



Board of Directors

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

Members Present – 18

Meeting called to order at 9:03am.

Flag salute led by Terri Polehonki (Locker 450).

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.

Comment from Liz Cuccia – Before we start the committee reports, I just want to clarify something I spoke about last meeting so it can be documented in this month's meeting minutes because it was documented in last month's meeting minutes and it sounds like there was some confusion as to what was being said and who it was directed at. I was not accusing anyone in particular on this board of doing anything inappropriate but I just wanted to make it clear that the board is responsible for being confidential about information that shouldn't be shared with other members or with their spouses. I was not saying or accusing the current board of doing these things as a blanket statement but instead was saying it is the responsibility of this current board to do their fiduciary responsibility and stay within the confidentiality agreement when it comes to certain subjects and information. So, I just wanted to be clear that I wasn't saying that this board is acting inappropriately but instead I was just trying to calm down the meeting and move on because it was getting out of hand and we were starting to discuss information that needed to be only discussed in executive session with the board members.

Reply from Lorena Lemus – Thank you for the clarification.

Committee Reports

Financial Report – Talley Snow

Park Accounts	Balance (1/31/25)	Monthly Comparison	January 2025	January 2024	Difference	% Change
Mechanics Bank-Operating	\$160,700.27	Income	\$202,548.98	\$177,104.16	\$25,444.82	%14
Mech. – Laundry	\$34,174.58	Expense	\$113,751.18	\$92,201.67	\$21,549.51	%23
Mech. – Dues	\$89,155.52	Net Income	\$85,825.44	\$78,838.82	\$6,986.62	%9
Mech. – Emergency Reserves	\$1,964.81					
Mech. – CIM Reserves	\$54,818.30					

You will see on the balance sheet that we show \$342,310.48 in our accounts total but we also have a \$200,000 CD which will actively be taking place on Monday which is not accounted for in that money yet. So, once that takes place, it makes our balance \$542,310.48. Aside from that, everything is looking good.

Comment from John Watkins – I have a couple of questions about the financials. I noticed the General Liability Insurance is up substantially, the salary and wages are up substantially and General Repair and Maintenance are up substantially. What is the reason for this?

Reply from Liz Cuccia – Well the insurance we do not have any control over because of the state of California and that is just the premium. I mean we can shop around but we barely got that premium a couple years ago with the help of Charlie. The insurance unfortunately is just the insurance and it just renewed and we have to have it so it is kind of what it is. As far as the general maintenance, the reason January was high is because we received the credit card statement late so we had to post some of the December transactions in January which is why December was lower. And as far as salary, I believe payroll taxes went up, the employee's raises went into effect and there were 3 payroll periods in January instead of just 2.

Comment from John Watkins – Liz, one more question on the balance sheet and that is where are we at with the \$200,000 CD?

Reply from Liz Cuccia – So, Talley had kind of went over that briefly. So, basically because it took us a minute to transfer the money from the reserves account into the operating account and we held the check before sending it out to them. So, when they received the check, the offer they had given us had expired so I had to renegotiate the terms of the CD so we could keep the interest rate we were originally tied to since the interest rates had gone down. She got it approved this past Thursday and should be initiated on Monday for us to get our certificate of deposit. The rate we got was 4.75%.

Collections – Lorena Lemus

As far as dues are concerned, they were due on February 1st but you have until March 1st to pay them before they are considered late and you will lose your park privileges and will not be able to reserve any time in the Park. We will then be accessing a late fee on April 1st if we have not received them as well as you will continue to have your park privileges suspended. Please reach out to the office and get those paid by March 1st and you can use a debit card or credit card or send a check into the office to get those paid. As of February 7th, there were quite a few who had paid so I believe we only have about 250 outstanding lockers to be paid. As far as foreclosures, we do not currently have any updates but if we have any additional information then we will make sure to share that with the membership.

Management – Darin Batty

The office has been quite busy with collecting ballots and dues so things seem to be moving forward and going good. They will continue to receive the ballots until March 7th which is the Friday before the Annual Meeting, at which time they will tally the ballots up. But everything else seems to be going good and they seem to be staying busy with work in the office and outside.

