

Minutes  
HOA General Meeting  
Nov 20<sup>th</sup> 2019  
7-8.30pm

Approximately 25 park residents attended the meeting

Board members present:

Merit Herman  
Don Payne  
Eugene Markowitz  
Lorraine Smith  
Gary Whitten  
Tom Louden  
Jim Cannon  
Amalie Sinclair

Eugene moved to accept the minutes of the September 18<sup>th</sup> HOA General Meeting.  
The motion was passed by resident vote.

A key -note talk was provided by Barnett Environmental detailing the renovation and restoration of the Arroyo over the next few months. Presenters include Engineer Chris Cox, Company Founder and ecologist Bruce Barnett and Michael Sukel, Director of asset management at ELS.

The presentation included a set of seven large posters illustrating the incremental stages of the Arroyo project. These were displayed at the clubhouse immediately prior to the general meeting, remaining in place for several days after the Nov 20<sup>th</sup> meeting adjourned, so that residents would have a chance for further review. PDF file of the posters were also provided at HOA website.

HOA President Merit Herman opened the proceedings and asked that presenters and residents use the microphone as provided. Merit mentioned that "what is going on with the Arroyo, is on everyone's mind"... There have been some delays owing to issues with the permitting, but it now seems as if the renovation program is underway. We have invited the several engineers for the project, to provide an update and review.

Jennifer Barrett, regional manager for our park owner Equity Lifestyle Properties (ELS) then addressed the community, mentioning that today was the 30<sup>th</sup> anniversary of her term with the company. Also that after meeting with the board prior to the HOA meeting, the management is preparing a separate meeting with the residents in order to address any outstanding issues or concerns. Further details will be announced through the "weekly blast" and the HOA website page.

Additionally as reminder and in light of the upcoming holidays, Jennifer brought forwards the standing regulation regarding pool usage, especially as family members will be visiting. This states that visiting children under the age of 14 must be accompanied by a homeowner when using the park facilities. The homeowner does not need to be an immediate relative, it is simply that they will take responsibility for a young person in their charge.

Other details brought up by park management include:

Site compliance - clean up etc.

A first notice would provide a 10 day notification, to be followed by a subsequent request if the time frame is not met.

Also to confirm that the owners of #17 have sold their property, but their family is still resident and relatives are welcome to visit.

This completed Jennifer's quick summary

Merit then went on to introduce the engineering team. "We have a lot to get through this evening, so lets get started "

Merit requested that the residents write down their questions on the cards provided.... we will collect these and the engineers will then go through and provide answers at the end of the presentation. The questions and answers from this evenings session will also be posted at the HOA website for further review.

Merit introduced Mike Sukel, who started work on the Arroyo project in May 2019.

Mike mentioned his many close connections, that he had extensive twenty-year experience in construction management, and had lived in the area for the past eight years, Mike stated that work on the reconstruction of the Arroyo retaining walls had already started, but that environmental conditions will not allow work on the ponds to be commenced before January.

Chris Cox and Bruce Barnett were then introduced, and they provided some further details of the pond renovation. The storm drain runs underneath the pond, repairs will be made and a filtration system will be installed. Other work will include restoring beach access, directly from the Arroyo garden and walkway, and removal of invasive plant species, in favor of native types.

Chris Cox continued – Since 2015, we have been looking at how to remake the pond drainage system. This is a complex field, which provides flood control, and we needed a solution that was not overly expensive. Finally after many careful assessments the various plans fell into place and we are delighted to be able to move ahead for the best results.

Each illustrated graphic was then brought forwards, and a comprehensive description and commentary provided

Board one:

Existing condition-

The permitting agencies are described here, (item 4) Each agency has it's own department to process applications. Significant evaluations were made by the environmental agencies, California Coastal Commission and the CA Dept of Fish and Wildlife. These two permits took almost a year and a half to obtain.

Work described will include removing invasive species, increasing hydraulics and obtaining pond drainage, beach access and overall repairs, renovations, safety and aesthetic.

