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**DEANZA MOBILE HOME PARK HOMEOWNERS ASSOCIATION (HOA)**

**General Membership Meeting Minutes  
Saturday, March 19, 2022 11a.m.**

**Call to Order**

Eugene Markowitz called the meeting to order at 11:00 a.m. The members recited the Pledge of Allegiance.

**Roll Call**

The Secretary took roll call of the Board Members. Those members present were:

Don Payne  
Lorraine Smith  
Sandi Dutra  
Eugene Markowitz  
Dave Allenbaugh

Jerry Zanzinger, Gary Whitten, and Tom Louden were not present.

There is one vacancy on the Board.

There were 25 members of the HOA present at the meeting.

**President's Report**

Jennifer told Eugene that management was trained to turn off the gas in the event of an emergency. What happens if management cannot be contacted? Eugene will discuss with Jennifer. ELS is replacing gas meters. If a members gas meter looks like it needs replacing, they should contact management.

A resident was concerned that sometimes the outgoing gate does not open. We have three residents that can open the gate if necessary. They are Jim Carraher, Jim Cannon and Dave Allenbaugh.

We have been told by Jennifer that we can't do emergency planning as that is ELS job. However, there should be some contact with ELS regarding emergencies and that is why we have a board member who has the designation of Emergency Procedures. The website Ready.gov is a good source for information regarding emergencies.

Eugene discussed his conversations with a city employee who informed him that we can have a unit that accepts cardboard as well as other recycled trash. We might use those containers on a trial basis to see if they work. They will look in to replacing the heavy lids with lighter ones. Jennifer is looking for stairs for the garbage bins. The garbage committee was concerned about the lids, food waste, signage and pet waste. There should be pet waste locations. You can fill out a form to take food waste to two locations. They are Trescony Park and a location near City

Hall.. They will send you an email with the lock combination. At the end of the year, the city may pick it up. The April Bulletin has a list of what items you can put in the food waste. You might want to cut it out and put it on your refrigerator.

There will be general cleanup Friday to Monday starting May14. ELS will provide a dumpster for unwanted items. Jennifer will let us know what can go in the dumpsters.

Jennifer said there was a report to the Coastal Commission and Fish & Wildlife. We need to get a copy of the report. We have a right to get a copy. If ELS does not give it to us, we should go directly to the Coastal Commission. Jennifer said she can't get a supplier for native fish. We should inform the Coastal Commission that we didn't get native fish.

A new resident was acknowledged

### **Vice Presidents Report**

There was no report from the Vice President.

### **Secretary's Report**

Eugene asked if there were any changes or additions to the prior meetings minutes. Since there were no changes or additions, the prior minutes were approved.

### **Elections**

Eugene stated the qualifications to vote. The nominating committee chaired by Candi Walker gave the following report for the new officers and directors.:

Those nominated:

Eugene Markowitz, incumbent running for President.

Karen Scott, Vice President

Jerry Zanzinger, incumbent running for Secretary

Heidi Armstrong, Treasurer (It was subsequently learned that she will not be running for office, so the spot is still open.)

Gary Whitten, incumbent running for Emergency Procedures.

Margaret Gannon, Park Concerns

Lorraine Smith, incumbent running for Communications.

Candi Walker, GSMOL

Don Payne, incumbent running for Policies and Procedures

All of the above will also be a Director of the HOA.

## **Treasurer's Report**

Sandi gave a report on the current condition of the HOA's funds. We have about \$1,600 in the general account and 18,000 in the JAMs account. 40 units have paid the HOA dues. There has been a Bylaw change to change our fiscal year to the calendar year.

Sandi distributed handouts to the residents informing them of the procedures used by ELS to determine rent increases. It is anticipated that next year's increase will be substantial since the February CPI is 5.2%. Our leases use the Bay Area CPI and not the National one that takes into consideration Social Security.

## **Policies and Procedures**

Don asked how many people use the Spa. About half of the membership raised their hands. The hot tub had a pump leak. The hot tub has an auto measuring system that is usually pretty good but there were some problems. PH was low in the hot tub. The pool is always fine. Don said he would send a stern letter to Jennifer copying upper management regarding the problem. If there is a health and safety issue, they have to fix it immediately. Management has to meet with you within 30 days of filing a complaint.

## **Emergency Procedures**

Gary was out ill therefore there was no report. Karen Blagmon and Shannon Gannon volunteered to be on the committee.

## **GSMOL**

Assembly Bill 869, which has not passed yet, would require 18 hours of management training. AB 2031, not passed yet, would require management to meet with you within 30 days after filling a complaint and the new provision is, they have to respond within ten days after meeting with you, written or otherwise.

## **Communications**

Lorraine said there were only two people over the last two years who unsubscribed to our website. Traffic is very good. Contact Lorraine to put in articles for the bulletin. For the April Bulletin, she has to receive articles by March 15. She continues to update the resident list. A resident can opt out if they like.

## **Adjournment**

The meeting was adjourned by Eugene Markowitz at 12:40 p.m.

Submitted,

Jerry Zanzinger, Secretary