Correspondence / Public Relations – Manuel Silva

So, this month we received a suggestion where someone asked for a can opener to be placed in the Clubhouse for use by guests staying in the park and using the facility. Other than that, everything else was great and people seem to be enjoying the Park. We had some guests who were new to the Park from Fresno and had learned about us from looking at the website. They enjoyed the hot tub, people in the park were very friendly, staff was very friendly and the facilities looked clean and were enjoyable as well. So, it looks like the only thing we had an issue with was the can opener which I am sure we can purchase one to keep in here for the guests to use.

Reply from Aaron Cartwright – I was shown one but I have never used a can opener like that so I will be purchasing one that will be easy use for guests.

January 2025 Guest Survey Comments: *Please refer to the attached comments at the end of this document.*

Park Maintenance – Don Smith

Not a whole lot to report this month but I did notice the guys are using the Kai Vac regularly on the Park facilities which has made a significant improvement in the appearance. We have got 2 bids for the pavement and are still waiting on 2 more but from what I am seeing we are looking at a minimum cost of \$600,000. There are some additional options and any unknowns which would drive that price up so that's why I say we are looking at a minimum of \$600,000. The maintenance guys have been painting the stairs on the side of the Clubhouse and finished that up this week. We had the company that repairs our washers and dryers come out to service the laundry room and make sure everything is working properly. The guys have been keeping up with the weeds as that is an ongoing issue and will continue to be with the upcoming rain we will probably get.

Comment from Mark Schieber – I know you were able to locate the information from the road sample that happened in 2017 but were you able to get all the information you needed from that road sample? I believe Aaron sent out information through email about the information we receive from Geo Solutions when they did the core sampling in 2017 and they said it was natural asbestos or something so I just wanted to get clarification that we received everything we needed to move forward or do we need to discuss getting new core samples.

Reply from Don Smith – We are probably going to have to get another core sample done of the road. We do know that this area does have naturally reoccurring asbestos but according to the report there are no asbestos present so we will be able to do the job without having them wear Tyveks and respirators.

Park Use – Charles Nunes (Absent) – Mark Schieber

So, it looks like our occupancy was up this year with our occupancy being at 63% versus the 57% we had in 2024. When we look back and compare month to month and year to year, it looks like our non-member snowbirds have made a substantial jump then in past years which helps especially since we lost some of our member snowbirds as well this year. We also had our monthlies and non-member guests coming in on the weekends and throughout the week that helped with staying on top of the occupancy and keeping our revenue positive.

Rules and Regulations – John Watkins

I had a talk with Aaron and we agreed that it was time to do the site inspections again so he will be sending out a notice to everyone with the date of when he will be doing those. So, everyone can look forward to those and make sure to get their units cleaned up and their sites cleaned up so he is able to walk through them and evaluate everything. I think other than that we are in a really good place with the rules and regulations and everyone seems to be following the rules without the staff having to remind everyone. I have talked to a couple of other members in the Park who said the facilities are looking great and that everyone seems to be keeping up their sites and helping keep the Park a happy place to come to.

Manager's Report – Aaron Cartwright

So, since last month and today, the staff worked on the annual mailer, which is a big project all in itself with thousands and thousands of paperwork that needs to be printed, organized, punched, sealed and mailed out. I think we did it faster than we have ever done it with getting it completed right after the board meeting when our deadline was around the 26th of January. On a related note, as Lorena had stated the dues are due by March 1st otherwise whatever member has not paid will not be in good standing. I was reviewing a couple of different things at the beginning of the year and the last couple of weeks and I noticed that a couple of years back we used to have a binder in the old Clubhouse that had copies of the minutes from the previous meetings in case somebody didn't have access to the website or sometimes I feel like there is a benefit in having something in your hand and reading it versus looking at a screen and reading it all day. I went ahead and put all the minutes from 2022, 2023 and 2024 and we will continue to do that moving forward. Lastly, I do like to finish with a couple of survey comments because people do take the time to take the surveys and especially when they take the time to mention the staff because I really appreciate that and it is good feedback for me. (See Survey Comments Below)

Reportable Actions – Frank Polehonki

In the executive meeting last month, we put a policy in place that any situation that we have where we need to contact the attorney, we would decide as a board how to proceed and what to request. We discussed the option of utilizing zoom as an option of communication prior to contacting our attorney. We basically are saying that we will be doing it as board to determine what course of action to take when it happens with situations like that and this was a motion that was passed in executive session at the last meeting.

