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

**General Membership Meeting Minutes  
Saturday, May 21, 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  
Sandi Dutra  
Eugene Markowitz  
Dave Allenbaugh  
Gary Whitten  
Jerry Zanzinger

Lorraine Smith and Tom Louden were not present.

There is one vacancy on the Board.

There were 26 members of the HOA present at the meeting.

**President's Report**

A resident who frequents the gym was concerned about possible mold. The resident took a sample of the air and had it tested. The test returned positive for mold. The resident notified ELS and the HOA. The HOA met with management about the mold issue. The gym carpet was cleaned and another test performed. The mold was still in the gym. DeAnza Management referred the mold issue to regional management. It was decided to replace the carpeting with rubberized flooring after the carpeting glue is tested for hazardous substances.

A resident stated that there should be warning signs to warn of potential mold. There was some concern that mold may be in the walls. Don Payne witnessed the construction process and believes there is no problem because they put in green board. He is not sure if the sauna or the shower has green board.

A resident has a concern about chlorine in the jacuzzi. Don tests the chlorine and on occasions it is too high. The pool chemistry is always good. The hot tub occasionally gets out of whack. There is computer control of the chlorine level. There was a pump problem that was fixed. It was suggested by a resident that there should be a notice to the residents when the amount of chlorine is a problem. A resident stated that last Friday the jacuzzi had a lot of bubbles in it. She removed all the suds. Don will talk to Jennifer about posting the results of the chlorine tests.

Sometimes the main valve to the shower is turned off. There may be leak. They should fix the leak and leave the shower valve turned on.

Jean Marie Mott clarified that she is not on the Board that the Landscape Committee is no longer active. She also gave a brief analysis of the contents of the report from the Coastal Commission. Eugene said it would be ok to put the report on the website. It was generally agreed that much has been done and that the Arroyo looks good now. Jean Marie then spoke about some items that still needed to be done. Jerry Zanzinger was still concerned about erosion problems. Jean Marie will look into the possibility of reinstating the Landscape Committee. Liz McDannold and Barbara Cordes continue to meet with Jennifer about progress to the landscaping. There is an annual requirement to provide access to the beach. Last year, the ocean wiped out the access within a short period of time. We should bring it to Jennifer's attention to make sure it is done yearly.

### **Vice Presidents Report**

There was no report from the Vice President.

### **Secretary's Report**

Jerry Zanzinger asked if there were any changes or additions to the prior meetings minutes. Jerry stated that the prior minutes that indicated that ELS was in charge of all emergency planning is not correct. ELS, pursuant to Cal. Code Regs. Section 1013, is only responsible for emergency preparedness as set forth in the code section. The HOA can provide its own emergency services if it wants too. The code clearly provides that **“management is not responsible for physically evacuating residents from their homes and park residents must take personal responsibility for themselves during an emergency. Residents that may need assistance in the event of an evacuation should make prior arrangements to have that assistance available.”** It was suggested that the highlighted be published on the website and in the Bulletin.

ELS does not have to post the preparedness plan but it does have to post a notice as to how a resident can obtain a copy of the plan. There is no such notice that we are aware of. Jennifer should be notified about this by Park Concerns.

A resident was concerned about the gates not opening in an emergency. It was pointed out that the gates work on batteries when the power is off. When the power goes off the gates open.

### **Elections**

Dave stated that for this year only we will be voting for some directors terms to be for one year and others for two years. Because of Covid, it is necessary to do this to get in line with the Bylaws that require two-year terms.

The one-year terms are:

President  
Secretary  
GSMOL  
Policies and Procedures  
Emergency Response

The two-year terms are:

Treasurer  
Communications  
Park Concerns

Dave described the voting procedure by acclamation as set forth in Roberts Rules of Order.

Eugene named the nominees and their potential positions as set forth below:

Eugene Markowitz: President, Director  
Karen Scott, Secretary: Director  
Jerry Zanzinger: Treasurer, Director  
Gary Whitten: Emergency Response Director  
Margaret Gannon: Park Concerns, Director  
Lorraine Smith: Communications, Director  
Candi Walker, GSMOL: Director  
Don Payne: Policy and Procedures, Director

There will be no vote for the Vice-President position and that office will remain vacant until filled.

The new Officers and Directors will take office in July per the Bylaws of the Corporation.

There were 21 votes in favor, none against. 16 were needed for a quorum

### **Treasurer's Report**

Sandi gave a report on the current condition of the HOA's funds. We have about \$1,700 in the general account and \$19,000 in the JAMs account. June, 2027 is the last yearly JAMS payment in the amount of \$1,000. 50 units have paid the HOA dues. There has been a Bylaw change to change our fiscal year to the calendar year. The Statement of Information has been filed and the ecard for California taxes has been filed. The next Statement of Information is due in July. The CPI was lowered from 5.2 to 5.0 in March. We won't know the actual amount until July. Our leases use the Bay Area CPI and not the National one that takes into consideration Social Security.

## **Policies and Procedures**

No new information

## **Emergency Procedures**

Gary handed out Emergency Information received from the Fire Department to new members. Gary suggested that GoBags be placed in walkers or backpacks. Gary believes our primary concern should be tsunamis. He thinks there could be the possibility of a very large wave coming our way if Oregon has an earthquake that could create a wave as large as 100 feet. Gary said there are batteries that have a 20 year life span and don't corrode. Anything wired or a battery should be wrapped in plastic in your GoBag. You should check your GoBag at least every six months to make sure it is up to date. At the next meeting he will bring his GoBag and give more info to the residents. You can turn off your gas in the event of an emergency. You should call PG&E to turn the gas back on.

## **GSMOL**

Dave Allenbaugh discussed recent legislation. AB 2031. If a group of residents have issues in the park, management must set a meeting within 10 days. Management has to respond to the meeting within 30 days. AB 202. It has not passed yet, but it provides a fund to help people fix their coach if they have received a notice that they would have to leave the park unless they fixed their unit. SB869. This requires park management to take 16 hours of training, basically about the MRL and then 6 hours every year thereafter. Dave will post these Bills on the website. The new Board should make sure SB869 is followed. Dave will put a presentation on the website made by the Mobile Home Commission that contains good question and answers regarding specific mobile home issues.

## **Communications**

No report.

## **Adjournment**

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

Submitted,

Jerry Zanzinger, Secretary

