

HOA General meeting
November 7th 2020

Present

Eugene Markowitz

Don Payne

Lorraine Smith

Sandi Dutra

Dave Allenbauch

Amalie Sinclair

Gary Whitten

Jim Cannon

About 30 residents attended

The January minutes were approved.

Owing to the pandemic, the HOA general meetings were suspended through 2020. The November meeting is the first time a general meeting is convened since January, although the board has been meeting on regular basis.

New members were introduced, including Ginger Cornard at #121

Eugene went through the Presidents report.

The board wrote a letter to ELS management regarding compensation for the loss of amenities in the park, through 2020 and due to the emergency measures. ELS subsequently provided a good will check of \$3,000 in compensation. The money was contributed to the Arroyo association to be used for the benefit of the park residents.

Sandi Dutra mentioned that this sum had since been utilized for park decorations, with the approval of the HOA board. ELS has also provided some additional funding. The illuminated decorations will be turned on after Thanksgiving and will remain in place till January.

Lorraine mentioned that management will be providing new lighting bulbs to meet the Dark Sky proposal. These will be changed out presently.

The house inspection is over, and approximately 20 violations were notified. Management has written materials and information on repairs and renovations. For sheds housing combustible materials, the installation of dry wall is recommended. Please contact Jennifer at HOA office with questions.

Don asked who had received these notifications? Were any notices for issues apart from shed repairs? One resident had received a notice to remove a lattice. Another resident said that the official city inspector standards are different from the park standards. For a shed the city cites 150 sq ft as limit, whereas the park management stipulate 100 sq ft. The residents encourage resolution of the discrepancy in writing. Don Payne offered to investigate the issue. The resident felt that state law is overriding, Don was not sure if the management is aware of the standard.

Sandi provided the treasurers report.

HOA checking account – Oct 31st \$2,129 .30

ELS (JAMS) settlement fund - \$12,016.89

UCSC dust settlement fund -\$3,976.37

ELS has an agreement to provide HOA (JAMS) with \$1000 a year, funds for 2020 are expected to be deposited. A letter will be sent by the board, there is also some question that arrears may be greater. Don will check what is outstanding and has a copy of the original agreement which is part of HOA record.

Note: (as of December 9th 2020 this issue was fully resolved with ELS payments brought up to date)

Gary Whitten discussed the content of a “to go” bag in case of emergency. A 20-30lb bag is not so easy to lift, but contents can be much smaller and compact. The main thing to remember is not to store alkali batteries, which will corrode. Several companies are making lithium-ion batteries which are a suitable alternative and which will not break down even after many years. The lithium-ion rechargeable D cells are to be recommended, they hold more electricity. And can be recharged using a small portable solar cell unit. A large knife is useful, for tasks such as splitting wood for a fire, also flashlight, radio, candles, lightweight poncho and first aid kit.

A resident asked, in case of emergency are we expected to evacuate on foot or can we use cars. A resident mentioned that evacuation routes were set up by the city, depending on parking availability. Questions were asked, how do 200 cars leave the park at the same time? Gary mentioned that both front gates would be opened. Also, that there are several pedestrian exits to Natural Bridges park or the UCSC marine lab. The lands adjacent are all park lands, there would be several agencies involved in an emergency evacuation.

Eugene mentioned that park residents should not be obliged to respond to park security incidents. Residents should notify the office if they have concerns or see anything untoward. The management will respond and deal with any such issues.

A resident felt that the security situation is inadequate. Jim responded that these issues have come up many times over the past ten years. First Alarm drives through the park in the afternoon and at about 9pm. They check the pool area and clubhouse and the laundry area.

Since the hot tub and sauna have been closed, there have been less incidents. Resident complaint can also be filed on the management website, usually response is the same day. We have been trying to protect the community this past eight months, security is an important issue.

Regarding things that need to be done around the park, ELS management requests that residents do not ask Enrique, the park maintenance engineer directly, but instead put in a request to the office.

Don addressed the mail forwarding issue. The park will not forward mail that is not properly addressed, and these will be returned to the post office as undelivered. There are legal issues involved, the park office will not accept mail on behalf of residents which is not properly addressed.

Lorraine will be providing an optional resident list for inclusion on the HOA website. Residents may request to be included or removed accordingly.

Regarding rent increases, Don mentioned that these details will be included in the lease from ELS and that they are variable. The ELS management is restructuring, a new staff member will be employed as district manager Jennifer Barrett steps back. Jennifer McLellan will stay onsite.

The pool was serviced after the SCU Lightning complex fire in August which distributed ash across most of the city. The pool maintenance is ongoing, and the pool filter has been put under a bi-annual contract. Don suggested opening the pool at weekends from 12-5 pm via a sign-up basis providing half hour slots. A resident requested that management upgrade pool service to a more regular daily schedule.

Design ideas for the memorial garden, signage and installation are welcome.

Lorraine asked for any ideas for the Bulletin to be sent in, to her direct, as she will be out of town for a few weeks. Please contact Gary for batteries, information is also included on the website.