
DEANZA MOBILE HOME PARK HOMEOWNERS ASSOCIATION (HOA)

General Membership Meeting Minutes Saturday, July 15, 2023

Call to Order:

President Rudy Ortega called the meeting to order at 11:05 am. The members recited the Pledge of Allegiance.

In a count done by the board an estimated 45 residents were in attendance.

Roll Call

HOA Officers and Directors present: Rudy Ortega, Don Payne, Margaret Gannon, Shannon Gannon, Jerry Zanzinger, Candi Walker, Dave Allenbaugh, Char Ortega and Lilian Lane.

President's Report

President Rudy Ortega introduced himself and is excited to serve the community, he made several points in regard to the HOA as follows:

1. HOA is only strong with community involvement.
2. Communication from residents to HOA board and vice versa is crucial for any success.
3. Being open to ideas and feedback is crucial.

President Ortega then opened the floor to the residents for questions and discussions.

Resident Board Open Discussion

1. Residents spoke up and would like the new board to introduce themselves and keep things positive.
2. Q. Is the new president's house for sale? Yes, not sold yet. If it sells, then protocols as set forth in the by-laws are followed for his replacement when he moves out of community.
3. Rules and Regulations Director Don Payne, spoke about the 23 years he has served on the board many good things were accomplished.
4. A resident spoke to ADA access to the beach and who is responsible for the grading of the beach. It is done on an annual basis by the Coastal Commission.
5. The weeds along the Longs Marine Lab wall are a fire hazard. Thank you to Margaret Gannon, the Park Concerns Director, for her meetings with management to help resolve the mowing issue.
6. Don Payne led a discussion about the recent site inspections after the majority of residents in attendance by a show of hands revealed almost everyone at the meeting was written up for violations and the majority disagreed with the findings on the inspection report. Some interesting points were made:
 - a. Jennifer and other ELS property managers are not certified to inspect property or houses.
 - b. Jennifer previously stated at the March 2023 HOA board meeting, that mailboxes, driveways, and utility hookups were what they would be looking at, not painting, power washing etc.
 - i. A motion was made by Don Payne (passed) that a letter should be drafted in regard to what was stated in March and what actually happened in regard to scope of inspections.
 - c. Don Payne explained these inspection reports are a "courtesy notice" and for it to be legal a total of 3-seven-day notices must be given.

7. The solar panels were discussed, residents are upset that we are not being kept up to date by management of the scope, timeline etc.
 - a. The installation of panels may cost the residents who do not receive a cost savings benefit from the power generated.
 - b. Solar panels can be installed by a resident, but power would be stored in a battery and not connected to the power grid.
8. Safety concerns
 - a. Delaware homeless spilling over into the park, vehicles etc.
 - b. Cameras need to be working at all key points.
 - c. Pool area has lots of non-residents there without a resident present, can fobs be reprogrammed?

Director of Park Concerns Report

Margaret shared lots of updates on on-going concerns including: the bridge project, there are 2 permits with the City of Santa Cruz, hopefully in September the retaining wall work will begin. ADA Compliance parking space by pool, work begins in July.

Treasurer's Report

1. Jerry Zanzinger stated there is \$1,088.70 in general account.
2. JAMS account is \$20,063.44. ELS contributes \$1000/year to this account.
3. CPI may be around 2.9% in July 2023
4. Would like to vote on using \$5,000 of HOA funds for general purposes like an AED defibrillator.

Director of Emergency Response Report

1. Dave Allenbaugh has put a team together to discuss an emergency response plan.
 - a. Park is now considered inside the tsunami zone as of last year.
 - b. CPR classes are coming in September.

Adjournment

The meeting was adjourned by Rudy Ortega at approximately 12:20 pm

Next Meeting to be determined.

Respectfully Submitted,

Lilian Lane

Deanza HOA Secretary