Board two:

Increase accessibility- designated trails and routes

A ramp will be installed to enable the beach access, and the sump between the park and beach will be drained and replanted. This will make it possible to walk out onto the beach directly from the lower level

of the Arroyo rather than taking the current small pathway along the side edge.

Apart from beach access there does not seem to be a problem with any of the other trails, which are all very solid.

Board three:

Landscape restoration plan-

Bruce Barnett, ecologist and owner of Barnett engineering provided an update.

When we first came down here (De Anza Park) we were looking at the environment as part of a larger ecosystem. Here you have both hardscapes-parking and so on and many other features. What is it going to take to have animals see this location as a natural island? Our aim is to restore the natural environment, even where it has not always been established. You guys are also part of the natural habitat as well. In this small area, we have riparian versus upland areas, we want to see a rehabilitated environment.

Board four:

Restore the environment -

We wanted to wipe out all the invasive species, and stabilize the soil. The ice plants are ugly and everywhere but they do prevent erosion. We will install Geotex on the slopes to stabilize the soil. Then we will plant a whole palette of native species. Yarrow, sagebrush, grasses. Residents should monitor frogs and other populations, also the rare red-legged frog, which is concentrated in costal plains, not in the hills. Mark Twain wrote about them. Also please let us know if invasive plants grow back. We want to help restore animal habitats and wildlife, that's our aim.

Board five:

Re establish plant diversity-

As we improve drainage and hydrology in the area, we will improve the access to the beach, we will improve the environmental integrity. Some of the fish will be removed from the pond, such as invasive carp. We will take out invasive species and plant habitat to attract wildlife. We are implementing a long-term maintenance program. Which will include a population of mosquito fish and eliminate the breeding area. It will be much easier to walk to the beach. We will restore the memorial garden and enhance the egret garden. Established plants will be left, if they are not invasive, although the bamboo will be removed as it's taking over.

Board six:

Landscape amenities-

The memorial garden is such a great location, there are a couple of benches and a great contemplation area, to experience the sunset over the ocean, it is mostly planted in roses. The Butterfly garden is planted to attract butterfly species on the wing, while the egret garden provides a vantage and supports associated activities such as swimming.

Board seven:

Phasing and maintenance-

Phase one (a). Looking at the time line –starting in January we will be working in the riparian area on one side of the Arroyo

Phase one (b) We will then be working on the other side of the Arroyo, the work is tackled in two phases because we need to have access.

Phase three- to include renovation of the pool areas through 2020

Phase two (a, b, c,) will include the clubhouse, park offices and upland areas and this will probably take two or three years to complete. Our landscaper is propagating all the plants, over 10,000 plants at greenhouses in Watsonville. We will take out segments piece by piece as we go through and replant. The maintenance will be comprehensive. We will monitor the beach, and any stagnant water that might collect, and we will continually monitor for invasive species, and provide updates for community review. We need your support, please report any further details to ELS so they can forward us the needed information, we need to know what are conditions, about wildlife and the environment. Please familiarize yourself with the long term maintenance plan

The formal presentation was followed by questions and answers.

A resident asked about water quality, how would this be monitored?

Response was that a pond maintenance person would be employed, also that the vegetation around the ponds would be replanted.

Mike Sukel went into further detail. The filtration system will include a built in large-scale faucet type arrangement with pumps. This will be maintained on an annual basis, monitored and results reported back to the City of Santa Cruz. We will remove sediment that collects around the pump. At the moment the pond does not provide an optimal wildlife environment, owing to lack of circulation and filtration and the presence of invasive fish species. The several upgrades will also improve oxygen saturation levels.

Bruce Barnett also added, we will do regular survey, as the system matures you will see improvement. We don't have a matrix or pre set lab study program. Lab results will not show much. When you take out the carp and the invasive plants some results will be seen. We will include mosquito fish, we are not removing the basking turtles.

