

DEANZA SANTA CRUZ MOBILE HOME PARK HOMEOWNERS  
ASSOCIATION

General Membership Meeting Minutes

Saturday, July 17, 2021 11a.m.

**Call to Order**

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

**Roll call**

The Secretary took roll call of the Board Members, those present were:

Eugene Markowitz

Don Payne

Lorraine Smith

Gary Whitten

Jim Cannon

Dave Allenbaugh

Jerry Zanzinger

There were 25 residents present and 7 Board Members.

**President's Report**

Eugene recognized new members who live in the park. He informed the membership that all of the hemlock has been removed. Covid restrictions have been removed and we can use the amenities. He reported on security.

First Alarm comes by around 8:00 to lock the doors. If you see anyone in pool area or spa area that should not be there call First Alarm.

**Vice President Report**

There is no report.

**Secretary Report**

There being no corrections or additions to the previous minutes, they were adopted as stated.

## **Treasurer Report**

Eugene gave the report. The HOA account has \$1,523.14 in it. The JAMS account has \$18,042.77. The HOA dues have been waived because of Covid.

## **Policy and Procedures**

Don discussed compensation for loss of amenities. There were many suggestions as to how to spend the money. Suggestions were: have a Life guard. Divide it up among the residents. Purchase a defibrillator. Christmas lights for next year. Poop bag stations. Rent reduction. Don will draft a letter.

## **Emergency Procedures**

Gary said all four bullhorns are junk. They were used as an amplification system to yell into the houses in an emergency. He bought his own for Amazon for \$15. Six uniforms in shed. Walkie Talkies not in good shape.

Gary will get some volunteers to go around the houses to make sure people are ok in an emergency. There was a discussion about previous procedures the park used in the event of an emergency. ELS has a plan that is required by law. A suggestion was made to use the system Tom Scully used.

## **Park Concerns**

There is a committee called the Arroyo Restoration Project. Liz McDannold and Barbara Cordes met with Jennifer and Jose. Liz prepared a report that was positive. They addressed the hemlock problem. They dug up roots and plants. They will level the rose garden. They discussed erosion on the upper slopes. They have to wait and see. Plants have to take hold. There is concern by the committee that the plants will not be ready for this winter and that we could have major problems. They want the pond to settle down and then introduce wild life - fish and birds to remove duck weed. They will not use blowers.

They discussed the invasive plants. Contractors said almost impossible to remove it all because it is buried in the rocks. Red willow was also planted. They will research to see if it can stay if not it will be removed.

Future communication is important. Management will do a quarterly walk through. We would like to do it monthly. Liz and Barb will be involved. The Coastal Commission has confirmed that a permanent access to beach is not necessary. They want to keep it natural. There was a discussion about the duck weed. Will the hemlock come back? Jose assured Jennifer they would check for hemlock. Suggestion was to have photos in various stages of growth. There is no procedure for removing the kelp. There was a comment that the growth on the side of the arroyo is high and it is hard to see the ponds. We need signs that say certain areas of the park are for residents only. Signs should be at eye level. Call first alarm 24/7. Residents have problems contacting the office sometimes, especially on Fridays. If you call and say it is "urgent" they should respond to your inquiry immediately. There are some problems with the transponders. There was a suggestion to put it on the right side instead of center. There was a discussion about cars coming in who do not have transponders. Not much can be done to stop them. The expense to have a 24 hour guard for 200 sites is prohibitive. Can we have an adult swim times? Brenda thanked the ARP committee for their work. It was suggested to set up two lanes in the pool. The rules require a resident to be present when family members swim. It is not enforced. Eugene will talk to Jennifer regarding times for children and residents. Lilly will lead a committee to look into it. ELS was supposed to get out new rules and regulations. We should check with Jennifer as to the status of new rules and regulations. Thanks to Don for getting the window removed at the gazebo. Brokers are saying 40 year olds can move here. Don will revisit with Jennifer regarding the percent of under 55 residents. In the past it was 6%. Further discussion about commissions to sell the property, and how one broker was charging too much. For low value property it used to be a set fee of \$6,000.

**GSMOL**

Dave stated he will add calculations for CPI. The rate is 3.2 %.

There will be a three-way meeting regarding meter readers. They agree there is a problem. Other parks have the same problem.

**Communications**

Lorraine led a discussion about emails. Will get out a reminder a week before the meeting of the time and place. There was a discussion about a robot call. She will send a list of the residents to you if you ask for it. If you don't want the bulletin, sign up at the door that you don't want it.

There is a surprise party for Suzy on August 1 who is a past president of the Arroyo Association and has given a tremendous amount of time and energy to the park.

**General Discussion**

General discussion topics are included in the above.

Submitted,

Jerry Zanzinger, Secretary