

De Anza Mobile Home Park Homeowners Association (HOA)

2395 Delaware Avenue, Santa Cruz, CA. 95050

Website: www.deanza-park.org

GSMOL Chapter 501

MINUTES OF THE GENERAL MEMBERSHIP MEETING

Saturday, 24 January 2026 at 11:00 a.m.

HOMEOWNERS ASSOCIATION (HOA) OFFICERS PRESENT

- **Board Members Present:** **Margaret Gannon** (President), **Tom Scully** (Vice President), **Debbie Loveland** (Secretary) and **Jerry Zanzinger** (Treasurer).
- **Directors Present:** **Dave Allenbaugh** (Emergency Services), **Carol McNulty** (Golden State Manufactured-Home Owners League aka GSMOL), **Don Payne** (Policy and Procedures) and **Candi Walker** (Park Concerns).
- **Officers/Directors Absent:** **Lorraine Smith** (Communications)

ATTENDEES: Twenty-one (21), in addition to those listed above.

Welcome to new residents/members: **Margaret Gannon** welcomed everyone and asked if we had any new residents; no new residents were present.

Call to Order and Pledge of Allegiance: **Margaret**, called the meeting to order at 11:02 a.m. and lead the Pledge of Allegiance.

Roll call of Board Members: **Margaret** introduced herself followed by the other HOA Officer and Directors present who introduced themselves.

Margaret asked all in attendance to please be respectful, raise your hand if you want to talk and when someone is talking, please do not talk among yourselves as it does carry through the room. She then introduced Jennifer Mattos, DeAnza Park Manager.

Speaker: Jennifer Mattos, De Anza Park Manager

- To her, the status of the Park looks “awful” due to the solar array construction.
- The Solar installation, which is being done by Motov (spelling?), has been held up as the switchgear (which costs \$400,000), which transfers the power from the PG&E to the property, is being upgraded and that installation has been held up by PG&E.
- **Debbie Loveland** asked why each resident is not metered individually to which Jennifer responded we are sub-metered. While Jennifer would prefer we were metered individually, it is up to PG&E to determine when we will be individually metered.

- Jennifer continued by stating:
- A new conduit is being installed under the Bridge as part of the solar installation.
- All the lights on the Bridge are being replaced as they were installed incorrectly.
- The stairs to the Arroyo (i.e. by Space 153) will be replaced with a ramp.
 - The company's engineer provided Jennifer with the plans for the ramp the first week in January, 2026.
 - Someone was out last week to view the project and she is now awaiting their proposal.
 - If the stairs were to be replaced with stairs, various sign-offs would be required.
 - By replacing the stairs with a ramp, which will follow the topography of the terrain, the various approvals will not be required which should help expedite the project's completion.
 - The contractor who will be doing this work is Earth Works.

Pool Enclosure

- Relative to the two pool enclosure panels which blew down due to the recent strong winds:
 - She has received the proposal to replace the panels, and
 - The work will be done by Bertram Construction (aka Bertram Builders, LLC) and should be completed in the next 2-3 weeks.

Ponds

- This is now an ELS Asset Management project (for which Jennifer is grateful).
- ELS is starting the environmental evaluations for permitting.
- There are multiple permits required to dredge the lower pond and replace the circulation pump.
 - Part of this project will include elevating the pump so it will not longer be "drowned" or clogged which will prevent it from burning out.
 - It is estimated this project may take 12-18 months for permitting (i.e. Coastal Commission, HCD, CAD, and Army Corp of Engineers).
- She acknowledged there was a suggestion the ponds be filled in with dirt.
 - There was a resounding disapproval of this suggestion.

Mailboxes

- They are required to provide mailboxes.
- If people want a secure mail box, you are welcome to purchase it and the Office personnel will install the mailbox.
- **Debbie Loveland** mentioned the request was for a **secured outgoing mailbox**, possibly located at the Office as people are concerned about placing outgoing mail in their unsecured mailbox.
 - Jennifer stated she will check into it.

Exterior Pool Shower

Jennifer stated she has yet to address this issue.

Front Gate

The new replacement gate is to be manufactured next week and Jennifer has not received a date as to when it will be installed.

- The cost of the gate will be paid by the driver's (i.e. person who damaged the gate) insurance company.

Ponds

Brenda Payne asked about the duckweed and is:

- There is anything way to get rid of it, and
- Is concerned if people walk on it after it has been removed from the ponds and placed on the walkways, someone may slip on it.
- Jennifer has researched it, it is not toxic and acknowledged people do not like its appearance.
- The landscapers will be repurposing the duckweed to enrich the soil.
- Once the ponds are "under control", Jennifer will be hiring a Pond company to deal with them going forward.

Access Gate to the Marine Lab (i.e. across from Space 64)

Brenda Payne also stated that gate is "dangerous" as it closes very quickly, is very heavy and noisy.