Old Business

None

New Business

1. Budget for Raffle Prizes – Talley Snow

So, I realized we had not yet made a motion to give Aaron a budget for the Annual Meeting raffle prizes. Last year, we did \$2,500 so I wanted to see where the board stood on this and decide so he could start purchasing the raffle prizes.

2. Motion Sensory Lights in Laundry Room – Talley Snow

I would also like to discuss about getting a motion light in the laundry room because I know where the light is but when you have to go in there in the dark, it is difficult and becomes frustrating when it turns off when you are trying to do laundry and then you have to navigate in the dark to try and turn it back on. I am not sure why we have not already had a motion light installed in there or at least one that stays on until maintenance closes it for the night. I know we have talked about it and Darin and I have brought it up but we haven't done anything about it so I would really like to get something done about it now.

Comment from Mark Schieber – Wouldn't we just need to replace the switch with a sensor switch instead of the one we have?

Reply from Darin Batty – I believe we will run into the same problems if we swap out the switch with a sensor because we will still have to walk over to the switch in order to get it to turn on. I think we need to replace it with an actual sensor in the room.

Reply from Don Smith – You need to have an electrician come in and install a occupancy motion sensor in the ceiling so it comes on whenever someone enters the room.

Comment from Talley Snow – So Mark just in case you haven't been in there to know what we are talking about, the switch we have currently is located back at the bathrooms so there won't be any motion when someone walks into the laundry room. They would need to walk through the dark room and get in front of that switch in order for it to sense someone in the building.

Reply from Mark Schieber – That makes sense. I think we should definitely make a motion then but I don't believe we have to because it sounds like it is well within Aaron's budget authority to have something like that put in.

Reply from Talley Snow – Okay, so Aaron if it does come in under \$500, is that something you can get installed and taken care of?

Reply from Aaron Cartwright – Absolutely. I can call an electrician and if for any reason it outside of my budget then I will contact the board to get authorization.

Comment from Mark Schieber – If it goes over \$500, then I can approve the amount because I have up to a \$1500 budget. If it goes over \$1500 then I will reach out to the board and get the authorization from the board.

3. California Outdoor Hospitality Association Conference (April 2025) – Aaron Cartwright

It has been a number of years since anyone from the staff has gone to a trade show or seminar with it being prior to COVID the last time I can remember us attending. So, California Outdoor Hospitality Association is really an alliance of a bunch of different states. It really is a supportive advocacy group that started in California but has now branched out all over the western states. If I need something that I don't know the answer to when it comes to RVs or the RV industry, I give them a call first. They offer legal assistance for free and they are out there fighting the good fight for us as a business. As an example, during COVID with Newsom, he was stating that RV parks were going to be shut down and limited them to what they could and couldn't do. So, Diana, who is the head of CALOHA, was out there really fighting hard by going to Sacramento and getting it where they could open up the RV parks to help people who were out there working and traveling during the trying time. They are helping to reduce the amount of toxic chemicals used in the products for the RVs and in RV parks and all kinds of different things that really supports the industry. So, the last time we really went to one of these conferences was in 2018 or so. They are really nice go to because you get energized by new ideas, you get to meet new people and network, while still learning about the new laws changing and business practices that are legal and not legal and all that fun type of stuff. This year, they are hosting in Reno, Nevada for a couple of days in April. The cost of the conference would be about \$2000 between travel, food, hotel and fees for the conference itself and that is probably well over what we would need. So, if that is something you are interested on sending someone from the staff on then I would appreciate a motion. Otherwise, I am okay if you are not willing to do it but would like you to keep it in mind for the future when they do have them going forward.

Comment from Don Smith – That is something that I would make a motion on because I think it would be beneficial.

Reply from Darin Batty – Yeah, I think it would definitely be beneficial and it would be nice if we could send a couple of people to go to it.

Reply from Talley Snow – We currently don't have the staff to be able to send a couple of people there for it though. I think Aaron would benefit from this though.

Reply from Don Smith – Yes, I agree that Aaron would benefit and I think we only need to send one person for this time around.

Reply from Aaron Cartwright – I would agree with Darin if it was located in California but with it being so far away and being multiple days of training and information, I think we should only send one person this time around. They are always doing them so when one comes up locally, I think it would definitely be beneficial to send more staff.

