

DeAnza Mobile Home Park Homeowners Association

Minutes of the Meeting held on Saturday, July 18, 2026

July

HOMEOWNERS ASSOCIATION (HOA) OFFICERS PRESENT: Margaret Gannon (President), Tom Scully, (Vice President), Jerry Zanzinger (Treasurer)

DIRECTORS PRESENT: Dave Allenbaugh (Emergency Response), Scott Conard (Park Concerns), Carol McNulty (GSMOL)

OFFICERS ABSENT: Don Payne (Policy and Procedures)

ATTENDEES: 18 Residents plus Board Members

ROLL CALL OF BOARD MEMBERS:

President Gannon introduced herself followed by the other HOA Board present introducing themselves and their positions. She stated Jennifer Mattos, Manager was unable to attend meeting due to time conflict.

WELCOME TO RESIDENTS/MEMBERS: No new residents present

Meeting Discussions:

Financial & Administrative Updates

- The projected CPI is 3.8% for next year.
- Jennifer Mattos was unable to attend the meeting due to a last-minute conflict.

Treasurers Report

Jerry Zanzinger gave a Treasures report that included the current balances for the checking account and the renewed CD.

Infrastructure & Projects

- Pond Project: Progressing, pending any necessary Coastal Commission approval.
- Transformer Switch Gear: There will be two more scheduled shutdowns. The office will keep residents informed.
- Monument Sign & Solar Canopy: Both structures are currently in the design phase, with a public hearing scheduled for August.

Security & Pool Access Concerns

- There have been recent issues with unauthorized non-residents accessing the pool, clubhouse, and bathroom areas. Residents noted that the glass door to the hot tub area does not lock and is often left open at night.
- Questions were raised regarding whether the security cameras are functioning and who is monitoring them. Scott (Park Concerns) and Jennifer Mattos would like to begin monitoring the

footage as soon as possible. Immediate additional security measures are needed to address these access control violations.

Safety & Emergency Preparedness

- Fire Safety: This remains a significant concern, specifically regarding the borderline fence with Natural Bridges. Residents requested that a fire line or fuel line be well-established.
- DeAnza CARE Team: The team is always looking for volunteers and is highlighting evacuation plans, including an emergency response map to assist if needed.
- CPR Class: We received positive feedback on the recent CPR class, and another session will be offered at a later date.

A resident stated community involvement is essential to addressing these concerns. Thank you all for your participation and for working together as a team to keep our community safe and running smoothly.

The meeting was Adjourned at 11:40 am.

Minutes Respectfully Submitted by Candi Walker, Secretary