- She also mentioned it closed on her foot once causing her great pain.
- Jennifer acknowledged these issues and stated this gate will be replaced.

Duckweed

Jean-Marie Mott mentioned the duckweed at Antonelli's Pond is a beautiful green color, is only on one side and there are many ducks in the pond.

- Jennifer said maybe they have some ideas how to deal with it.
- **Martha Johnston** stated our ponds are too shallow so the heat generated causes the duckweed to grow.

Estate Sales

Julie Declos stated she thought **Estate Sales** in the park are prohibited.

Jennifer responded ELS was challenged by Herb Russman on that policy, he won so therefore estate sales are now allowed.

- Jennifer would appreciate being notified when an estate sale will be occurring.

Swapmeet/Carport Sale

Jennifer mentioned someone suggest prior to the Annual Spring Clean in May (e.g. possibly the weekend before the Spring Clean), we advertise (e.g Market Place) the event will be happening so people can get rid of items they no longer want.

- Jennifer is looking for someone to help her organize this event as Mikela will be on maternity leave at this time.

Driveways

Jerry Zanzinger asked when the work to resurface the previously designated driveways will be completed.

- Jennifer replied in September or October of last year, she and Mikela identified 22 (twenty-two) driveways which need to be resurfaced.
- Jennifer is ready “to go” when they (ELS) releases the money but she does not know when the money will be released.
- Jerry asked if there was someone they could write to so as to get the funds released.
 - Jennifer suggested they write to her Regional Manager.

Gazebo

Margaret Gannon asked about the recent renovation of the Gazebo.

- Phase One is “like for like” which will bring it up to code.
- Phase Two will include for ADA access and is planned for next year (sic).
- Jennifer replied she will need to check on the time frame but thinks it will be in the third quarter of 2026 and will have Mikela include the timing in the Weekly Update.

Hole in the ground by the Office

Martha Johnston mentioned there is “huge” hole in the ground near the Office, along with a gap in the construction fence (by the hole) and when it rained the hole filled with water. She is concerned a small child or dog could get through the fence and could fall into the hole.

- Jennifer replied the construction workers will be here on Monday and will take care of this matter.
- Jennifer continued by stating many holes have been dug and although filled, they have settled creating more holes.
 - Jennifer has informed the construction company once all the work has been completed, they will need to “clean this all up”.

Medical Shed

Julie Duclos asked when the Medical Shed would be opened as it was closed when the trench was dug.

- Jennifer replied she will check with Mikela but it can be accessed now as that part of the trench has been closed (i.e. filled).

Gazebo Lights

Bob Malliet mentioned the light at the gazebo go off 10-15 times each night and the light shines into their bedroom.

- He suggested this motion light turn off sometime between 9:30p.m.-10:00 p.m.
- Jennifer suggested it could be placed on a timer to alleviate this issue.
- **Joe Guinta** mention that is a very dark corner (of the park).
 - Jennifer was surprised to learn there are no street lights in that area.
 - She then mentioned the lighting project which was tabled but did not offer any solutions to the lack of lighting at this time.

Park Night Lighting

Melisa Mulcahy continued by stating when walking in the park at night, it is dark which frightens her.

- She continued by stating not all the street lights are working.
- Jennifer stated she would check on them.
- Jennifer continued that the lights HCD is requiring, ELS has installed these lights in “almost all of their other properties” yet we objected to them and Jennifer agreed with us.
- Jennifer continued by stating after our lighting project was tabled, she heard a conversation, “Should we look at another light?”
 - ELS has tabled our lighting project for now, will complete the lighting projects in their other parks and then will come back to address the lighting at De Anza.
- Jennifer would like the lights similar to what is used at the Marine Lab walkways although HCD wants the lights higher and downcast so as to light a larger area.
 - The lights HCD approved are Dark Sky approved.
 - They are solar lights and therefore to capture the solar (light), they are “big and ugly”.

Main Gate

Steve Conrad ask if the (front) gate is so unusual that is it hard to get parts for it.

- Jennifer explained the gate was hit (by a personal vehicle) so that had to be made and it is a sized custom gate.
- Like other parks, the gates are a constant “maintenance nightmare”.
- Steve asked if ELS could have an extra gate on hand for when the gate breaks.
 - Jennifer explained we would need two (i.e. one for each side) and they are expense, and doubts the company would approve the expense just to have it on hand.
- Jennifer tried a different gate company for repairs (Lyon Gates) but their work make “it” worse.
- Jennifer was asked in the event of a power failure, do the gates open automatically to which she replied, “Yes”.

HCD (California Department of Housing and Community Development)

Jean-Maire Mott asked for the definition of HCD.

Jennifer replied it is a State agency and they govern Mobile Home parks.

- Jennifer continued by stating they handle items such as title registration, permits, and valid complaints (e.g. If someone has a complaint which is not handled by the park management, you can file a complaint with HCD).

