

DeAnza Mobile Home Park Homeowners Association

Minutes of the Meeting held on Saturday, 16 March 2024

Homeowners Association (HOA) Officers present: Shannon Gannon, Sandi Dutra, Debbie Loveland and Jerry Zanzinger.

Directors present: Margaret Gannon and Lorraine Smith.

Directors absent: Dave Allenbaugh, Don Payne and Candi Walker.

Guest: Jennifer Mattos, DeAnza Mobile Home Park Manager

Attendees (in addition to the above): 12 (noting a Town Hall Meeting had occurred on Wednesday, 6 March 2024).

Call to Order:

President Gannon called the meeting to order at approximately 11:00 a.m. followed by the leading the Pledge of Allegiance to the Flag.

Roll Call of Board Members:

President Gannon introduced himself followed by the other HOA Officers and Directors present introducing themselves.

Welcome to new residents and Members:

President Gannon then welcomed any new residents. None were present.

Jennifer Mattos was then introduced by President Gannon. She acknowledged much of what she was presenting might be redundant from the recent Town Hall Meeting.

• **Solar carport project:**

- It is still in the process of being permitted.
- The project start date is November 1st.

• **Solar Street Lighting project:**

- They are testing a fixture at the RV parking area to see if “we” are a good candidate for solar power street lighting (i.e. since we do not have sun all the time).
- Expected start date for its installation is late fall as so many government agencies are involved “in anything we do here”.

• **Big Bridge and Retaining Walls project:**

- Construction is expected to start after April 15th.
- Retaining walls are relative to spaces 71, 72, 73 and 74.

- **Ponds:**

- They are looking for an alternative recirculation system as the two new systems installed last year both “burned out”.
- The new system will include aeration.
- Debbie Cameron asked if the aeration will affect the duck weed to which Jennifer replied, “No”.
- Jennifer continued by stating the duck weed is high in protein and can be eaten. She continued by stating when the duck weed fills the ponds, you cannot tell they are ponds which creates a liability risk.

Lynette Adelson thanked Jennifer for the **new TV** in the library and asked if it could be **mounted so the TV can be moved** for better viewing.

- Jennifer responded they have the parts so they will be swap out (i.e. so the TV will be movable).

A question asked as to the completion date for the **gate** (being repaired). Jennifer stated she does not know but when she finds out on Monday, an update will be provided via an email blast.

Debbie Cameron also stated she wanted to give **Toshi** a “shout out” as he is on top of everything, is so pleasant and kind.

- Jennifer responded he wants to learn everything which motivates her work as well.

Lorraine Smith ask if they had considered placing a **pad for the rowing machine** (as the seat is hard). Jennifer replied if they could find one.

Someone else they could provide **instructions** about how to use it (the **rowing machine**). Jen Sanchez said she can show people where the instructions are along with the different classes for the machine. Jen mentioned once she had to unplug the machine and then plug it back in to get it to work.

Lorraine asked if they could provide **cubbies in the gym** for people to put their stuff into when they are working out in the gym. Jennifer acknowledge the request but did not commit as if they will be provided.

Jerry Zanzinger asked about the **\$1,000** (i.e. funds paid annually by ELS which is for the HOA's JAMS (Judicial Arbitration Mediation Service) Account).

- Jennifer replied she has it on her calendar for every May and continued by stating she has never seen the whole agreement.
- Sandi Dutra asked if she (Jennifer) knew this payment ends in 2027 to which Jennifer replied, “Yes”.

Jennifer Mattos continued by stating the **Spring Cleaning** will occur in May (i.e. where a dumpster will be provided for people to place their unwanted items).

- Debbie Cameron commented it would be helpful to have the Spring Cleaning *prior* to the unit inspections to which Jennifer replied, “That does make sense.”
- Jennifer continued by stating these comments and suggestions are very helpful especially since they do not use the equipment (i.e. in the game room or exercise equipment).
- Jennifer then asked if there was “anything else”. Given no one replied, she exited the meeting at 11:18 a.m.
 - Many thanked her before she left.

President’s Report:

- President Gannon reminded everyone we have an election coming up in May and we need to form an **Election Committee** so if anyone wants to volunteer it would be appreciated.
- The **open positions** are:
 - Vice President,
 - Treasurer,
 - Director of Communications, and
 - Director of Park Concerns.

Treasurer’s Report:

Jerry Zanzinger reported:

- The checking account balance is currently: **\$1,052.91.**
- The saving’s account balances currently: **\$1,074.59.**
- He is in the process of collecting **2024 HOA dues.**
- We have a CD (certificate of deposit) with a balance of **\$19,330.51.**
 - We have five (5) more payments of \$1,000 (each) coming from ELS from the JAMS settlement, where we are to receive \$1,000 each year for 25 years.
 - Winnie Mule asked what we use the money for.
 - Jerry responded it is sitting there and we would like the Board and Membership to vote on any large expenditure.
 - If we were to take the money out of the CD, we might have to pay a penalty.
 - The CD has a five percent (5%) interest rate.
- Someone asked about the previous talks about getting a defibrillator.
 - Jerry responded there have been many talks about getting a defibrillator but the legal ramifications stopped that conversation.

Secretary’s Report:

Debbie Loveland stated the **Minutes** (from the January Meeting) are done but given she has a new computer which does not match with Lorraine’s computer they are in transition before they can be posted to the internet (i.e. website). If you want to read them, a printed copy is circulating the room.

- Lorraine Smith stated once she and Debbie go thru them (i.e. the Minutes), they will be posted to the website.

GSMOL:

Candi Walker was not present at the meeting so no report was presented.

Communications:

Lorraine Smith stated we do not have any new residents so she had nothing to report.

Park Concerns:

Margaret Gannon stated:

- Most people are happy living here.
- She likes being the buffer between the resident(s) and Management.
- For anyone who joins the the Board to fill her position, if she can be of help, she will be available.
- Most importantly wanted to thank the residents who have participated regarding the **Overside Vehicle Ordinance (OVO)**.
 - This matter came to light last September (2023) when she and others attended the *Westside Meeting* (a group who has been involved with the OVO for several years).
 - The next step is to obtain a Coast Development Permit (CDP) as the current permit expires on May 11th (of this year).
 - The Planning Commission (i.e. City) approved it unanimously.
 - The City (Council) vote was 6-1 for approval.
 - Dave Allenbaugh has been representing the HOA relative to this matter.
 - If approved, the permit will be extended for five (5) years.

Jerry Zanzinger stated he wanted to correct his earlier comments in that the HOA only has four (4) more JAMS payments due from ELS (as \$1,000 has been spent).

President Gannon asked for any questions; none were asked.

Sandi Dutra reminded everyone about Trivia Night tonight (at the Clubhouse).

The meeting was adjourned by President Gannon at 11:25 a.m.