



Board of Directors

- Charlie Weeks (2021 - 2024) – President
- Mark Schieber (2023 - 2026) – Vice President & Public Relations
- Denise Gagliardi (2021 – 2024) – Secretary
- Talley Snow (2022 - 2025) – Treasurer
- Darin Batty (2022 – 2025) – Management
- Tom Barcellos (2021 – 2024) – Collections (Absent)
- Don Smith (2023 - 2026) – Maintenance
- John Watkins (2023 - 2026) – Rules and Regulations
- Charles Nunes (2022 - 2025) – Park Usage

Members Present – 32

Meeting called to order at 10:00 am.

Flag salute led by John Watkins (Locker 559).

Charlie Weeks reminded the member in attendance that any unreturned ballots must be submitted now. No ballots were submitted at the meeting.

President’s Address – Charlie Weeks

1. Please turn off all cell phones.
2. This meeting is restricted to members only.
3. This is a volunteer Board. No one is paid for their time. Board members are reimbursed for out-of-pocket expenses.
4. Discussion of issues can become heated and emotional, but everyone deserves to be treated with dignity and respect.
5. All meetings of the Board are open to any members of the Association. Members who are not on the Board may not participate in any deliberations or discussions unless expressly so authorized by a quorum of the Board of Directors.
6. Members may participate in the meeting during the Member’s Comments section of the agenda.
7. Questions, comments or suggestions will be referred to a Board member, as appropriate or taken into consideration by the Board for research, review and discussion, and placed on next month’s agenda.
8. Holiday RV Park’s meetings and procedures are governed by our bylaws, CC&Rs and rules adopted by the Board.

Certification of Quorum – Don Smith

I did certify we were able to meet the quorum. We had almost 500 votes returned to us and all were associated with current members. I will discuss the results at a later time in the meeting.

Committee Reports

Financial Report – Talley Snow

Park Accounts	Balance (12/31/23)	Annual Comparison	Jan - Dec 2023	Jan - Dec 2022	Difference	% Change
Mechanics Bank-Operating	\$56,399.33	Income	\$1,504,336.87	\$1,369,231.90	\$135,104.97	10%
Mech. – Laundry	\$26,239.72	Expense	\$1,108,717.44	\$1,063,074.01	\$45,643.43	4%
Mech. – Dues	\$34,313.27	Net Income	\$376,359.68	\$283,044.13	\$93,315.55	32%
Mech. – Emergency Reserves	\$151,870.65					
Mech. – CIM Reserves	\$51,984.67					

The Park netted about \$93,000 in 2023 over 2022. Our expenses were up in 2023 roughly about \$45,000 from last year 2022 which you can find on the profit and loss statement in the Annual mailing. There isn’t much more to report on as far

as that goes but we will be discussing some items next meeting on what our plans are for 2024 with the financials of the park.

Management – Darin Batty

From Management for the entire year, there has been a lot of improvement that Aaron and the staff has done and they have done a great job. I know they will continue to do so through the next year as well. Aaron has been coming up with new ideas and making sure they are implemented like the way reservations are taken and making it easier for the owners to book their time. It has been a pretty good year and pretty busy. If you have any questions or concerns when you see me in the park, please just stop me and I will be more than happy to talk to you.

Collections – Aaron Cartwright

Last year, we had foreclosures on two shares out of a possible of three and the one we put a pin in was because they were going through personal bankruptcy and we were advised by the attorney the numerous reasons why we should hold off on doing any kind of foreclosure on them. Now, enough time has passed and we have reached out enough times to address the issues and they have not responded so we will be foreclosing on it this year. We probably have two other owners we will also foreclose on this year that were close to being foreclosed on last year. They will have time to respond though unlike the one from last year. The way we are doing it now, especially after this last auction, they will not have much to collect due to all the legal fees and preparation fees whereas if they would have just paid their fees and sold it they would have been happy campers. It is in the interest of everyone to keep up with their dues and sell the share if they no longer want to use it. As far as the January dues, we are down to about 75 people still owing which is fairly low and we will get that wrapped up this month.

Park Use – Charles Nunes

The occupancy rate for January 2022 – December 2022 was 76.04% and the revenue was \$1,616,646.80 compared to January 2023 – December 2023 which our occupancy was down to 71.91% but our revenue was up coming in at \$1,808,879.44. We were up almost \$180,000 from 2023 compared to 2022. I believe some of that is due to more use of parking spaces, rate increases and a few other factors as well. We did really well dollar wise and we were just down about 5% as far as our occupancy goes.

