



A 55+ RV Resort Community in Arizona's Sonoran Desert

HISTORY OF DESERT GARDENS RV RESORT

The property located at 9668 N. Hwy 79, with additional southern access from Cactus Forest Road, was purchased by Eric and Marcy Nelson during the summer of 1996. Their plan was for a 10-year project to establish an RV park called Cactus Forest RV Park. Finding that name already registered, they changed the name to Desert Gardens RV Park.

The park was opened to the public for rental in the fall of 1997 with section D, section E was added next, and section F was the last addition.

The Nelsons, reaching their 10-year goal, sold the park (not the adjoining land) to CRVC Desert Gardens on November 14, 2006. The park's name was changed to Desert Gardens RV Oasis Cooperative, and the park was incorporated as a membership owned park with lots leased from the cooperative by members. Bylaws were written by CRVC as the developer.

CRVC hired LCM (Leisure Concepts Management) to manage the park and sell memberships (lots) in the park. LCM hired a resident manager and a salesman to sell lots. During the 2007/2008 season, 32 lots were sold.

During the 2008/2009 season, due to poor management and the famous 2008 recession, lots did not sell. CRVC fired LCM. In February of 2009, CRVC decided it was a bad investment and stopped making payments on their note to the Nelsons.

On September 9, 2009, the Nelsons repossessed the park. However, they did not take over the Oasis Cooperative due to potential debts owed by the cooperative and CRVC.

In February 2010, a new cooperative called the Desert Gardens RV Park Cooperative was set up by the Nelsons. The bylaws for this new cooperative were copied from the old Oasis cooperative with minor changes. The Nelsons were now the developers.

In the fall of 2010, the Nelsons began selling memberships (lots) in the new cooperative. By the end of 2017, the Nelsons had sold most of the remaining lots. The park was totally sold out by February 28, 2018.



A 55+ RV Resort Community in Arizona's Sonoran Desert

On December 31, 2017, the Nelsons turned over ownership of the park to the members in accordance with the bylaws and the membership agreements.

In February 2018, at the annual meeting, the members elected the first all-member board of 5 directors.

The old Oasis members voted to terminate that cooperative and turn over all assets, including lot,s to the new park cooperative.

The new board formed a new corporation, Desert Gardens RV Resort Cooperative, and applied for 501-C-7 nonprofit status which was finally approved in February 2020. The bylaws were revised to remove all reference to the developer.

Written by Bob Amma 3-17-2020