Member's Comments

Terri Polehonki (Locker 450) – I know the last 3 meetings were very heated and a lot of things were said and I know a lot of people didn't come today because they are still upset that they didn't get an answer on what's going on. I think in all fairness to the board and whatever is going on that if there can be some resolution to the hot topic that's been talked about for the past 3 meetings that have gotten out of hand. I feel like nothing has been talked about today and I don't know of anything that has been resolved but if everyone thinks it is resolved, it isn't. I just wonder if in all fairness to the board if it has been resolved then what the answers are going to be so we can put it in the minutes so then the people can know but I think a lot of people didn't come today too because they are frustrated and don't feel like the board has given any answers. I don't feel like I know anything either and I am a board member's wife. I just felt like you should know that people are still wanting some clarification. So, again I am going to be that person and we need to have something resolved whether it is good, bad or indifferent or tell us that it can't be resolved.

Reply from Lorena Lemus – All I can say is it is still an ongoing and it is still pending and I can reassure you that is soon as there is an answer or solution or any direction that we can take, we will make sure that everyone will be informed. We owe it to you and the staff and everyone here so it will take a little bit longer since next month is not an ordinary meeting and we do have new board members coming on with a lot of change happening, so it will take a little longer to find resolve. But, once again, I will make sure we will inform everyone once we have more information to give.

Reply from Terri Polehonki (Locker 450) – And I think the thing is too that no one is being attacked or anything like that but people don't know and when people don't know that is when it becomes more of a problem and people make up their own thing and that's where the problem is. So, I think if it gets squashed somehow or someway, it would be best. And only you guys know.

Reply from Lorena Lemus – We understand and will make sure to address it. Thank you Terri.

Paul Gutierrez (Locker 063) – It appears to be really easy to come up with money like \$2000 for this and \$2000 for that. I am still going for the utility golf carts. The maintenance guys are still sitting in the rain and using the top of their golf carts for cones and blowers because they have no where to put them; that is a safety issue because if they hit a bump or make a quick turn then it could hit someone or hit something. These guys really do work so hard and when I looked up the utility golf carts the cost was \$13,000. So, it seems like you can come up with money really quick but we need to prioritize because security and safety is top for me and we need to take care of these employees. I believe you could get 2 this year and then 2 more later. There is so much the guys would benefit with these and help them with pulling things around without using a trailer all the time.

Reply from Lorena Lemus – Aaron, can we also check when you go to this conference to see if there are any vendors there or if we can find out any information about vendors other RV parks use that might decrease the price or might be similar?

Reply from Aaron Cartwright – Absolutely! There might be vendors there that I can definitely look into that and get information from other RV Park managers.

Comment from Frank Polehonki – Do the guys have a different way to transport the equipment like he was mentioning?

Reply from Darin Batty – In my opinion they need to reorganize the carts and only take what they need. They also have cart trailers they can transport the stuff around as well. There really is not a good reason for transporting the stuff on the top of their cart. Some of these carts are kind of messy so maybe reorganizing the carts would help make some room for the things they need. They are aware of the things they need in order to do their job throughout the day so keep those items on them and on the cart. Unfortunately, the blower is something they are going to need all day long.

Comment from Frank Polehonki – Is there a cart assigned to each person or are the carts just used universally?

Reply from Darin Batty – They all have their own.

Comment from Frank Polehonki – Someone suggested that we have a contest between the crew with the carts and give them a certain amount of time and see who can fix up the cart to see who can get it clean, the best looking and the most organized. If we give them a time limit and tell them for example at the end of 60 days, we judge to see whose looks the best and then give them a prize to help motivate them to increase the cosmetics and organization of the golf carts. I thought that was an interesting and good suggestion that was maybe something we could consider. I know they get caught up in doing the work but personally I look across to the facility next door because of where I am positioned, and I look at the golf carts next door and compare them to how our golf carts look and there is a pretty huge difference. So, maybe it is our fault for not supplying the things that they need but I think we need to work together to make improvements in what we currently have. And then review Paul’s suggestion to see what we might want to do in the not too distant future regarding the carts and improving them and updating them into the 21st century.

Comment from Joyce Aldrich (Locker 440) – I just want to know that whatever we switch to if we do will hold those weed eaters because I have seen those fall off the carts before. And those are expensive too so that is not okay either. So, if we are going to do something different or improve on what we have, lets make sure it is user friendly and the guys can actually carry the stuff on the cart. These guys do need golf carts that have actual places to put stuff to make it easier and more organized.