Park Maintenance – Don Smith

I was pleased to have the opportunity to do the park maintenance seat since I have a background in construction and it ended up being a great starting point with this being my first year on the board. As you know, we purchased pressure washers and cleaning tools in order to help with a lot of the issues in the facilities. We addressed a lot of issues pertaining to construction and made things more efficient from a park usage and employee standpoint. Aaron has done a great job staying in front of everything and working with the guys to do preventative maintenance to be more cost effective to maintain what we already have instead of doing emergency purchases. We are working now on a facility condition assessment list which is basically a checklist on the buildings we currently have to stay in front of the maintenance on the systems we have installed like the air-conditioning and venting. It will help in making sure all the assets we have invested money in will stay healthy in years to come.

The big things for 2024 we want to accomplish is with all the weather we have been having this past year, we are seeing it really effect the roads and they are starting to lift. If you look at the front of the park, it is starting to look really bad now and the guys have done what they can repair here and there but it is something we will need to address. We will need to look at what will work for everyone as far as doing it in phases or all at once and then present options to the membership. Another thing we are working on is the shade sails for the Magnolia Center. We were able to meet with a gentleman this morning so we could start to get some design ideas to present to the membership for what we want to do and will be presenting those to the membership. We are also looking into getting the guys some spray rig for the weeds so they are able to keep up with the Spring weeds that pop up and are harder to manage with the weather. Other than that, everything is looking great this past year and that is due to the staff and the effort they put in so thank you to them!

Rules and Regulations – John Watkins

If you guys checked your annual packets, you will see the rules and regulations pages are way down compared to previous years. We decided if a rule wasn't needed and we weren't going to enforce it then we were going to eliminate it and get rid of it. The board worked really hard to get it down to where it is now and going forward we hope to start eliminating some more rules and continue tweaking the ones we have. Overall, I believe the board did a great job and I also want to thank you guys out there for taking care of business. You all made it a lot easier for rules and regulations by following the rules and collaborating with us to ensure we had rules that applied. We aren't able to do this by ourselves only and I just want to express my gratitude for the hard work you all also put into making sure everything runs smoothly.

Public Relations – Mark Schieber

Every month it gets quieter and quieter on correspondence which is nice. Usually, the correspondence has to do with space size and the dog park but lately we haven't seemed to have very many issues. I know there has been something that has been presented to the Board and I will lightly discuss it. It is a member-to-member dispute over nothing that the Board should be involved in because it is more of a personal in nature and not park related. So, I just want to remind everyone to be kind to your neighbors and just because you don't like each other do not involve staff or the Board unless it starts to violate Park rules. We all choose to spend a lot of time here in a small, confined space and we all have to adapt to that to some degree. I know there was a time when this place was a little bit like the wild west and the board decided we needed to get really strict and make a lot of rules and it just made it where the park wasn't as fun of a place to come to. I am noticing now the pendulum is swinging in the other direction in order to make it more fun and reasonable to come and enjoy yourself at the park. I just want to make sure we don't go back to where we were. The decisions we make may not agree with everyone but we are trying to make sure this doesn't become a power struggle and we can all be reasonable and keep things fair for everyone instead of just one person. I am very pleased to see it evolve the way it has and I look forward to seeing how we can evolve even more in the years to come.

Manager's Report – Aaron Cartwright

I would be remiss if I didn't mention in the last year how hard it has been on all of us and on a personal level, the members we have lost unexpectedly in the park who have been apart of the park for a long time. These are really good folks like Ed Lehtinen, Rich Pfaff, Ace Miller, Eldon Garrett and Wayne Norton. I really do miss those people and wish they were still here with us but I am happy to know I think they are at peace now.

I wanted to congratulate our staff who is wonderful. Thank you Jennifer, Kim, Autumn, Debbie, Jose, Luke and Mike who is not back yet but will be coming back once he is fully healed and recovered. I could not do this without them and the things I have to ask them to do sometimes I would not wish upon my worst enemy. Having cleaned up a septic spill a couple times myself, I hate having to have them do it but they have to do it and are willing to do it for this park and to help all of you people out because they love you and care about you and I do too. So, I can't thank them enough and from the bottom of my heart I truly appreciate them.

