

De Anza Mobile Home Park Homeowners Association

Minutes of the Meeting held on Saturday, 20 January 2024

HOA Officers present: Shannon Gannon, Debbie Loveland, Jerry Zanzinger,

HOA Officers absent: Sandi Dutra

Board Members present: Dave Allenbaugh, Margaret Gannon, Don Payne, Lorraine Smith, Candi Walker.

Call to Order:

President Shannon Gannon called the meeting to order at approximately 11:05 a.m. followed by leading the Pledge of Allegiance to the Flag.

Roll Call of Board Members:

President Gannon then introduced himself followed by the other HOA Officers and Board members present.

Welcome to new residents and Members:

President Gannon then welcomed new residents and members.

President's Report:

President Gannon then introduced the speakers,

- Debbie Easton, of Santa Cruz Neighbors and Carol Polhamus, of the Lower Westside Neighbors,
- Evan Morrison, Executive Director of the Santa Cruz Free Guide and
- Jennifer Mattos, DeAnza Mobile Home Park Manager

Debbie Easton began by stating she and Carol (Polhamus) have been working to have the Santa Cruz City Council pass the Oversized Vehicle Ordinance (OVO).

Acknowledging the Ordinance's permit, which has taken a couple of years to approve and took effect in December, 2023, is temporary. They are hoping it will become permanent when the Coast Commission meets in May, 2024.

Debbie explained Evan Morrison operates a non-profit organization, which provides a safe parking program, in conjunction with the City of Santa Cruz. The parking lot is located near the Armory. Debbie and Carol feel given the success of Evan's program, the County should expand his program. Unlike the faith based safe parking programs which (which provide a safe place to stay overnight in the church, their cars or RV in the church parking), Evan's program provides additional services.

She continued by stating:

- There is still opposition to the OVO, even though it is helping people.

- The Santa Cruz Neighbors organization has started a “gas fund” as the OVOs must move during the day from the overnight parking lots.
- Her group is trying to organize a meeting for Justin Cummings (a Santa Cruz County Supervisor and Coastal Commission Member) to speak with the Neighbor groups.
- She is hoping neighbors will help provide pressure on Justin to support the OVO and programs such as Evan’s.

Evan then spoke explaining he is the Executive Director of Free Guide.

- The organization’s goal for those who are unhoused to obtain permanent housing so the Oversized Vehicle parking lots will no longer be needed.
- In the 14 months the program has been in existence, 45% of the households in their program have obtained housing; the average of other programs is 20%.
- The organization’s parking lot has room for only 14 vehicles which equates to 14-25 unhoused individuals.
 - People can be there 24/7.
- He continued by stating the life of being homeless is stressful.
 - Since every person has a different set of circumstances, his organization works to help meet the individual’s needs (e.g. obtain food, dental care, prepare a resume, disability payments, and/or get a form of identification (birth certificate, social security card)) so they can connect with the services they need.

Debbie hopes:

- The residents of DeAnza has seen a big difference since the OVO has taken effect,
- The number of “walk throughs” (i.e. in DeAnza) has decreased especially since she was involved with the discussion of the DeAnza gate being installed.

A question was asked about funding for Evan’s program. He responded:

- It costs approximately \$500,000 per year with the primarily cost being for staff (which consists of two full time and two part-staff).
 - Funding was provided by the State of California (Covid funding) which was one time money.
 - The money will run out.
 - The city is working to restore the money.
 - The funding from the sales tax measures might be used for these services.

Debbie mentioned before the holidays in 2023, there was a team of individuals (which includes people from the public works department, police department, social services and medical services) who were working with the unhoused near Costco. Within a month, these unhoused individuals were no longer seen in the area so it was determined they had received the services they needed and/or had left the area. She continued by stating she supports the sales tax measure and with the “right city council members”, feels the funds will be managed well.

Resident Susan Peers commented Supervisor Cummings and Representative Panetta should be lobbying the state for money for these programs rather than taxes (such as on gas) being increased.

Carol Polhamus stated she has worked on the RV situation for about four years now. She continued by mentioning the RVs who are centralized provide an opportunity to identify those who are in need of services.

Debbie ended by stating as a neighborhood we have so much power, far more power than the police department requesting something, encouraged us to speak out, make requests from officials and encouraged us to ask questions of officials. She has seen neighborhoods change things they never thought they could change so encouraged us to speak with our neighbors.

Debbie, Carol and Evan then exited the meeting.

Secretary's Report:

Debbie Loveland thanked Lorraine Smith for taking the Minutes of the November meeting due to her absence. She then asked if there were any corrections and additions needed. Given there were no questions or comments, it was asked they be approved as presented.

Communications:

Lorraine Smith stated it is election time. There are four positions open:

- Vice President,
- Treasurer,
- Director of Communications, and
- Director of Park Concerns

If anyone would like to head up the Nominating Community, please contact Lorraine at deanzanews@gmail.com. If anyone had any questions, they were to contact Lorraine after the meeting.

Park Concerns:

Margaret Gannon then turned this portion of the meeting over to Jennifer Mattos. Jennifer stated:

- **Light fixtures** at the the park entrance and streets.
 - The company hired is investigating solar lighting.
 - One light will be tested to ensure it will work throughout the park.
 - As with everything this big, she does not see it happening any time soon as the engineering plans will need to be completed and then they will need to be "signed off" by all the regulating agencies (e.g. Coastal Commission and the Fish and Game Department).
- **Fencing Issues:**
 - She has requested money to replace the fencing surrounding the RV Maintenance area, ocean front, from Space 152 to Delaware and possibly another area (but could

not recall it at the time). This request is on the register but not yet sure about its funding this year.

