

De Anza Mobile Home Park Homeowners Association (HOA)
2395 Delaware Avenue, Santa Cruz, CA 95050
Website: www.deanza-park.org
GSMOL Chapter 501

MINUTES OF THE GENERAL MEMBERSHIP MEETING

Saturday, 16 May 2026 at 11:00 a.m.

Homeowners Association (HOA) Officers Present:

Board Members Present: Margaret Gannon (President), Tom Scully (Vice President), Debbie Loveland (Secretary), Jerry Zanzinger (Treasurer)

Directors Present: Carol McNulty (Golden State Manufactured-Home Owners League aka GSMOL), Don Payne (Policy and Procedures), Lorraine Smith (Communications), and Candi Walker (Park Concerns).

Director Absent: Dave Allenbaugh (Emergency Services).

Attendees: Thirty-two (32) in addition to Jennifer Mattos, De Anza Park Manager, and those listed above.

Call to order and Pledge of Allegiance: Margaret Gannon called the meeting to order at 11:06 a.m. and led the Pledge of Allegiance as we waited for Jennifer Mattos's arrival.

Roll call of the Board of Members: Margaret introduced herself, followed by the other HOA Board members who introduced themselves and stated their position on the Board.

Lorraine Smith announced she emailed the Meeting Agenda yesterday ("Saving trees, folks").

Margaret asked:

Candi Walker had anything to report; no.

Tom Scully had nothing to report.

Carol McNulty presented: The Tools in our Mobile Home Owners' Toolbox

GSMOL's purpose is to protect Mobile Home residents & champion their property rights. They also advocate for these rights in Sacramento.

California MobileHome Residency Law was established to protect your tenant rights with the force of law. A digital copy of the MRL is available at gsmol.org.

A recent GSMOL article outlined "tools/protections" for tenants and is available for free via the GSMOL website. (e.g. It includes the only reasons one can be evicted from the Park. There are only 7.

MobileHome Residency Law Protection Program: Each resident pays \$10 annually (collected by ESL),. If you are concerned with a landlord tenant violation, protected by the MRL you may file a complaint.

California Department of Housing and Community Development (HCD) is the enforcer tenants can turn to if there are health and safety violations not being addressed by park management relative to a Park's infrastructure (power, water, streets, etc.).

Title 25 is a set of California laws that spells out the minimum standards for maintaining the park's infrastructure that apply to electrical, gas, water, sewer, drainage systems, fire safety, fences, roads, parking, utility hookups and park maintenance standards.

Carol passed out a 2 page handout spelling out these "Tools in your Toolbox" when dealing with Park Management.

Margaret thanked Carol for providing the above information.

Margaret then introduced Jennifer Mattos, De Anza Park Manager.

Jennifer provided the following updates:

Sewer Lift Station Project: They have obtained a HCD permit and they are now working on obtaining bids to complete the project.

The project is to build a wall around the sewer lift station to protect the surrounding environment should the sewer overflow.

Pond Recirculation Project: Cox Environmental is under contract and is working to obtain a permit from the Coastal Commission.

This project is expected to be completed sometime in 2027 depending on the permitting requirements.

Switchgear Project: This work is coinciding with the PG&E work (which was to occur in June) but PG&E changed the date. This is why Jennifer has been sending the numerous emails and text messages recently.

This project will not enable each resident to have their own individual meter.

Winnie Mule asked if the work could result in a power surge; Jennifer suggested everyone unplug their electronics/appliances just to be safe.

Jennifer continued by stating she should include this information (i.e. to unplug electronics/appliances) with the project updates.

Jennifer stated:

She does not know how long PG&E's work to install the new transformer will take or how long the Park will be without power. Therefore, a generator will be brought in and parked in the area between the trash containers and the Office.

Tuesday, 19 May 2026: The power is expected to be off for approximately one (1) hour beginning at approximately 10:30 a.m. so the generator being brought in can be tested.

Wednesday, 20 May 2026: Those residents who reside in Spaces 153 to 200 and who will be needing their cars during the day, should move their cars as the street will be blocked to make way for a crane (which will be used to position the new PG&E transformer).

While residents affected may park along the Arroyo, Jennifer reminded people to not park in such a way as it blocks driveways and ensure there is enough space so fire trucks can get through.

Sometime between 7:00 a.m. and 9:00 a.m. the Park will be disconnected from the existing transformer, then connected to the generator. Then, PG&E will commence their work.

On Thursday, 21 May 2026, the transformer should be operational, and the generator disconnected, which will complete the project.

Carol Shirra asked about the status of her suggest to have a mural painted on the large towers supporting the solar arrays.

Jennifer stated she was glad Carol asked the question and wanted to know if Carol had a name of someone who paints “awesome” murals.

Jean-Marie Mott suggested contacting the Santa Cruz Art League, which is located on Broadway, and

Carol stated she will check with the Shopper’s Corner regarding who painted their mural.

Sandy Burnett suggested contacting the city, who did some as well.

Carolyn Callendar asked if Jennifer had located the water leak near the ponds.