As far as the year from management and as far as what I have been trying to achieve, I just want to talk about business and conveniences for members. A lot of the things I have approached the board about and been working with them to try and adopt is for the convenience of the members. One of the big things we adopted this last year was the reservation restrictions and the amount of time members have to book for their vacations. I believe we have gotten a pretty good response from the change and it also helps out from a business standpoint because we are able to book all members in advance but also allow for us to get more general public reservations in and it is nice to be able to tell people you don't have to wait to book so last minute. Or even little things too like the new picnic tables which are a little more convenient, a little more lightweight and convenient for staff to move around and we will slowly get those rolled out to more spaces throughout the park as well. And another thing was funding for the laundry equipment where you are able to pay with a card now. It is more convenient for you as guests in the park and sure enough more people have been using it instead of paying with coins. It is always in the back of my mind when I am presenting these ideas to the board to try and make sure it is convenient for you guys and keep your guest experience positive and enjoyable.

2024 Election Results: Don Smith

- Lorena Lemus – 269 votes
- Frank Polehonki – 252 votes
- Charlie Weeks – 237 votes
- Domingos Silva – 207 votes
- Shane Snow – 184 votes
- Denise Gagliardi – 142 votes
- Jonathan Saldana – 25 votes
- Quorum Only – 42 votes

Talley would normally do this but there was a conflict of interest so I am stepping in for her. We did have a quorum of about 500 votes and the votes were confirmed and tallied up for the results we had. I want to say thank you to Kim Hutten, Liz Cuccia, Jennifer Del Monte, Aaron Cartwright, Autumn Fierro, Kim Reimer, Mark Schieber, Debra Kindell and Leslie Bodine who helped count the votes and verify all were properly sent in. The process took about 2 hours but having them there helped make the process go much quicker. It was educational for me since it was my first time doing it and it is definitely a process and a lot to do. The results for the top 3 people who are now going to be joining or rejoining this group up here is Lorena Lemus, Frank Polehonki and Charlie Weeks. Congratulations to those three for making it on the board.

Reply from Aaron Cartwright – I do want to thank Tom Barcellos for all of his years of service on the board. He has been on this board a long time and pledged a lot of his personal time to the board while also juggling being a business owner himself. He is a pretty busy man and he still did a lot of work for this park and helped with a lot of the improvements we see today. I also want to thank Denise Gagliardi as well for your service. You traveled a long way to be here and help with this board and it really means a lot to everyone even if we don't let you know all the time. You pledged a lot of your personal time and were very dedicated to the job as well as holding a personal job yourself so I can't thank you enough for your service!

Comment from Charles Nunes – I would like to add to that as well. Denise came in a year and half ago to fill a vacant position on the board and she has done a tremendous job with it. She has been here for all the meetings and I think only missed one meeting and that was due to a personal family matter and she has done one heck of a job stepping in and getting the job done. Tom had a family obligation and he couldn't be here today because of a family obligation and I have to say family comes first. Tom has been dedicated for at least 9 years of his time to this board and he has put effort into everything he has done. He was one of the main people behind getting the construction done on the new facilities. Back when we were in the process of getting the construction going, I was the president at the time and I asked John and Tom to spearhead the project and they grabbed it and went to get the architects and designs and was running back and forth from Porterville to the park many times within every month during the process. And I just want to thank all of the members who have dedicated their time and continue to dedicate their time on this board; we appreciate everything everyone does and continues to do and we look forward to seeing what is to come with new board members coming on and current board members going off. Thank you to those who are currently parting ways with us and we appreciate all the hard work and dedication you put into being on the board and making the park better.

Old Business

None

New Business

1. 2024 Operating & Capital Budget – Talley Snow

We adopted our operating and capital budget at the beginning of year but we do still need to get a motion from the floor to approve the 2024 operating and capital budget. (See motions below)

Member's Comments

Andrea Gregory (Locker 718) – I was looking at the rules and the pet rules have not changed very much. People seem to not abide by the rules and I have even seen a board member whose dog gets let loose and the dog wanders into other guests' spots and other spots. Is there no policing of the rules? You said you were going to take out rules and I mean obviously this is not a rule that is being observed so why don't we get rid of this one. You have people who have new puppies and are letting their puppies go into spots and stuff like that so what are we going to do with that?

