
DEANZA ,MOBILE HOME PARK HOMEOWNERS ASSOCIATION (HOA)

General Membership Meeting Minutes

Saturday, March 20, 2021 11a.m.

Call to Order

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

Roll Call

The Secretary took role call of the Board Members. Those members present were:

Eugene Markowitz
Tom Louden
Jim Cannon
Gary Whitten
Lorraine Smith
Sandi Dutra
Dave Allenbaugh
Don Payne
Jerry Zanzinger

There were 35 residents and 9 members of the Board present at the meeting.

President's Report

President Eugene Markowitz stated that Manager Jennifer McClellan would not be attending the meeting as she was getting her Covid shot, Jennifer discussed the bird boxes and that the poison hemlock has been removed. The dumpster props will be replaced.. The amenities are being opened up in accordance with city guidelines. The jacuzzi and sauna are indoor and cannot be opened at this time. Management will accept input from the members when new projects are planned.

Vice President's Report.

There was no report from the Vice-President.

Secretary's Report

Jerry Zanzinger accepted the position of Secretary/Director in place of Amelie Sinclair. The members thanked her for her past work with the HOA. The Secretary asked if there were any changes to the prior meetings minutes, there be no change, on motion and seconded, the prior minutes were approved.

Treasurer's Report

Sandi Dutra gave a detailed report on the current condition of the HOA's funds including recent income and expenses. A copy of the report is attached hereto. She reported that the Dust Account is at "0" and the remaining funds have been distributed as follows: 25% to the HOA, 25% to the Arroyo Association, and the balance to administrative expenses. She also mentioned that ELS failed to pay JAMS the annual \$1,000 amount due for three years prior to 2021. She was able to get that amount plus interest.

Policy and Procedures

Don Payne led a discussion regarding billing issues with the park concerning utilities. Many park members thought that they were overcharged either for electric or gas or for both of them. Don suggested that members submit their bills to him so that he can analyze them for action if necessary. The meter reader lives in Santa Barbara. Since we are submetered, it may be that the overage charges go to ELS rather than PG&E. Don and Dave Allenbaugh will work on the issue.

Don also suggested that the window in the Gazebo that faces Natural Bridges is often dirty and that it impedes the view. His suggestion was to remove the window at least temporarily to get a better view. Since the wind generally comes from the North West, it should cause no problem with wind. The consensus of the Members on hand vote thought it would be a good idea. There was also a discussion concerning the electrical outlet at the Gazebo.

Emergency Procedures

Gary Whitten suggested that the members look at their disaster bag every six months to make sure it is up to date. He spoke about alkaline batteries and their ability to corrode making them useless. He also suggested getting a back pack rather than a bag as it would be easier to carry for some of the elder residents.

Park Concerns

Jim Cannon led a discussion of park concerns. One of the questions was whether or not the landscaper's completed their project." Don Payne stated that ELS signed off on it a few months ago and they are in the maintenance portion of the contract. Many members are very dissatisfied with the results. Many "back yards" have numerous thistles and weeds that look much worse than the way they looked before the landscaping. Jim Cannon will lead a committee consisting of Jim, Linda Tanner, Joy Caragliano, Jean Marie Mott, and Jerry Zanzinger that will address this issue and other issues including the use of a ramp to the beach that has been washed out. Don Payne mentioned that there was a document signed when the park opened that should hold ELS responsible for certain environmental issues. There was also a discussion about the water leak near the gate area that must be addressed.

GSMOL

Dave Allenbaugh gave summaries of three bills concerning mobile home parks but they do not seem to be directly relevant to our park. Dave will have a summary of the bills and a link to them on our website. He also mentioned that members who are eligible should apply under the

Tenant Relief Act for compensation to help with their rent. Dave will also post information regarding the Act on our website.

Communications

Lorraine Smith discussed the resident list update. She needs 9 more people on the list to complete it. She asked that residents update their email address if changed because she is getting notifications that some don't go through. She said there is a park host for Antonelli Pond who will be there until September. She will also be laminating the notice items for the meetings because sometimes they blow away. She also discussed street signs that are constantly turning and filling the deep gap in the roadway by the Club House with pee gravel which will allow the rain water to seep through it and minimize the bump.

General Discussion

Tom Louden suggested that we should look at what we should expect from management. After discussion concerning the issue, Tom will lead a committee to look into it. Lorraine Smith and Margaret Gannon will be on the committee with Tom.

The meeting was adjourned by Eugene Markowitz at 12:40 p.m.