
DEANZA MOBILE HOME PARK HOMEOWNERS ASSOCIATION (HOA)

**General Membership Meeting Minutes
Saturday, November 12, 2022 11a.m.**

Call to Order

Eugene Markowitz called the meeting to order at 10:02 a.m. and 11:05 a.m. There was some confusion as to correct time so meeting was stopped and continued at 11 a.m. The members recited the Pledge of Allegiance.

Roll Call

The President took roll call of the Board Members. Those HOA Officers and Directors present were: Eugene Markowitz, Don Payne, Margaret Gannon, Gary Whitten, Jerry Zanzinger & Lorraine Smith. Candi Walker was absent.

Vice President and Secretary Positions are not chaired

There were 16 members of the HOA present at the meeting.

President's Report

Eugene informed the community of the Food Waste Program which is now available in the park. The receptacle is located in the main dumpster area between spaces 8 & 9. He stated there should be available buckets in the office for household use.

Rental assistance information can be obtained from the office. Don Payne stated some new residents may not know how things work and should contact them. Margaret Gannon stated it was sent with 90 day rent increase letter in September.

Eugene stated having the emails of residents is important to share this type of information. He encouraged neighbors to let others know of the importance of keeping the community informed about such things as the garbage strike, front office being on vacation and other miscellaneous things.

Secretary's Report

Position is not chaired.

Treasurer's Report

Jerry Zanzinger stated there is \$947.70 in general account. \$600 to IRS has decreased it from approximately \$1500. He gave an updated report on how the paper copy was not accepted so he spent time to do it on-line. Status is currently pending and may take up to 6 months before he receives an answer. JAMS account is \$19,045.23. ELS contributes \$1000/year to this account.

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.

GSMOL

Candi Walker absent: no report

Park Concerns

Margaret Gannon stated ADA compliance is still being addressed for residents who do not have safe access to amenities due to pool/gym area not being ADA compliant. There is no Handicap Parking by the gym. Also safe exiting of the clubhouse for residents with disabilities. Alfred Gonzales will be addressing the issue. She also discussed problems with overgrowth along the perimeter of Natural Bridges State Park. Contact information for this problem will be in the December Bulletin.

Dave Allenbaugh stated the drain in the car wash area is not draining properly. The front office will be contacted.

Gary Whitten voiced concern about the growing number of coyotes in the area and how to deal with the growing population.

Jim Carraher gave information about how the increasing RV populace is trying to be dealt with by the city. Citations are given at midnight, but only with vehicles that have license plates or registration. They have to be parked over 3 days before reporting. He has information on who to send concerns to on the city council. It will be put on the website and Bulletin.

Coastal Commission information is available on the website. Pictures of the hazards have been submitted to the city council, but nothing has been done. Dave Allenbaugh suggested we think outside the box and try to get the press involved. He suggested a protest.

Dave Allenbaugh announced that he would like to have an AED present in the park. He stated Federal law protects people from liability. He asked ELS if we could have one that is under locked condition in the clubhouse area. Pricing was discussed and he asked for donations from HOA and Arroyo Association. Price is approximately \$800 - \$1600. Options are for re-furbished and new units. Also discussed were CPR class with AED instruction.

Jean Marie brought up utility bills and the discrepancies of some bills. Eugene commented that not all the meters are read at the same time, which puts the resident into a higher tier. A credit is supposed to be applied if this happens. Marguerite and Dan stated they were overcharged and would like a refund. They were advised to contact Shannon who is the interim manager.

The validity of the meter readers was discussed. The days are based on a range.

Communications

Lorraine Smith commented that she and John Kettles will be co-webmasters of the community website. Resident lists will now be sent in numerical and alphabetical order.

Adjournment

The meeting was adjourned by Eugene Markowitz at 12:15 p.m.

Submitted,

Lorraine Smith, Director of Communications