Reply from Charlie Weeks – We do see it happening in the park as well. We have had good conversations and will continue to talk about it. It is a very difficult item to write a rule on and try to enforce so everyone is happy. Generally speaking, when we develop a rule and try to enforce it, it makes people unhappy. It is an issue the board does not monitor because we are not always here. What actually needs to happen the owners need to report it to the office when they see it happening or send an email to them. I hate to say this but we all need to tell on each other every once in a while because even though we are all good people, we need to hold each other accountable when we are doing something wrong. The office does not see this happening and the maintenance guys may see it in between projects that need to be done but it is actually the members job to report these things to the office to be able to take care of it.

Comment from Mark Schieber – We have all been here a long time and since I have been here I have seen everybody's dog violate the rules. If you have a dog, I have seen it at some point go to the bathroom other than the dog run. The only way we will be able to fully enforce the rule is to not allow dogs in the park at all, which we know will not go over well with anyone. The dogs are not going to wait to get to the back of the park to go to the bathroom. The reality of it is that yes some people are looser with the rules than others but to try and run around and violate everyone who has a pet is not going to work. It doesn't mean we are saying to let your dog go crazy and not follow the rule but at least by having the rule there, it keeps the conversations going and alive and constantly being discussed.

Comment from Charlie Weeks – You brought up in the discussion you saw a board member that is doing it and they are a member as well. So, if there is a board member who is doing it then we need to address that as well and bring it up to the office so we can handle it as well.

Comment from Leroy Laird (Locker 252) – I feel like you can't have a non-dog owner direct the rules. We have a dog and she sometimes won't go in the dog run even if I take her back there multiple times and sometimes she goes on the way back in the middle of the road. But I make sure to clean it up and pour some water over it to dilute it. We can't be abusive with the rules.

Reply from Charlie Weeks – I agree with you which is why we need to report it so we can start a conversation with the person who is breaking the rule.

Reply from Don Smith – We have a dog and she is a service dog who doesn't have to be on a leash. I don't have to show you the paperwork but I can if I have to. The other thing is every time we come I notice we have dog poop on our nice grass and I don't always tell Aaron about it but 99% of the time I come we have to clean it up from in front of my rig, under my rig, or in some place in my site that is not from my dog. If she is in my site and not on leash then I am okay with that. I also took my dog to the vet this past week and I talked to him about our dog run and he suggested with all the things going on we shouldn't take our dog in a place like that. That is something we need to work with Aaron on to make that area safer for dogs. There are some diseases going around right now where a dog or cat can get it and it can literally kill them. They can easily catch it when they go in there just by sniffing around where other animals have been. So, I can tell you this will be an ongoing dialogue because I was advised by my vet not to take my dog in there and so I am not going to take her in there. So, we need to safeguard it for the animals and make it a place where it doesn't stink in the back of the park as well. You can't control where your animal goes to the bathroom either. I am not going to stop my dog

from going to the bathroom when we are on the way to the park just because she couldn't make it. I see people all the time where their dog poops or pees on the way to the dog park. I feel like as long as we are cleaning up after them and being responsible that is progress.

Reply from Aaron Cartwright – I am a pet owner myself and I always try to steer clear of the RV spaces. That is the one thing I have been hearing that I just can't sit with and I feel like if it is in your space then it is your space but if it is not your RV site or an empty RV site and your dog is going to the bathroom in it, I do not agree with that. There is enough of a roadway that anyone can walk their animal right down the middle and if they go to the bathroom then so be it and just make sure to clean it up.

Reply from Darin Batty – I think for the most part, personal responsibility and most people are taking care of it. But, you are always going to have someone who does it because it is the nature of people.

Comment from Mark Schieber – I have watched people who have let their dogs pee on people's personal items and then walk away without doing anything. The reality is we also have to be sensitive to the non-dog owners because you have to realize they have to stand by and just be okay with the situation when it happens because there is nothing they can do about it. I think the only thing we can do is be a good neighbor and we can continue to keep discussing options for making sure it is not happening in people's sites.

Comment from Jerry Bodine (Locker 005) – So, it was decided by the board that people with golf carts have to start paying a fee for charging their golf carts in the park because of the cost of electricity. The amount of time and money for the staff to take care of the dog area is a lot and I am sure no one has taken the time to add up the time it takes and the amount of chemicals it takes in order to clean it. Maybe we should consider a fee for people who have a pet.