- **Clubhouse slippery tiles:**

- Has requested they be replaced sometime next year.
- Until then has requested an epoxy paint be applied to coat them in the meanwhile.

- **Site Inspections performed last year:**

- Are aware of all the worn meters, mailboxes, driveways which were noted during the inspections and have included in next year's plan.
- Has asked that 21 driveways (with a crack the length of a thumb) be replaced but is not sure how many will be funded but does not know how many will be funded this year.

- **Solar Project (Carport structure):**

- Has requested the area be repaved at the same time.
- Solar project still going through the permit process with no estimated start date.

- **Mailboxes**

- Has a list of the worn mailboxes.

- **Big Bridge and Retaining Wall Project:**

- The start date of the work on the big bridge and retaining walls for Spaces 71-74 will begin after April 15th (which might have to do with the rainy and bird nesting seasons).

- **Sewer lift structure:**

- There is a plan to relocate it but not sure of the details (e.g. when this will happen or where it will be relocated).

- **Solar street lighting**

- Is excited about this project as the existing lolly pop lights are no longer effective and people have painted them to diffuse the light.

- **Exit Gate:**

- The gate was damaged by a City of Santa Cruz waste management truck which tried to enter the complex using the exit gate, which was in the process of closing.
- No one should try to enter the complex using the exit.
- It will take time of manufacture the new gate and is not sure how long this will take. ELS wants it closed as much as everyone else.
- ELS is not waiting for the City of Santa Cruz to pay for the new gate.
- Although the City will pay for a like gate, ELS is taking this opportunity to get a gate with better hinges and bearing so as to have less maintenance issues in the future.
- ELS has been spending \$10,000 annually to fix the gate hinges.

- Jennifer mention there have been some thoughts about keeping the gates opened during the day so the hinges will not need to operate as often.
- Acknowledged while the gates were installed as a protection device nothing is totally full proof.
- Comments were made:
 - Cars are entering thru the open exit gate.
 - The exit gate stays open for 30 seconds after someone exits making it easy for cars to enter through the exit.
 - Since the gates have been installed, cars proceed into the complex more slowly and then thru the park.
- Jennifer will look into having spikes installed so if a vehicle tries to enter via the exit, the tires will be damaged.
- **Tree Trimming:**
 - Has been approved and is schedule for February.
 - The Monterey Pines are only to be trimmed during cold months.
 - Let Jennifer know if a tree needs to be trimmed.
 - If it is a dead tree, it might be able to be removed then.
 - Tree trimming is normally scheduled a year in advance.
- **Pond Scum:**
 - The recirculation pump has been replaced twice yet it keeps failing.
 - Engineers are trying to reconfigure the system (i.e. figure out a different way to recirculate the water).
- **Town Hall:**
 - Will be scheduled for late February, during the work week, the exact date is yet to be confirmed and probably from 4:00 p.m.-5:00 p.m.

Questions & Concerns:

- **Martha Johnson**
 - Jennifer had mentioned the possibility of obtaining a bulk order of posts for carports and then asked if there was a status of this matter.
 - Jennifer replied there is not a status on this but she will get one.
 - The company, she thinks, is located in Santa Clara and the person's name is Enrique.
 - While the posts can be order, the homeowner will need to find someone to install the post(s).
- **Brenda Payne:**
 - Previously there was a lovely, hand carved sign at the entrance of the Park and asked if it was still around.
 - Jennifer replied they are working on something similar and she thinks it will get funded.

- **Sauna:**

- The dial at the Sauna stays on and people do seem to know how to operate it.
- It needs to be cleaned as does the glass.

Jennifer mentioned as to the **Gazebo Remodeling:**

- They plan to remove the rotten ends.
- The big project was to do more but they have decided to make it ADA accessible.
- Therefore, this year it will be cleaned pending the completion of ADA compliance plans.
- The structure is sound, is a “beacon” of the community, so have decided to restore and improve it while making it ADA accessible.

Town Hall Meeting;

- It was asked if Jeff would be attending and Jennifer was not sure due to the area he covers.
- Jane is still our regional manager. Jane’s mother recently passed and so Jennifer was not sure of the timing of the meeting. .
- The meeting will be an in-person meeting.

- **Toshi**

- He was complimented and received applause.
- Jennifer explained he aspires to be a Manager so she is involving him with as much as possible which includes dealing with groups and conflict.
- His background is with RV parks.
- Jennifer is glad to have him as part of the team and he makes her want to work better.

Driftwood

- A question was asked about the driftwood by the beach.
 - There are no plans to remove it.
 - Jennifer has checked with the Coastal Commission who stated we can do with it what we want.
 - Jennifer mentioned the red willows planted were place to protect against erosion.

The next HOA meeting will be **March 16th**.

The Arroyo Association reminded to sign up for the Valentine Flowers.

Jerry Zanzinger reminded people to pay their \$10 HOA Dues so as to be able to vote for the upcoming election.

The meeting was adjourned at approximately 12:15 p.m.

