

DeANZA SANTA CRUZ HOA

REGULAR SEPTEMBER MEETING MINUTES

Draft for Review and Approval

Saturday, September 26, 2026	11:01 a.m.–12:02 p.m.	Clubhouse
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Call to Order and Quorum

President Dave Allenbaugh called the regular September meeting to order at 11:01 a.m. A quorum of directors was present.

Attendance

Approximately 45 DeAnza Santa Cruz HOA members were present.

Officers Present Dave Allenbaugh, President Candi Walker, Vice President Don Payne, Interim Secretary Jerry Zanzinger, Treasurer	Directors Present Carol McNulty, GSMOL Lorraine Smith, Communications Don Payne, Policy and Procedure Dave Allenbaugh, Emergency Procedures
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HOA Purpose and Operations

President Allenbaugh discussed the HOA's role in representing the community. Because residents rent their homesites, the HOA does not have financial responsibility or decision-making authority over park management. Its principal strength is providing a unified community voice regarding maintenance, repairs, security, and other matters affecting residents.

Examples of prior HOA involvement included securing weed trimming, addressing university excess dust during construction, reduction in annual property taxes, and advocating for security improvements such as cameras and gates.

Board Roles and Vacancies

Board members and their areas of responsibility were introduced. The Park Concerns director position remains vacant, and residents were encouraged to volunteer for the two-year position. Don Payne continues as Director of Policy and Procedure while also serving as Interim Secretary. Dave Allenbaugh extended heartfelt appreciation to Margaret Gannon, Scott Conard and Tom Scully for their longstanding commitment to the community and recent service on the Board.

Park Concerns

President Allenbaugh reported that he had arranged recurring two-hour monthly meetings with Jennifer Mattos, Manager to improve communication with management and review unresolved park concerns.

Residents were asked to submit complaints, requests, and suggestions through DeAnzaSantaCruzHOA@gmail.com. Lorraine Smith, Communications Director will maintain a spreadsheet recording each submission, its status, follow-up, and completion for review with management.

Residents also raised security concerns involving fence access, gate fobs, and unauthorized construction activity. These matters will be included in the park-concerns tracking process.

Pond Maintenance Committee

A Pond Maintenance Committee consisting of Jenny Anderson, Liz MacDonald, and Martha Johnson has been formed. Discussion included concerns about duckweed, overgrowth, and deterioration of the pond's appearance.

Management has hired a professional pond contractor. After Jennifer confirms the contractor's start date, the committee will seek to meet with the contractor to understand the maintenance plan and communicate residents' concerns.

GSMOL and Legislative Update

Carol McNulty reviewed GSMOL's work monitoring California mobile-home residency laws and advocating for residents through state legislation. She also provided information about obtaining a free copy of the 2026 California Mobilehome Residency Law.

Legal Committee

Don Payne reported that the Legal Committee is investigating how 2025 legislative provisions concerning long-term leases may affect approximately 40 original residents whose leases expire in 2037. The committee is seeking legal guidance before reaching conclusions.

Resident Communications

Lorraine Smith reviewed communication procedures intended to improve information flow and support orderly meetings. Residents were encouraged to submit questions by email before meetings. Lorraine also discussed maintaining the resident contact list, encouraged residents to update their information, and emphasized protecting residents’ privacy. Lorraine will investigate text messaging as a possible method for distributing HOA updates while avoiding group replies. WhatsApp or a similar service was also discussed.

Treasurer’s Report

Treasurer Jerry Zanzinger reported \$2,834.28 in the checking account and approximately \$22,000 in a certificate of deposit derived from an ELS settlement.

Welcoming Committee

The HOA is reinstating its Welcoming Committee. Joe and Joyce Giunta and Jerry Zanzinger will greet new residents and provide a welcoming gift and community support.

Emergency Response

President Allenbaugh described the CARE Team—Community Active Response Emergency—which uses team leaders to check on and assist neighbors during emergencies.

Resident Feedback

Residents were asked to complete feedback forms identifying their HOA priorities and communication preferences. Dave Allenbaugh will coordinate collection and review of the forms. Completed forms may be placed in Dave’s No. 45 box at the Clubhouse.

Motions and Votes

No motions were made and no votes were taken. The operating procedures discussed at the meeting were not submitted for formal Board approval.

Adjournment

The meeting ended at 12:02 p.m.

Submitted by:

Don Payne

Interim Secretary

Approved by the Board on: _____

Corrections, if any: _____