

DEANZA MOBILE HOME PARK HOMEOWNERS ASSOCIATION (HOA)

General Membership Meeting Minutes Saturday, November 11, 2023

Call to Order

Shannon Gannon called the meeting to order at 11:05 am. The members recited the Pledge of Allegiance.

Roll Call

HOA Officers and Directors present: Shannon Gannon, Sandi Dutra, Jerry Zanzinger, Margaret Gannon, Dave Allenbaugh, Lorraine Smith, Candi Walker. Absent: Debbie Loveland, Don Payne.

Vice President and Secretary Positions are newly chaired by Sandi Dutra as Vice President and Debbie Loveland as Secretary and as allowed by the HOA by-laws during a mid-term vacancy a HOA board approved volunteer may be appointed to serve out the remainder of the term.

Approximately 22 park residents were in attendance.

President's Report

President Shannon Gannon announced the new board members and introductions were made. Also new residents, Linda and Gary Bastian, Sp 160 were introduced. Sandi Dutra gave a short introduction of her experience to be VP. She was previously Treasurer for the HOA.

Treasurer's Report

1. Jerry Zanzinger stated money from USA Bank of \$800 is not available.
2. \$20,000 in Savings account is now in a 5% 11 month CD. Checking account has \$1,091.

Emergency Procedure Report

1. Dave is trying to work with Red Cross to get a CPR class initiated. He stated January will possibly be a start time.
2. He also talked about a CERT (Certified Emergency Response Training). He will be doing the training in January and told residents about how to access the website and sign up to participate. It is a 21-hour program spread over consecutive weekends. He is working on getting a class for the residents.

GSMOL Report

1. Candy Walker stated that new GSMOL laws will come into effect after the first of the year.

Communication Director Report

1. Management is still looking for someone to do the Bulletin.
2. General announcement for donations to Second Harvest and Walnut Women and Family Center.
3. Lorraine Smith asked for residents who are new to the community to please share their contact info and it is on a volunteer basis.

Park Concerns Director Report

1. Margaret Gannon spoke about the Town Hall meeting response from residents and stated she was given feedback that people felt they were hurried to move along with questions.

2. She stated she had spoken with manager Jennifer Mattos for there to be more one on one meetings with management vs ZOOM meeting.
3. Dave Allenbaugh asked about what was allowed at Tuesday Mingle in regards to questions about what is happening in community. It was undetermined what topics can be addressed.
4. Margaret discussed two project updates: the bridge lighting is not adequate. It is a health and safety concern. The other is regarding solar panels. It will take away parking spaces which are already limited.
5. An announcement was made about the Delaware OVO(oversized vehicle ordinance) meeting in which Vice Mayor Renee Golder and other city officials will be present. All residents were encouraged to attend. The meeting is on Wednesday, November 15.
6. Jean-Marie Mott expressed concern about the way the transition from the bridge to the parking lot is unsafe due to incline.
7. Joe Merrill commented about the rodent issue in the clubhouse.
8. Scott Berlin questioned about whether parking lot incline is covered by contractor and if it not ADA compliant. Margaret stated because the park is private property and all that is needed is safe access for ADA for public.
9. Jerry Zanzinger stated there is a possibility of liability if someone falls.
10. Dave Allenbaugh expressed how important it is for the community to support the OVO(oversized vehicle ordinance). He is currently on a 10-person panel for this topic. He gave specifics of how the ordinance will work. Signs are now up and the law will be initiated on December 4, 2023. He also stated he will be monitoring the number of RV's/trailers which will be complying or not complying with the new ordinance.
11. Debbie Cameron stated someone had fallen on transition from the bridge to the parking area and what is liability for ELS. Jerry Zanzinger commented that there are specific things that need to prove negligence.
12. Margaret commented that the asset manager stated it is private property with access gates per Coastal Commission. The bridge is undetermined as to if it is a public trail. Jerry stated if it is a violation of code then it is a possible case.
13. Jean-Marie Mott commented that this information should be shared with residents who do not read email or use website.
14. A question was asked about whether Candi Walker knew if we could contact Coastal Commission or GSMOL about the problem. She will look into it.
15. The question of whether another food scrap bin will be installed was asked. So far, there has not been any comments from management.

Adjournment

The meeting was adjourned by Shannon Gannon at approximately 11:55 am

Respectfully Submitted,

Lorraine Smith