

DEANZA MOBILE HOME PARK HOMEOWNERS ASSOCIATION (HOA)

General Membership Meeting Minutes Saturday, September 25, 2021 11 a.m.

Call to Order

Don Payne called the meeting to order at 11:00 a.m. The members recited the Pledge of Allegiance.

Roll Call

The Secretary took roll call of the Board Members. Those members present were:

Jim Cannon
Gary Whitten
Sandi Dutra
Don Payne
Jerry Zanzinger

Those Board Members absent were Eugene Markowitz, Dave Allenbaugh, Lorraine Smith and Tom Louden

There were 40 members of the HOA present at the meeting. Management was invited but declined because of Covid reasons.

President's Report

President Eugene Markowitz was absent due to a long planned conflicting date. Don Payne was the acting President for this meeting. Don welcomed new members of the community. He gave a history of the current activities regarding the Pool Committee's work on the limitation of pool access to children. A full discussion of the issues would follow later in the meeting.

Jane Heyse

Jane reported that a red bin will be placed in front of the clubhouse every Friday between 9:00 a.m. and 9:30 a.m. Extra Grey Bear bags can be placed in the bins and/or non-perishable food, just food, not other products. The food will be distributed to students who need food at UCSC.

Vice President s Report.

The Vice President was absent but will be at the next meeting in November.

Secretary's Report

The Secretary asked if there were any changes or additions to the prior meeting minutes. There were no objections, so the prior minutes were approved.

Treasurer's Report

Sandi Dutra gave a detailed report on the current condition of the HOA's funds including recent income and expenses. A copy of the report is attached hereto. Sandi stated that the CPI for next year's rent will be 3.2%. Don discussed the JAMS settlement. Sandi discussed a ZOOM meeting for seniors to find out how to help with their rent because of Covid.

Policy and Procedures

Don discussed the lock on the sauna. Management has been informed many times that it needs to be fixed. Don will send an email to management informing management that numerous residents complained about the door. His email will be in lieu of 45 residents who expressed concern.

Emergency Procedures

Gary Whitten has prepared five bags to be used in the event of an emergency. Hard hats, wrenches, walkie talkies, and other items will be in the bag. He would like to have meetings on a monthly or quarterly basis. He is looking for volunteers for one of four sections in the park. Jerry Zanzinger volunteered for one section.

Park Concerns

Jim Cannon led a discussion of park concerns. New members at the park have difficulty finding important information about the park. The welcome committee has not been able to meet with residents since Covid. A get together for residents who have moved here within the last two years will be scheduled, hopefully in October, for those residents. The Board is also invited to attend.

The ongoing Arroyo project was discussed. There was an email from a resident regarding the ongoing leak in the front of the park. They initially tried to correct it but there is still a problem. In a time of drought, this is very concerning. Don and Jim are working on a letter to send to management to try to get action on the landscaping concerns. Management has been lax on their response and more pressure will have to be pursued.

Jim and other Board members discussed the Board's action on the pool issue. The Board's position on the matter is contained in the Board Minutes dated September 22, 2021. In essence, a survey will be submitted to the whole community eliciting their opinion as to whether or not there should be a limitation on children's access to the pool. The survey will be left at each household with an envelope. Their opinion should be noted, answering a limited number of questions to determine if the community wants to change the current rule, which allows children access at any time so long as a resident is with them or to limit the time children can use the pool. The completed survey will be signed with their space number noted and placed in a sealed envelope. Their response will remain confidential. A member of the Board and a member of the Committee will tally the results. The results will be available to the membership at the next meeting. The results will then be given to management who has the ultimate authority to decide the matter. Jim then opened the matter up for membership input.

Residents were concerned that enforceability would be a problem. One of the problems is that some members have seen children at the pool without a resident present. Management said they had received 16 complaints about the change of rules regarding children. A resident gave a history of the Board's decision to present the proposal to management. A discussion followed about the content of the questions that would be asked in the survey. The rule change may meet the definition of "material" which means there would have to be a formal procedure to change it. A resident thought we should not change the rule regarding children and that we should just enforce the rules in place. Some residents thought that the rule should be seasonal, or maybe just on weekdays. It was thought that after Covid calms down, the situation will change. We need more notice to the residents, such as in the newsletter, that residents must be present with the children at the pool.

GSMOL

There was no report on GSMOL.

Communications

In Lorraine Smith's absence, Sandi Dutra said that HOA information can be found on the website www.deanza-park.org. Contact Lorraine to get on the resident's list. Residents can email information to deanzasantacruz@gmail.com. All membership meeting minutes are on the website. Email Jerry Zanzinger to get Board minutes at jzanzinger@gmail.com.

General Discussion

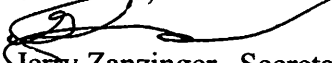
A resident noted that teenagers were in the park and destroyed some of the light globes. A resident thought that the police would not enforce parking violations because they don't have an agreement with the park. The police can be called in other situations. A resident thought that we should have our own private cameras. There was concern that the office was not in the clubhouse. Management does not follow through on many occasions. What can be done about that?

A resident wants to start a security committee. For parking problems, residents should call the security firm Allied. It was suggested that they come to the next meeting so we can ask them questions. A resident said security problems are much less than they were in the past. Our hours for public pass through per the Coastal Commission are more lenient than other nearby entities. We should look into that. Parking in the front is only for visitors of the residents. There was a discussion as to who should be contacted in the chain of command to get action from management.

Adjournment

The meeting was adjourned by Don Payne at 1:02 p.m.

Submitted,


Jerry Zanzinger, Secretary