

# **DeAnza Mobile Home Park Homeowners Association**

## **Minutes of the Meeting held on Saturday, July 19, 2025**

July

**HOMEOWNERS ASSOCIATION (HOA) OFFICERS PRESENT:** Margaret Gannon (President), Tom Scully, (Vice President)

**DIRECTORS PRESENT:** Dave Allenbaugh (Emergency Response), Don Payne (Policy and Procedures), Candi Walker (Park Concerns), Lorraine Smith (Communications)

**OFFICERS ABSENT:** Debbie Loveland (Secretary), Jerry Zanzinger (Treasurer).

**OPEN POSITIONS:** GSMOL

**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 we were waiting for the speaker from Damians Ladder to show up.

**WELCOME TO RESIDENTS/MEMBERS:** Martin Hogan, Sp 135

### **Meeting Discussions:**

The meeting covered several key updates and concerns. The new CPI for January is 1.5%, down from 3.2% last year. The pond project is progressing, pending Coastal Commission approval. The switch gear will undergo two more shutdowns, with the next on August 22. The monument sign and solar canopy structures are in design, with a public hearing scheduled for August 6. Concerns were raised about fire safety, particularly along the borderline fence, and the need for better security cameras and pool area access controls. A CPR class received positive feedback, and an emergency response map was proposed. The meeting concluded with appreciation for the community's efforts and a mention of the park's recent award.

### **Action Items**

- Reach out to the authorities to get more information and a plan regarding the borderline fence and fire hazards.
- Revisit the emergency response plan and evacuation coordination, and call for volunteers to help with the zoning and communication.
- Address the security and access control issues for the pool area.

### **CPI Update and Meeting Introductions**

- Margaret Gannon announced the new CPI starting in January will be 1.5%, significantly lower than last year's 3.2%.
- She also provided park updates including, the pond project, mentioning construction and the need for city approval and Coastal Commission review.
- The coastal access trail is being redone, and the wind project is approved but needs further project management approval.

### **Switch Gear and Fire Incident Updates**

- Margaret spoke about the switch gear, mentioning a previous shutdown and upcoming shutdowns on August 22.
- She discussed the recent fire at Natural Bridges and the response from Cal Fire and other authorities.
- She also highlighted the need for better evacuation plans and liability issues for residents near the borderline fence and mentioned the high risk for residents with vegetation touching fences and the need for residents to cut down trees themselves.

### **Community Concerns and Suggestions**

- Lorraine Smith and Rick McGahey suggested using goats to clear out brush around the perimeter fence due to poison oak and fire safety concerns.

### **Board Member Updates and Emergency Response**

- Margaret opened the floor for resident comments.
- Sandy Brunett announced the next trivia night event on August 9.
- Dave Allenbaugh shared the positive feedback about a recent CPR class and suggests offering another one for residents. Sandy Burnett discussed the need for an emergency response map and volunteers to help with evacuations. An email will be sent out for residents to sign up to volunteer.

### **Pool Area Security and Maintenance Issues**

- Gary Bastian raised concerns about non-residents accessing the pool area and the need for better security measures.
- It was suggested asking residents for their names and space numbers to identify unauthorized visitors.
- The presence of sand and debris in the pool and hot tub due to non-residents, was discussed.

### **Security Cameras and Community Involvement**

- The ineffectiveness of security cameras and the need for better monitoring was discussed.
- Dave Allenbaugh offered to follow up with management about the cameras and their functionality.
- Margaret Gannon emphasizes the importance of community involvement and the role of board members in addressing concerns.

### **Final Remarks and Community Appreciation**

- Margaret Gannon thanked everyone for their participation and emphasizes the importance of working as a team. She also mentioned the park's recent award for being one of the best mobile home parks in Santa Cruz.

The meeting was Adjourned at 11:40 pm

Minutes Respectfully Submitted by Lorraine Smith, DeAnza HOA Communications Director