

DeAnza Mobile Home Park Homeowners Association

Minutes of the Meeting held on Saturday, 18 January 2025

HOMEOWNERS ASSOCIATION (HOA) OFFICERS PRESENT: **Margret Gannon** (President), **Tom Sulley**, (Vice President), **Debbie Loveland** (Secretary) and **Jerry Zanzinger** (Treasurer).

DIRECTORS PRESENT: **Dave Allenbaugh** (Emergency Response), **Candi Walker** (Park Concerns)

DIRECTORS ABSENT: **Don Payne** (Policy and Procedures), **Lorraine Smith** (Communications),

OPEN POSITIONS: Golden State Manufactured Home Owners League aka GSMOL Director

GUEST:

- **Jennifer Mattos**, DeAnza Mobile Home Park Manager.

ATTENDEES (in addition to the above): 21 (twenty-one)

CALL TO ORDER AND PLEDGE OF ALLEGIANCE:

President Gannon called the Meeting to Order at 11:10 a.m., to provide the Treasurer time to collect the 2025 annual dues (i.e. \$10 per space) and lead the Pledge of Allegiance.

ROLL CALL OF BOARD MEMBERS:

President Gannon introduced herself followed by the other HOA Officers and Directors present introducing themselves.

WELCOME TO RESIDENTS/, MEMBERS::

President Gannon welcomed any new residents; none were present.

President Gannon welcome back **Tom Scully** to the Board; he has agreed to serve as the HOA Vice-President.

SPEAKERS::

President Gannon thank **Jennifer Mattos** for joining the Meeting today.

Jennifer stated she appreciated receiving a list of questions prior to the Meeting. She continued by stating:

- They were served **concerns about the path around the Arroyo**.
 - More bark was added in November (2024) to the areas which are wettest and more bark will be added in February when the trees are trimmed. Rather than the wood chips (which result from the tree trimming), being taken to the dump, they will be used to cover the Arroyo pathway.
- The steps from the street to the Arroyo by Space 153 (aka the **Coastal Access Steps**) will be replaced during the second quarter (i.e. April-June) of this year.
- The **Gazebo** will not be replaced but will be improved (i.e. replace rotting wood, paint and made ADA accessible) some time during the third quarter (July-September) of this year.
- **Lights on the bridge and the steps** leading to the bridge have been requested. **Jennifer** replied that can be done. (A time frame was not mentioned). They (the Office staff) will check the solar lights currently on the bridge as not all are working. It was mentioned that the solar

lights often work early in the evening but not later (e.g. 10:00 p.m.). They are open to suggestions as to the types of lights to be installed.