Reply from Aaron Cartwright – Yeah, they are substantially made golf carts so they should be able to hold more and hold it better than the golf carts.

Reply from Paul Gutierrez (Locker 063) – Yes, and that is what you would call a utility golf cart which is not what we currently have for the guys.

Reply from Frank Polehonki – So since it would be quite expensive to replace all of them at one time, in the meantime we should try to improve upon what we currently have because we probably will still have those for the immediate future and into the future but also look at what we can get them later on down the road. I think we also need to take better care of what they do have.

Joelyn Lutz (Locker 369) – With regards to the information Terri was speaking about, it would be helpful if you could put it in the old business each time as a suggestion so that we know you are still dealing with it and that way you repeat it each time at the meeting so people aren’t having to ask. Also, just a request because I like color and I think most of you know that but can we get color out here like color umbrellas or something because we look very boring with the blue and browns.

Reply from Lorena Lemus – Yeah, I believe the umbrellas were donated by the beach club so in the future when they are needing to be replaced, we can look and see if they have different colors that would a little color to the outside.

Board Member’s Comments

Talley Snow – Quit letting your dogs pee and poop please!

Meeting adjourned at 9:52am.

Respectfully Submitted,

Dale Critzer

Board of Directors – Secretary

Cc

Jennifer Del Monte

Senior Reservation Agent

Guest Survey Comments from January 2025

- As we are all aware, THE PEOPLE within our Service Organizations make all the difference. We go to and utilize those agencies that make us feel as though they care about us and our needs. This is true of our choice in R.V. Parks as well. As I've shared previously, the Team at Holiday make us feel as if we are staying with family, away from home. Aaron & Jennifer in the office are professional, courteous and helpful. Luke, Kim and Michael are welcoming, knowledgeable and always willing to be of assistance with kindness. Thanks Team Holiday for all you do; we appreciate YOU! Jonathan & Janis Graybill
- Park looked very cheerful, grass green and roses blooming and very clean.
- I really enjoy staying at Holiday RV park. It's like a tradition for me now.
- Office staff and maintenance staff go above and beyond to help. Love this park!!
- Office staff always has some sort of bad and not nice at all when you check in.
- The only thing we were frustrated with was that when the park was very empty, you. moved two of the biggest motorhomes next to us... We were a smaller trailer, and the motorhome was so huge, its slide out hung into our area, and it made it impossible to want to sit outside in an already small area. We had booked for two weeks, this motorhome for 2 nights. It was just very odd. Thanks
- Cable service was great on the first 2 days of our stay then we couldn't never get any of the local channels. We could not get 30 channels that were listed on the camp directory. I called the office and Jessica suggested that I call Spectrum and I did to no avail.
- Office staff is friendly and very accommodating!
- Just hope cable issues are fixed soon
- Jennifer is more than helpful. She works to provide our preferred placement in the park. She is even gracious when dealing with us in our laundry snafu - unexpectedly leaving clothes in the washer, while walking to have lunch. ./ The maintenance team is terrific. Luke & Kim are knowledgeable and always willing to help. It feels as if we're staying with family over the Holidays when we visit. :)

All Motions

John Watkins made a motion to approve the minutes of the January meeting, seconded by Manuel Silva.

Roll Call: Darin Batty, Frank Polehonki, Mark Schieber, Manuel Silva, Don Smith, Talley Snow, and John Watkins. Charles Nunes was absent for this meeting. Lorena Lemus abstained due to her absence of previous meeting.

Talley Snow made a motion to accept the January 2025 financials and pay the bills and payroll, seconded by Darin Batty.

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

Talley Snow made a motion to budget \$2500 for raffle prizes at Annual Meeting this year, seconded by Don Smith. Roll Call: Darin Batty, Frank Polehonki, Lorena Lemus, Mark Schieber, Manuel Silva, Don Smith, Talley Snow, and John Watkins. Charles Nunes was absent for this meeting.

Talley Snow made a motion to budget \$2000 to include \$295 registration to send Aaron to CA Outdoor Hospitality Association Hospitality conference April 2025, seconded by Darin Batty.

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

Lorena Lemus made a motion to adjourn to executive session, seconded by Darin Batty.

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