Chris Cox mentioned, we have to report to the agency once a year, so we will definitely be monitoring on regular basis.

Bruce discussed the managed survival rate of plant species. If a plant does not survive we can come back and plant some more. We need your assistance, if you let us know what is working or not, we are not just planting and going away, we are here for the long term.

Mike Suket added, my job is to manage the work. A construction team is on site now, fixing the retaining wall and other features, K&D landscaping a local firm is employed along with pond maintenance firm.

Merit Herman mentioned that it was 8pm already and that some residents might need to leave.

Jennifer Barrett then addressed several further issues on behalf of ELS.

"I would like to mention that we have asked that phones be picked up if staff is in the office, and forwarded to cell phone if staff is on walkabout."

Jennifer McClellan also commented that from now until the end of year, all data, files, leases and so on are being uploaded into an electronic system, so we will be in the office taking care of this project, and if we are out on the property we will have the office phone forwarded to our cell phone service.

Lorraine mentioned that office phone numbers and details of cell phone arrangements would be published on the website.

Merit said that new lounge chairs will be available presently, as it turned out that the original ones could not be reupholstered. These will be installed quite soon.

Michael Sukel then went through the remainder of the resident's questions.

Rodent control is incorporated, when we remove the ice plants animals may migrate. We will not be using chemicals or poisons, and are looking at alternatives, possibly as gas as a way to eradicate.

The beach is an environmentally protected area, we will provide access to the beach and work to eliminate the sump as best we can at the earliest opportunity. "I managed Main Beach for a number of years and also worked on the San Lorenzo levee problems for 36 hours straight under flood conditions, so I have some good experience."

We will only be able to manage the ice plant, we will not be able to eradicate it altogether.

Noise levels should not be disruptive.

The current staging area for the retaining wall replacement is on the west side, we will be working on one side then the other. Some heavy equipment will be brought in, excavators and dumpster, first on the west side.

Ground cover is planned interspersed, between water plants and on the upland areas. Geotex fabric will be installed to stabilize soil while planning will be later phase.

Completion date is not set, but probably two years or so, phase 1a, 1b, 1c is indeterminate

Animals might move in, frogs and snakes, pollinators in the butterfly garden. The objective is to attract wildlife

We will place nest boxes and platforms away from rodents

We cannot prevent crows from coming in

Please prevent your dog from eating plants

The images of the explanatory presentation 1-7 will be posted on the website

Merit Herman summed up at 8.30pm

Gary Witten provided a quick update, the vial of life (for storage of medical and other essential information) as provided by Santa Cruz emergency services includes a magnetic clip to attach to the refrigerator. These are currently being put together by some volunteers and will be ready for distribution in January. At that time I will also provide a display of emergency foods. Canned beef stew is especially good. There will be a series of emergency instructions.

Lorraine Smith asked the residents, to please let her know if residents would like the "blast" sent to them by e-mail, or if they have materials to include or have questions.

Website Address is [www.deanza-park.org](http://www.deanza-park.org)

"Also we are now leaving the Arroyo magazine on resident's porch, if you would prefer not to have the deliver, if you will be away, or for any reason just let me know."

Eugene Markowitz provided the treasurers report.

Between Sept 18<sup>th</sup> and Nov 20<sup>th</sup> the balance of HOA account was \$ 2,717. 58c

Activities during this term amounted to:

\$270.22 to Don Payne reimbursement for food items purchased for several HOA meetings A reimbursement to Lorraine Smith of \$20 for robo-call charges  
\$147 to Gary Whitten for printing emergency procedures, as included in the Arroyo magazine.

On November 20<sup>th</sup> the balance in HOA account was \$2,252.56c

The separate JAMS account balance is \$12, 013.54

The UC Dust Settlement fund account balance is \$3,975.37

"Please pay your HOA dues of \$10 for 2020 as soon as possible, you may leave a check in my mailbox at #94, I will provide a receipt. My cell phone is 831-535 2303"

The meeting adjourned at about 8.45pm.