Jennifer replied they have not but think it might be underground (e.g. sprinkler). It happened and then stopped, so they are not sure where to look.

Don Payne asked about the location of the transformer and Jennifer confirmed it will be located near the Office. PG&E informed ELS three years ago the switchgear would be replaced. It took 18 months to manufacture the transformer for the park’s switchgear.

Brenda Payne stated last night the main gate was not working and people both annoy enter the Park. She even tried calling her own telephone number to buzz teh gate but that did not work either. Vehicles has to enter using the exit gate.

Jennifer said her husband entered the gate, and it worked.

She continued by stating they have problems with gates at other parks as well.

She mentioned other parks have the gate remain open from 8:00 a.m. to 5:00 p.m. and she asked for people’s reaction to that thought. People responded, “No” to that suggestion.

Julie Declos asked about the tarps over various drains in the park.

Jennifer stated once the construction has been completed, and then she will verify the tarps can be removed from the drains along with the fencing by the office.

Mitra Treadway, who is from Iran and has family still there, stated we have been a wonderful community for her, considers us her family here, and thanked us.

She also mentioned people are placing their poop bags in her flower pots.

Jennifer responded she will have another “poop station” installed near her home.

Jean-Marie Mott mentioned the weeds in between her home and the path are in need of some attention.

Jennifer appreciated the reminder as she tends to forget about that area.

Martha Johnson voiced her appreciation regarding the removal of the weeds in the Arroyo.

Bobbie Celeste mentioned the gate to the Seymour Center is in need of repair as it is not locking.

Jennifer stated the repair person was just out.

Brenda Payne mentioned the repair person stated we need a new gate. Jennifer stated she is going to propose all three gates be replaced next year. Until then, she will continue to have them repaired.

Debbie Loveland reminded Jennifer the flag continues to not be lit at night (which is a part of flag protocol). There is a light fixture below the flag, but the light bulb does not fix the fixture. Protocol requires if a flag is not lit at night, it must be taken down.

Jerry Zanzinger asked if the blue containers (recycling bins) located in front of the ping-pong room could be moved to the back of the building, especially for aesthetic purposes. Jennifer replied that could be done. She continued by stating they were located there before, but someone moved them. Jennifer continued by stating she hopes once moved, the bins remain behind the building.

Lorraine Smith asked if Mikela was coming back. Jennifer announced Mikela should be returning the first week of July.

Many thanked Jennifer for attending as she left to prepare for the ELS-provided lunch which will be served by the Office immediately following today's HOA Meeting. Jennifer departed the meeting at 11:43 a.m.

TREASURER'S REPORT

Jerry Zanzinger stated:

15 residents paid their membership today.

Prior to today, only 15 had paid their membership this year.

The HOA checking account balance is \$2,644.28.

The HOA certificate of deposit balance is \$21,922.41 and renews this month.

\$1,000 will soon be coming from ELS relative to the annual payment (as agreed in the previous litigation agreement) which is to be used primarily for litigation purposes.

The only expense paid was \$162.96 for the Care Team's expenses.

Scott Bernard asked if dues could be paid using Venmo or Zelle.

Jerry thought this was a great idea so will set it up and send out an notification.

Lorraine Smith asked if there were any new residents present at the meeting.

Abraham Aceves, a new resident of Space 59, introduced himself and his mother, Marcella.

They recently moved from Los Gatos after living there for 25+ and "this beats it".

He also mentioned his mother's English is limited so if any people speak Spanish, it would be great.

Don Payne stated:

At the Board Meeting held last Tuesday, they decided to reconstitute the Legal Committee to explore what will happen when the existing lease expires in 2036.

The Legal Committee consists of Margaret Gannon, Jerry Zanzinger, Dave Allenbaugh, and Don Payne. If anyone else wants to join the Committee, let Don know.

Don met with Jennifer on Thursday (14 May 2026), had a “good” discussion, and should have more information by the next HOA Meeting.

If you have concerns, do not lose sleep at the moment as there appear to be some positive indications for a good outcome.

According to Jennifer, as of a year ago, there were 47 original homeowners whose leases expire in 2026.

The CPI rate for June should be out by approximately 15 July 2026.

Jerry mentioned the Committee is concerned about the lease (which only affects the original homeowners) and another issue they “cannot mention right now”.

Via Don, the lease cannot be amended as it is a binding agreement signed by the Court.

OVERSIDED VEHICLE ORDINANCE (OVO)

Margaret announced the OVO has been extended for five (5) years.

BOARD ELECTION

Margaret announced the following people have agreed to serve in the following open Board positions:

Vice President: Tom Scully

Treasurer: Jerry Zanzinger

Communications: Lorraine Smith

Additionally,

Scott Bernard has agreed to become the Director of Park Concerns, which was recently filled by Candi Walker.

Debbie Loveland, who agreed last year to serve another term, has agreed to resign as Secretary. Her position will be filled by Candi Walker.

Margaret adjourned the meeting at 11:57 a.m. and reminded everyone lunch is being served by the Office.

Respectfully submitted by,

Debbie Loveland

DeAnza Mobile Home Park Homeowners Association Secretary