Solar Project Duration

Joyce Guinta asked when will the solar project be completed.

- Jennifer replied:
 - They anticipate it being completed sometime between April and July.
 - The conduit has yet to be installed.
 - Jennifer stressed after all the work has been completed, any holes which were created by the work, will be filled.

Martha Johnston asked after the work has been completed, will the solar array make a sound.

- Jennifer did not know the answer but will check to find out.

Landscapers

Bobbie Celeste stated she does appreciate the new landscapers.

Jennifer replied:

- She is glad to have Sergio back, especially since he does not “mow and blow”.
- He has replaced all the sprinkler components.
- Jennifer has asked him to use the duckweed as a compost.
- He and his son are knowledgeable about the plants in the Arroyo and his wife works with them as well.
 - They do have backup staff as well.
- The intention is to all the plant in the arroyo be native to this area.
- He was perviously the Park’s landscaper but was replaced when he was out for six weeks as he was dealing with cancer.
- He is set to be here three days per week but it is dependent on his schedule.
- Jennifer is very happy with him.
- Many voiced their appreciation of his work.

Fish In the Ponds

Jean-Marie Mott asked about having native fish in the ponds.

- Jennifer replied they will address this issue after the ponds are fixed.

Margaret thanked Jennifer for attending. Jennifer exited the meeting at 11:50 a.m.

PRESIDENT’S REPORT

Margaret reminded everyone we have **elections in May** and are seeking volunteers to service on the Nominating Committee and/or the Board.

TREASURER’S REPORT

Jerry Zanzinger reminded everyone it is time to pay their **annual dues of \$10**.

- The general checking account has **\$2,617.24**.
- The Certificate of Deposit (CD) has a balance of **\$21,663.78**.
- **2025 Expenses were \$400.00** (\$200 was for donuts).
- **2025 Income:**
 - **\$380 from fees.**
 - **About \$800 from the CD’s interest income.**

EMERGENCY PROCEDURES

Dave Allenbaugh

- The **Care Team** now has 23 volunteers.

- Volunteers are responsible for occasionally checking in on 10-12 neighbors/houses in times of a disaster (e.g. earthquake).
- The Care Team is considering having residents place a green sticker/sign in their window after a disaster to indicate they are OK.
- He did receive several calls from residents when we had the recent tornado warning asking, “What should we do?”
 - Given Dave did not have a reply, **Tom Scully** (Board Vice-President and a retired fire department Captain), has volunteered to put together what to do in the case of an earthquake, a tsunami, and/or tornado.
 - The Care Team meets quarterly and the volunteers are asked to check with their neighbors once a quarter to make sure they are OK, if there are any changes with phone numbers, pets, etc.
 - The Care Team information is located on the De Anza website.

GSMOL (Golden State Manufactured-Home Owners League)

Margaret again welcomed **Carol McNulty** to the Board as our **Director of GSMOL**.

PARK CONCERNS

Margaret thanked **Candi Walker** for taking the residents questions to Jennifer so she could address them today

POLICY AND PROCEDURES

Don Payne stated is it a good policy to have Jennifer attend our Meeting so as to get issues addressed.

- Margaret replied Jennifer has committed to attend every Meeting.
 - Jennifer did not attend our November, 2025 HOA Meeting as a Town Hall Meeting had been held just prior to our November HOA Meeting where residents concerned had been addressed.

SECRETARY’S REPORT

Debbie Loveland mentioned she is working with **Lorraine Smith** (Director of Communications) to get the **November, 2025 HOA Meeting Minutes** on the website.

- The November Minutes will therefore be approved at our next HOA Meeting.

ELECTIONS

Jerry Zanzinger mentioned while the nine Board Members he thinks have agreed to stay one the Board, he encouraged people to consider joining the Board.

- Margaret stated Board Member serve for two year terms.
 - The open position this year are:
 - Vice-President,
 - Treasurer,
 - Park Concerns, and
 - Communications.

Jean-Maire Mott asked about term limits and the response was people serve as others do not volunteer and we would be happy to have people step up to serve.

Margaret thanked all for attending and adjourned the Meeting at 12:01 p.m.

Respectfully submitted by,

Debbie Loveland
De Anza HOA Secretary

President's Report: Margaret Gannon

VI **Secretary's Report:** Debbie Loveland, Approval of Minutes

VII **Treasurer's Report:** Jerry Zansinger

VIII **Communications:** Lorraine Smith

IX **Emergency Procedures:** Dave Allenbaugh

X **Golden State Manufactured-Home Owners League (GSMOL):**
Carol McNulty

XI **Park Concerns:** Candi Walker

XII **Policy & Procedures:** Don Payne

XIII **General HOA Discussion:** Margaret Gannon

XIV **Adjournment:** Margaret Gannon

Next HOA Meeting: **Saturday, 21 March 2026 at 11:00 a.m.**