- **Owner are not guaranteed a view unless on the ocean front.**
 - Owners have the right to control their space even if it blocks someone's view (provided any structure is approved by the office and HCD).
 - Trees are protected and will not be removed to improve someone's view.
 - The one caveat is one cannot "construct upwards" (e.g. second story).
- **Heidi Calvin** stated it is her understanding one cannot build any thing flammable to the property line yet is concerned about the shed attached to the unit in Space 66 (as it goes to the property line).
 - Jennifer replied while the outside of the structure might be wood, provided the inside of the structure is steel and cement-board (i.e. non-flammable products) it is allowed.
 - Heidi asked how can it be confirmed the structure is "in compliance". Jennifer responded one can contact HCD.
 - Jennifer continued by stating HCD inspections are here "all the time".
 - Heidi asked what the hours people can work on their homes to which Jennifer replied our rules and regulations are in line with the city of Santa Cruz, i.e. 8 a.m. to 10:00 p.m. Jennifer is not sure if the hours are different on Sundays.
 - Heidi express concern about the **long construction** for a home near her's.
 - Jennifer replied each *phase* may be 45 days.
 - Jennifer added they can include that information (permitted working hours, completion deadlines) in the Office's **Home Improvement Packet**.
 - The Office is responsible for enforcing the constructions rules.
- One of the owners of **Space 57** asked about replacing a fence on their property and asked who has to approve it.
 - Jennifer replied everything gets approved by the Office. If HCD will approve it, the Office will approve it other than a two story house.
- **Margaret Gannon** mentioned the **Rules** are from 1992, and asked about the 45 days rule.
 - Jennifer stated our Rules are outdated but the Rules are used in all their parks. She continued the 45 days rule is for each *project*.
- **Don Allenbaugh** stated the bigger problem is the contractors **trucks are blocking the streets** for long periods of time.
 - Jennifer will address that in the *Home Improvement Packet*.
- A comment was submitted that it would be great if the Dark Skys group could work with getting better lighting for the park.
 - Jennifer is happy to pass along any information to her management team about about the **lightening alternatives**.
 - Our objections of the lighting proposed have been heard.
 - Jennifer continued stating they have "gone back to the drawing board" regarding changing the park lighting.
 - We are unique, ocean front and while they need to comply with Title 25, they are seeking other alternatives.
 - The lights might be lower and therefore might need more lights to meet the lighting requirements.
 - **Nancy Knudergard** mentioned it is her understanding Title 25 is concern about the size of the area the light casts and not the height of the light fixture.
- **Winnie Mule** mentioned during the recent winds, the **globe** near her home blew off.
 - Jennifer stated that has been an ongoing problem with those lights, they are constantly ordering those globes and will look at replacing **Winnie's** and **Jerry Zanzinger's** globes.
- **Bobbie Celeste** asked if is worth any of our time to look for other specific lighting models.
 - Jennifer replied they can figure it out, DeAnza Santa Cruz "carries a strong voice" and they will do the right thing "if the option is there".

- Jennifer mentioned one may **park on the street** up to **four** hours.
 - She continued by stating this is another area of the Rules and Regulations which could be updated.
 - The Rules state you may only have as many vehicles which will fit in your carport.
 - She appreciates people how others help those who need an extra parking space and not using a visitor parking space.
 - She admitted this is an area she needs to give more attention.
- Jennifer continued by stating **Solar Structures** are “estimate to start” in July (2025) and “planned to be done “ by July, 2026 (i.e. a year long project).
- While the construction should not take that long, tying into the electrical system will take time.
- **Jenny Anderson** asked where will the staging area of the Solar structures be located.
 - Jennifer stated does not know but will ask especially since the RV area will be receiving one of the structures.
- Jennifer then provided an update on existing issues of concern:
 - **Two pond pumps:** She needs to clarify the word “two”. They are planning on excavating the middle pond to try to figure out the best way to get the re-circulation pump to work continuously as they continue to break down. This will be “launched” during the second quarter of this year.
 - Relocating the **sewer lift station:** Engineering is still trying draw up the plan. The goal is to move it away from the pond area to higher ground. The timing of this project has yet to be determined.
 - **Town Hall Meetings:** It is difficult to provide all the dates for the year.
 - The first 2025 Town Hall will be in February but not sure of the exact date.
 - February 10th is the rumor date of the next Town Hall but that date is not definite.
 - The goal is to have a Town Hall each quarter (Three were held in 2024).
 - A two week advance notice will be provided prior to the Town Hall.
- Jennifer mentioned she likes doing the HOA Meeting this way (i.e. where she has the topics beforehand).
- Jennifer departed the meeting at 11:43 a.m..

PRESIDENT’S REPORT

President Gannon announced:

- We have an **election each May** as certain positions are filled in odd and even years.
- She asked for volunteers to serve on the Board and/or volunteers to locate potential Board members.
- If interested in serving, please contact a Board member.

She continued by stating a **survey** was conducted regarding the HOA Meetings.

- Hearing from you helps us know of your concerns as if we do not hear from you, we do not know.
- Also asked why people do or do not attend HOA Meetings:
 - One response was, “I do not want to hear the same, old people”.
 - Margaret replied it is because people do not volunteer. We would like to get more people involved, so please let us know.

