |
| 2 - Very Good         | 40.00%    | 4         |
| 3 - Good              | 30.00%    | 3         |
| 4 - Fair              | 0.00%     | 0         |
| 5 - Needs Improvement | 0.00%     | 0         |
| <b>TOTAL</b>          |           | <b>10</b> |

## 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: 6 Skipped: 4

| # | RESPONSES   | DATE               |
|---|---|--------------------|
| 1 | Maintenance crew provided excellent service when asked. Both times I needed my tt backed in and then pulled out. Great work! I would ask that when making reservations, the reservationist should ask if members of AAA for the discount, as I didn't have that opportunity.  | 12/29/2024 9:14 PM |
| 2 | Had a good time. Well managed park. You need the NFL channel. :)  | 12/29/2024 1:14 PM |
| 3 | I feel like the staff put us in the worst spots in the park. We have a 29 foot trailer with a 3 foot hitch so with the rear bumper, the trailer is approximately 34 feet. someone in the office says its 40 feet so we are limited on the spots we can be put into. It's very frustrating   | 12/26/2024 3:33 PM |
| 4 | New bathroom faucets and soap dispensers work great, much better than the motion activated ones.  | 12/21/2024 4:11 PM |
| 5 | We appreciate all the work the maintenance guys do to keep things running. They really go above and beyond! We don't like to complain but the only things that are in desperate need of attention are regular cleaning of the men's restroom and the park wifi service is always failing.   | 12/16/2024 1:53 PM |
| 6 | The older gentleman maintenance guy was so kind and friendly. Always making sure we were good. He went out of his way to say hi to my kids and make them feel welcome. However there was another gentleman I did catch his name Charles, he always seems moody and would never smile. He did the opposite and made us feel like our kids were a nuisance. I didn't really catch a kid friendly vibe. when we go on vacation I want my kids to feel they can let loose a bit, but at times I caught myself don't do this or that because we didn't want to get talked to or complaints from the older people who were staying there. | 12/1/2024 8:36 AM  |

Home > Guest Room > Laundry Vending Supplies > Laundry Vending Machines



★★★★★ Write a review

## Laundry Vending Machines

As low as **\$859.00**/ea. Ships Within 3-5 Business Days  
\*FREE Shipping over \$199+ Oversized Fee

### DETAILS

All steel welded cabinet, unbreakable clear plexiglass display panel. Features Greenwald® coin chutes and pick-proof Fort lock protection. Coin vend amounts: 25c to \$2.00. Available in 2-Selection (46-Box Capacity), 3-Selection (69-Box Capacity) and 4-Selection (92-Box Capacity).

- Mounting hardware included
- Large product display
- Dual high-security locks on outer door
- Choice of 2, 3 and 4 product selection configurations
- Equipped with Greenwald Vertical 8 coin slides
- Vend cycle automatically locks out when column is empty

### ADDITIONAL DETAILS



### SPECIFICATIONS



### SHIPPING & RETURNS



ITEM / DESCRIPTION

PRICE

QUANTITY

ADD ITEMS

**2FL46X**  
Laundry Vending Machine - 2 Selection - 8 Coin Slide

\$859.00 /ea.

- 1 +

Add To Cart

\* Select Coin Amount up to \$2.00

Choose Options





Please note we have switched eCommerce platforms, if you had a previous account with us, please be sure to [Reset your password](#) to successfully log in. If you are a new user, please register for a new account.

✓ **Customer** aaron@holidayrvpark.org

Sign Out

✓ **Shipping**

Shipping Address

OR [Enter a new address](#)

First Name

Aaron

Last Name

Cartwright

Company Name(Optional)

Holiday RV Park

Address

100 S Dolliver St

Apartment/Suite/Building(Optional)

Country

United States

City

Pismo Beach

State/Province

California

Postal Code

93449

Phone Number

8057731121

Order Summary

[Edit Cart](#)

1 Item



1 x Laundry Vending Machine - 4 Selection - 8 Coin Slide  
Item #: 4FL92X

\$1,339.00

Select Coin Amount up to \$2.00 \$1.00

|                    |                  |
|--------------------|------------------|
| Subtotal           | \$1,339.00       |
| Shipping           | Free <i>i</i>    |
| Oversized Handling | \$30.00 <i>i</i> |
| Tax                | \$103.78         |

[Coupon/Gift Certificate](#)

Total (USD) **\$1,472.78**

Your order qualifies for Free Shipping!

