
DEANZA MOBILE HOME PARK HOMEOWNERS ASSOCIATION (HOA)

General Membership Meeting Minutes Saturday, September 24, 2022 11a.m.

Call to Order

Eugene Markowitz called the meeting to order at 11:02 a.m. The members recited the Pledge of Allegiance.

Roll Call

The President took roll call of the Board Members. Those members present were: Eugene Markowitz, Don Payne, Candi Walker, Margaret Gannon, Gary Whitten, Jerry Zanzinger, Lorraine Smith

Jennifer McClellan, park manager was also present for Q & A session.

Vice President and Secretary Positions are not chaired

There were 38 members of the HOA present at the meeting.

President's Report

New residents were introduced. The vote to increase dues had been taken off the agenda and further discussion would be during the Treasurer's report. Eugene stated the Board position of Secretary was now open due to Karen Dawson resigning her position. He asked if any residents were interested. Eugene approached the subject of utilities sometimes not being correct for the month, especially July, August and September and for any residents that had their utilities put into a higher tier to speak with management. He reported that he and Margaret Gannon meet with Jennifer McClellan, park manager, once a month. They had discussed safety protocols for ADA compliance for some of the residents to get to and from pool area in case of emergency. Jennifer stated higher management was working on a solution.

Special Report from Jennifer McClellan

A resident asked about the bridge status. Jennifer stated the bridge project is on the agenda for Asset Management. She will let residents know about progress on weekly email updates. The issue of the pond pump was asked and how the runoff affects the beach. Jennifer commented that there are natural springs. Don Payne added that there are 7 natural springs in the pond and there is occasional run off from UCSC campus.

The broken pipe by the pool area was discussed after Heidi Calvin voiced concern about impact on the water bill. Don Payne stated the problem had been addressed, however, it was determined there are still problems with a broken pipe after he saw it last night.

The delay with the Santa Cruz Triathlon was discussed in regard to traffic. The lights in the entrance medium still need to be looked at since they are not functioning properly.

A resident asked about getting a defibrillator (AED) on site. There was also discussion about getting a CPR class for residents. The Good Samaritan Law was discussed and what the liability is for ELS. Debbie Loveland looked it up on her phone and stated any person showing goodwill is not liable. Jennifer stated it may differ for her as an employee.

Heidi Calvin asked if the HOA could buy an AED and there was discussion if it was a liability for ELS due to the location.

Liz McDannold asked what we as residents could do to improve communication with management. Her question was how residents can get answers to park issues. Jennifer stated for residents to email both her and Iris with problems. Jennifer will email the residents when a problem has been solved, or put on the weekly update.

Jean-Marie asked what were the results from the walk around with the Coastal Commission. Jennifer stated they helped to identify plants and fish that are recommended for the arroyo. Barbara Cordes and

Liz McDannold have been instrumental in helping management identify issues in the arroyo per Jennifer. Sword ferns will be planted in shady areas. The Willow trees were discussed and they will be trimmed down to 6 feet. The question was asked as to why they could not be trimmed lower or removed. Jennifer said they cannot remove them due to improving ground stabilization.

The problem with the west gate was discussed and the question was asked why they have not been fixed yet. Jennifer stated the contractor was coming out to fix them.

A resident asked about rent increase and was told they are based on CPI for San Francisco.

Another resident stated the arroyo area looks good and maintained. Candi Walker asked about the maintenance for the pool area and why are there problems. Jennifer stated APPI is the company and they are the only ones who offer commercial service in our area. The chemical levels were brought up as to why they are inconsistent. Don stated he tests it as an individual and it fluctuates. The possibility of using a white board to let residents know if the chemical levels are good or not good, was approached. Jennifer will ask higher management if it is permissible.

Another resident commented the jets are always on so that will be discussed with APPI. The timer will probably need replacing. Nancy Scheidt commented that she has witnessed babies being in the pool and what can be done. The possibility of putting up a sign could be considered. Kathy Brewington asked if the security cameras work. Jennifer stated they do. There is a camera in the office that works off Wi-Fi. There is a 30 day loop in the downstairs area of the clubhouse.

Heidi Calvin asked if there was budget for the Christmas lights. It was stated there is not. Liz McDannold asked if there was budget for more staff. Jennifer stated there was not. Candi Walker asked for reassurance that there is monitoring of the pool situation. Jennifer state she will make sure it is done. No one has access to the computer for the pool chemical levels except APPI.

The question of why there is no open-door policy for the office. Jennifer explained that is their time for other administration duties and walking the property.

Cathy Brewington asked about people parking in other residents' driveways and lights that are too bright (over 40 watts). Jennifer stated some residents give others permission to park in their spot. If the lights are too bright let management know and they will approach the matter with the resident.

The beach ramp was discussed as to why it keeps falling apart after it has been redone. It was commented that the person who fixed it did not do a good job because it fell apart a couple of weeks later. There is nothing that can be done til next year.

Secretary's Report

There was not a report due to position being resigned.

Treasurer's Report

Jerry Zanzinger stated he looked at the JAMS account and what can be done with the funds. The contract states that we MAY use the money as part of our annual fund if we want to do that. Dues will not be increased because of this. The reason we have dues is to have a Quorum before membership can vote on any issue. Jerry and Eugene explained why the HOA need dues. We have to be in compliance with the By-Laws.

Candi Walker asked where the JAMS money is. Jerry stated it is in a Wells Fargo account and the Board will discuss how it will be used. She suggested we have a meeting it and invite residents. Jerry stated residents are always welcome to attend the Board meetings which are the Wednesday before the community HOA meeting.

The subject of taxes paid to IRS after many years was explained. In 2003 a 990 form was supposed to be sent for tax exempt status. None was sent in. We are currently out of synch with the IRS. The Board decided to send a check for \$600 to see if we can be exempt. He requested they waive the fee since we are a small community-based HOA. He is waiting for a response.

Policies and Procedures

No new information

Emergency Procedures

Gary handed out Emergency Information received from the Fire Department to new members. Gary suggested that GoBags be placed in walkers or backpacks. You should check your GoBag at least every six months to make sure it is up to date

GSMOL

Candi Walker stated she had nothing new to report

Park Concerns

Margaret Gannon stated that Jennifer had covered most of the information

Communications

Lorraine Smith commented that John Kettles will be the new webmaster of the community website beginning in October. She asked for residents to please check the resident list to add or edit their information. Sandi Dutra asked for confirmation that the list Lorraine has is not the same as Jennifer's. They are different lists. Lorraine stated Lynn Slade will be doing bio's for new residents for the Arroyo Bulletin.

Adjournment

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

Submitted,

Lorraine Smith, Director of Communications