TREASURER’S REPORT

Jerry Zanzinger reported:

- Reminded everyone it is time to pay your annual dues of \$10 (per household).
 - He collected dues from approximately 1/3 of today’s attendees.
- The balance in our business *checking account* is **\$958.41**.

- We paid \$340.00 for the website which we share with the Arroyo Association who has subsequently reimbursed half of the cost (\$174.00).
- The balance in our *savings account* is **\$2,074.71**.
- The balance of our CD (certificate of deposit), which earns 4.11% (annual percentage yield), is **\$19,890.56**.
- He continued by stating he recently attending a meeting and learned about **Damians Ladder**, a non-profit organization which has 12 people who will come to your house, if you cannot afford to fix things like squeaky board, toilets, and possibly, yard work. We may have people in the park who might be able to use their services.
 - We will be having a representative come and speak to us about the services they will provide.
 - The date of when they will speak to us has yet to be determined.
 - If you know of anyone who could use their services to please let them know.
 - The services are provided for those who cannot afford to pay for these types of services.

SECRETARY'S REPORT

Margaret Gannon wanted to thank Debbie who works hard on the Minutes and work with the Arroyo Association..

Debbie Loveland thanked **Jerry Zanzinger** for taking the Minutes during the November meeting due to her absence and asked the **September and November, 2024 Minutes** be approved.

President Gannon asked for a vote and the **Minutes** were approved unanimously.

COMMUNICATIONS REPORT

Although **Lorraine Smith** was absent, Margaret stated any resident who would like a **Resident List**, it may be requested by emailing **deanzanews@gmail.com**.

- She also thanked Lorraine for her work and her involvement with the Arroyo Association. .

EMERGENCY PROCEDURES

Dave Allenbaugh is working to get a CPR class here.

- ELS and Jennifer have approved to pay for a CPR class which now costs about \$1,000.
- He is now working to get a new quote (for the exact cost) and set up a date for the class/meeting.
- He hopes to have the CPR Class scheduled In late February-early March which will be held separate from a HOA Meeting..

Don Wiberg mentioned given the recent fires in Southern California, he is concerned what he would need to do should the fire department tell us to "get out". He would like to know how to prepare himself.

- **Dave** stated when he was HOA President, there was a fire near by and he asked the Fire Department what steps we should take.
- He was told not to do anything as the Fire Department would not want him to cause panic in the park.
- The **Fire Department** is well aware of DeAnza and should we need to evacuate, they will contact us via a reverse 911 call and then the **Police Department** will come and help evacuate the Park.
- Dave will get the **Fire Department** here again for a HOA Meeting (possibly in March) so we can ask whatever questions we might have.
- The **Office** has a plan for exiting the Park and you can get a copy of the **Emergency Response Plan from the Office**.
- **Dave** will make sure the information regarding "**To-Go Bags**" is on the website and will provide the information at a future meeting.

- **Jenny Anderson** stated she knows the people at the Marine Lab should people be worried about the foliage being a fire danger. You can let her know of any concerns as she knows who to contact.
- **Melisa Mulcahy** stated she is is concerned about the foliage at Natural Bridges.
- **Margaret Gannon** stated if concerned, contact Wilder Ranch as they maintain Natural Bridges as well and have been responsive in the past.

PARK CONCERNS

Candi Walker coordinated with Jennifer to create the list of items Jennifer addressed at today's meeting.

GOLDEN STATE MANUFACTURED-HOME OWNERS LEAGUE (GSMOL)

No report was presented as this position is currently vacant.

POLICY & PROCEDURES

No report as Don Payne was absent.

GENERAL HOA DISCUSSION

Margaret Gannon welcome back Tom and Fran Scully.

The meeting was Adjourned at 12 noon.

Respectfully submitted,

Debbie Loveland
DeAnza Mobile Home Park HOA Secretary