

DeAnza Mobile Home Park Homeowners Association

Minutes of the Meeting held on Saturday, September 13, 2025

July

HOMEOWNERS ASSOCIATION (HOA) OFFICERS PRESENT: Margaret Gannon (President), Tom Scully, (Vice President), Jerry Zanzinger (Treasurer)

DIRECTORS PRESENT: Dave Allenbaugh (Emergency Response), Candi Walker (Park Concerns), Lorraine Smith (Communications)

OFFICERS ABSENT: Debbie Loveland (Secretary), Don Payne (Policy and Procedures)

OPEN POSITIONS: GSMOL

ATTENDEES: 20 Residents plus Board Members

ROLL CALL OF BOARD MEMBERS:

President Gannon introduced herself followed by the other HOA Board present introducing themselves and their positions. She stated we have Anne Bennett Young, a speaker from Damians Ladder and Jennifer Mattos, Manager as guests today.

WELCOME TO RESIDENTS/MEMBERS: No new residents

Meeting Discussions:

The meeting began with a salute to the flag and introductions. Anne Bennett Young from Damien's Ladder, a non-profit providing free home repairs for seniors and disabled individuals, spoke about their services, including no-cost repairs and material grants. The organization has 17 volunteers, including retired contractors, and operates with \$2 million in liability insurance. Jennifer Mattos provided updates on various projects, including solar installations, recirculation pumps, and landscaping changes. The board discussed financials, with \$3,120.59 in the general account and \$21,416.15 in a CD. A care team program was introduced to assist in emergencies, and concerns about dog leash laws and community safety were addressed.

Action Items:

- Follow up with the contracts department to see if the clubhouse oven can be repaired in time for the event on September 27th.
- Review the 2018 plan for the arroyo rehabilitation and maintenance, and prepare the necessary permits to drain the lower pond and remove the sludge.
- Terminate the current landscaping contract and look into bringing back the previous landscaper, Sergio, who was excellent.

Meeting Introductions:

- Anne Bennett Young, one of the founders and Executive Director of Damian's Ladder, explained the organization's mission.
- The organization was inspired by JP Carter's vision for Habitat for Humanity to help seniors and disabled people with home repairs.
- Damian's Ladder operates in Santa Cruz County, filling a gap left by other programs in the area.
- The organization provides free home repairs and materials, funded by grants and donations, with no income requirements.

- Anne described the volunteer team, consisting of retired contractors and experienced individuals.
- The volunteers work collaboratively to ensure homes are left safer and more comfortable for residents.
- The organization aims to help seniors stay in their communities, preserving local history and avoiding community decline.
- Damian's Ladder is fully insured and ensures all volunteers undergo criminal background checks.
- Anne explains that the organization does not charge for its services, relying on donations and grants. Donations are not required but are appreciated, and the organization has a website for online donations.
- The HOA Board voted unanimously to approve a \$200 donation to Damians Ladder.

Property Manager's Updates:

- The switch project is on hold due to waiting for specific parts from PG&E.
- The solar project will mobilize soon, with construction supplies staged in the RV area.
- The recirculation pump project will be replaced after draining the lower pond due to having to replace two pumps within a year.
- A ramp will replace the stairs for better accessibility to the Arroyo area.
- Jennifer discussed the challenges with the current landscaping contractor and the need for a new. She stated they will be bringing back the previous landscaper when the current contract has expired.

Dog Policy and Enforcement:

- Discussion on the enforcement of leash rules for dogs and the consequences for non-compliance.
- Jennifer explained the process of issuing warnings and legal notices for dogs off leashes.
- The importance of registering pets and ensuring they are on leashes at all times is emphasized.
- Concerns about aggressive dogs and the need for proper management of pets was addressed.

Community Care(Community Action Response Emergency) Program

- Dave Allenbaugh introduced the Community CARE Program, a volunteer initiative to check on neighbors in case of emergencies.
- The program aims to provide additional support during major emergencies, such as earthquakes, fires or tsunamis.
- Information on how to register for the program and the responsibilities of volunteers will be provided by the volunteers sometime in the new two weeks to residents.

Financial Updates and Donations:

- Jerry Zanzinger provided financial updates, including the balance in the general account and CD.
- The board discussed making a donation to Damian's Ladder, with a motion to donate \$200.
- Discussion on the use of funds from the CD saved and the need for litigation funds, was explained to residents.
- The importance of having sufficient funds for emergencies and community events was discussed.

Closing Remarks and Community Comments:

- Margaret Gannon thanked everyone for their participation and emphasized the importance of respectful communication.
- There was an announcement about the upcoming Arroyo event which is new...Sept-Oberfest to be held September 27 @ 5:30 pm.
- Concerns about fishing in the marine sanctuary were raised, with plans to address the issue with local authorities.

The meeting was Adjourned at 12:22 pm.

Minutes Respectfully Submitted by Lorraine Smith, DeAnza HOA Communications Director