
DEANZA MOBILE HOME PARK HOMEOWNERS' ASSOCIATION (HOA)

**General Membership Meeting Minutes
Saturday, January 15, 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:

Gary Whitten
Don Payne
Jerry Zanzinger
Tom Louden
Lorraine Smith
Sandi Dutra
Eugene Markowitz
Dave Allenbaugh

There is one vacancy on the Board.

There were 25 members of the HOA present at the meeting. Management was invited but did not attend due to Covid exposure.

President's Report

Eugene said that he emailed Jennifer specific questions and she responded as follows: Emergency gas cutoff is handled by management. There are three people who can do it. It was recommended that a few residents be given the cutoff instructions in case management is absent. Eugene will follow-up with Jennifer. Eugene will ask Jennifer to provide us the names of native fish that can be purchased to restock the ponds. Once we have the names residents can look to see where we can buy them. Jennifer said that she sent in the annual report to the CCC as required. It was brought up that we are entitled to a copy and Eugene was asked to request it. About the new state law that requires composting, ELS is investigating for all their CA properties. The specifics have not been decided. Eugene read Article 8 of the Bylaws that relates to nomination and election procedures. Three residents volunteered to be on the nomination committee, Nancy Scheidt, Candi Walker, and Susan Campbell.

Vice President's Report.

There was no report from the Vice President.

Secretary's Report

The Secretary 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.

Treasurer's Report

Sandi Dutra gave a report on the current condition of the HOA's funds. A copy of the report is attached hereto. We have \$1,361 in the general account and \$18,043 in the JAMs account. Only monies spent from the general account were for the Web and 50% (\$107) was reimbursed by the Arroyo since we share access. She investigated putting the JAMs money into a higher earning account, but the Board found it fiscally unwise because it only provides an additional 0.49% in interest. It is also time to pay \$10 per unit for HOA fees. You must pay the fee to be eligible to vote in the Officers and Directors election at the membership meeting in May. Dues for the Arroyo Association for the social functions are separate, and they are charged per person.

Policies and Procedures

No new information on policies and procedures.

Emergency Procedures

Gary Whitten provided emergency documents received from Santa Cruz Fire. It provides information on what to do in the case of an emergency. Lorraine stated that it is on our website. He is still in the process of assembling a team. He has five volunteers and is looking for more. The walkie talkies have new batteries that have a 20-year shelf life. He will have a class on the use of the walkie talkies. Gary reiterated that ELS has the responsibility for emergency procedures in the park. They have a statutory mandate to provide a plan for emergency events. We only provide some additional help that relates to emergency procedures. Regarding gas shutoff during an emergency, it is recommended that residents turn off their gas if they smell it. The problem is turning it back on. That should be done by authorized personnel. Jane Heyse and Correy Baker (volunteered by Candi Walker) will also join Gary's group. A resident suggested that we should get communications from management when there is an emergency, such as a robo call.

Park Concerns

There is a vacancy for park concerns. Eugene is filling in until someone is voted in at the May meeting.

GSMOL

There is not much going on that is relevant to us. Most of the legislation refers to rent control issues. There is a park that was successful in their three-year case that concerned rent control.

Communications

Lorraine said that website activity has increased substantially. There were 96 opens after her last email blast. The new resident list is continuing. A resident's name and email must be on the list to get an email blast from Lorraine. If you accidentally unsubscribe, let Lorraine know and she will take care of it.

Next Wednesday you can sign up for free covid test kits at www.covidtests.gov.

General Discussion

A resident was concerned that there is no compliance with the recycling rules for the park. People do not follow proper disposal of recycled material. A resident discussed the Santa Cruz mandate regarding composting and the 6-gallon pilot project. A committee was formed to investigate our recycling problems and to report back to the Board. The residents on the committee are Karen Scott, Sandy Brunett and Winnie Mule'. A resident discussed the ongoing problems with the dumpsters. The lids are too heavy at some of the locations and they are hard to access, especially for seniors. This has been a chronic problem and management needs to do something about it. Eugene will discuss with Jennifer. Another resident cited the problems associated with green waste disposal. The hours are not consistent to get through the gates. Items are put in the green waste dumpster that do not belong. One of the problems leaving it open 24 hours a day is that outsiders can easily access it. It was mentioned that it may cost \$700 per month to empty this bin although this is not part of residents' garbage bill. One suggestion that had much support is to control the gates by a fob so that residents can dump green waste any time and it would also keep out outsiders.

Adjournment

The meeting was adjourned by Eugene Markowitz at 12:00 p.m.

Submitted,

Jerry Zanzinger, Secretary