Reply from Aaron Cartwright – We actually used to have it in the rules years ago but it only applied to non-members because members here are safe from being charged those fees because when they stay in the park they are supposed to stay for free. But there is a little bit of a grey area where there is something we could probably do along those lines. Because you are right it is an expense and if you are talking about chemicals in order to treat diseases or even the natural stuff in order to treat the smell that stuff is pretty pricey.

Comment from John Watkins – The one thing we definitely need to address is the health concern back there because my vet had me cancel the styling place I was going to because they had an outbreak. He also told me to keep my dog away from dog parks in order to keep him away from other dogs who may be carrying other diseases as well. I want my dog to live a long time and so I think we need to be a little mindful of the area for the dogs. I think we just need to use common sense and not allow our dogs to go on other people's sites or in the empty lots where people could be coming into those sites.

Reply from Charlie Weeks – I think we understand the issue and we are aware of it and we will continue to have some more conversations about solutions going forward to eliminate some of the issues and concerns we are hearing.

Mark Gregory (Locker 718) – I noticed they are doing some construction down at the mobile home park and I was seeing where they painted lines across our entrance. Are they planning to put any curb or gutter across our entrance? And can we do some pre-emergent on the sites that have a lot of weeds and are not being occupied as often?

Reply from Aaron Cartwright – I am aware of some work that is coming up in the next couple of days but I believe it is to smooth out some of the work they have already done. And yes I have been told if you salt soil enough over time it makes it infertile so we wouldn't be able to plant anything there which an RV site would be perfect for that. So, finding out how we can do that and how much the cost and time it would take would be a long-term strategy. We would generally be targeting the back of the RV spaces where is not very much traffic going through it rather than the whole RV space.

Board Member's Comments

Talley Snow – I just ask that people watch their speed in the park especially since we are approaching our summer months and the park is going to start getting full of kids and people. Seriously, there are a lot of kids speeding through the park on

scooters and bikes. So please just be mindful of the speed limit and everyone that is out and about to ensure everyone's safety.

Comment from Charles Nunes – I am normally here at the end of June and part of the month in July and I am usually up near the front of the park and I have stepped in front of vehicles in order to slow them down. And I have seen other board members and members do that as well in order to slow some of these people down. I encourage the members to tell people to slow down if you see it happening. We have adults and children walking around and we need to make sure people are slowing down and being safe. And the staff is trying to do their best to catch all of the children and telling them to stop it.

Reply from Charlie Weeks – I have tried to take the opportunity to go and speak with the parents when I see it happening in a very polite way asking them to have the kids watch the speeds because I am concerned they are going to get hurt or get hit by car because someone isn't going to see them. Most of the parents seem to be receptive to the conversations even if they don't like having the conversation and they will have a conversation with their kids.

Reply from Brenda Critzer – I see them during the summer speeding through the park and without helmets as well. So, we definitely need to watch out for that and say something when we see it to the parents.

Charlie Weeks – There is one more thing I wanted to say since it is board member comments. I want to thank all of the board members for the amount of time, phone calls and emails they have taken care of during the weeks and months and year. And some of these people have been on here for a long time and are terming out which is a great thing to see because we rely on those people who have been doing this for a long time to advise new board members coming on with some of the items that may have been discussed prior to actually getting on the board. On that note as well, I want to say thank you to Denise for all the help she has been for us. She has been a team player and a great board member that I am sad to see go. But I do want to welcome our new board members Frank and Lorena. We are going to buckle down and have some new things coming in the future that have come from all of you and some things we have noticed.

Meeting adjourned at 10:52am.

Respectfully Submitted,

Frank Polehonki
Board of Directors – Secretary

Cc

Jennifer DelMonte
Senior Reservation Agent

All Motions

Mary Halberg (Locker 661) made a motion to approve the minutes of the March 11, 2023 meeting, seconded by Jean Bureau (Locker 828).

Brenda Critzer (Locker 166) made a motion to approve the annual financials, seconded by Andrea Gregory (Locker 718).

Brenda Critzer (Locker 166) made a motion to approve the 2024 Operating & Capital Budget, seconded by Andrea Gregory (Locker 718).

Mary Halberg (Locker 661) made a motion to adjourn to executive session, seconded by Jean Bureau (Locker 828).