

Minutes -HOA General Meeting July 24th 20019

The meeting convened at 7pm and was attended by more than fifty residents

Proceedings commenced at 7.15pm

A roll call of the HOA board members was taken, this included several new appointments, all currently serving board members were in attendance.

Present

Merit Herman – President
Tom Louden –Vice President
Secretary – Amalie Sinclair
Eugene Markowitz – Treasurer
GSMOL Affairs – Dave Allenbaugh
Communications –Lorraine Smith
Policies and Procedures- Don Payne
Park Concerns - Jim Cannon
Emergency Procedures – Gary Whitten

The minutes of the May 9th 2019 HOA General Meeting were approved.

Don Payne as the longest serving member of the HOA board then provided a few moments in review, to acknowledge several retiring HOA board members for their service and to introduce the new board members.

“Karen Blagman served for several years as treasurer and more recently as GSMOL contact. We would like to thank her for efforts.

Gene Rosenthal and Charlene Metzler have served as Communications Director for a few years, and have recently resigned due to Gene's international travel schedule. We thank him for his diligence, and wish him great success in his current venture.

Carol Smith has served as Director of Park Concerns for the past few

years, We thank her for that service. She expressed that it was not quite the right fit for her, but still wants to serve in some fashion. We hope that she finds other means to interface with and support the community.

Finally Candi Walker has served as President for the past four years. I think we would all agree that she had her 'own style' of doing things. Many in the park have benefited from her diligence and passion for park maintenance. She was instrumental in getting driveways repaved, trees trimmed, and the final grind to get the gate installed. Arroyo improvements are still a work in process, but a lot of "paperwork and permitting" progress has been made.

The Board wishes to thank her for her service, and wishes her good luck in the future.

Over the past 16 years I have been on the board I have witnessed each president bring their 'own style' to the job. It is not an easy job and it requires dedication. I have seen Dick Dubrava, then Sterling Frost, the Dave Allenbaugh and Tom Scully each spend a lot of time over the years trying to sort out then current issues ... and advance DeAnza community interests to the best of their vision and ability.

For Candi and other board members can I hear a hearty round of applause..... Thank you

At the recent board meeting there were two midterm vacancies to fill.

Lorraine Smith has generously agreed to fill the remainder of the term for Communications Director, and the board has formally appointed her to that position.

Lorraine has done a wonderful job on the De Anza park website, and stays in touch with many people. She always has insight into what is going on and is diligent in staying on top of it all.

And, at the last minute. Jim Cannon has agreed to fill out the term as Park Concerns. Sometimes that slot has been a big job... it is not so easy having to sometimes deal with differences of opinion on the part of neighbors and friend. So we thank Jim for his current willingness"

Don then introduced several of the new the board members with some quick updates.

Lorraine Smith mentioned that the Arroyo magazine will be delivered door to door to all De Anza residences starting next month. The distribution has been kindly undertaken by Cathy Caruzo, Pat Chance, and Carol Smith, further information or if you have any concerns, please e-mail direct. If you would like a copy of the Weekly Blast, the weekly bulletin from ELS management sent to your mail box, please include your name in the sign up sheet as provided or make request at the De Anza park office.

Garry Witten described his background, locating from Marin County with a profession in atmospheric chemistry. Gary has developed an up to date abstract of the De Anza park emergency protocol, which will be reviewed over the next few months.

Don Payne then introduced Merit Herman

“I would like to introduce our new president Merit Herman who I have come to know quite well over the past few months. I will say that I am quite impressed. There will be a different tone. I was not sure at first how he would find time out of his busy schedule. In South Carolina for about two months opening a new factory for Santa Cruz Nutritionals down the street. On his return, he jumped in and has developed an innovative vision which has been included on he website for a several days in the form of a Presidents Statement, and which I am happy to say, he will now introduce ... “

Merit then discussed the features of HOA for the way forwards referencing the strategic aspects of HOA support and outreach program

In further qualification Merit felt that De Anza park is a destination where people would rather be. Asking how do we keep it safe, and mentioning that a lot of improvements have been made ensuring the safety and security of property and person. Support and engagement is seen, not only within the HOA board, but within the community. The residents are entirely considerate and very much committed to

supporting each other. The HOA structure is adequate for an effective interchange, simplicity is key, HOA proceedings should always be clear and concise. It is also important to consider what is significant, what is relevant, the issues of primary concern. For success win, win situations are very available. All suggestions are very welcome, these may not be the loudest in the room, we want to make sure that everyone is heard. And to smile after all, keeping these principles of engagement in mind, we will certainly have a lot of fun.

Don Payne then introduced Jennifer McClellan – ELS manager for an update on recent park development.

Jennifer discussed the Arroyo retaining wall and storm drain projects, which will be important infrastructure improvements. If you are interested please e-mail me for further information and copies of the reports. The Arroyo upgrading is very much underway. We recently had a meeting with the zoning and planning departments for the necessary permitting, the Coastal Commission will also have 30 days for review and authorizations. There are three primary points included in the current development plan. The Arroyo slope will be improved and we will put in a retaining wall in key locations. On this front we hope to have approval very soon, and the project should be completed before the rain comes. Last year here was a problematic leak in the middle pond and the water level dropped, this was due to a crack in the storm drain. For some unknown reason there has not been a problem this year, but then the work still needs doing. We should have the final go ahead for the necessary repair very soon and this work will be consolidated with the retaining wall project and will also to be completed before the rainy season. We have been working on an emergency or disaster plan. We can certainly get together, for drills and to show the team where the cut offs are located. We use our e-mail service to send out notifications of the emergency procedure updates. If the power goes out we have three personnel on site who will secure the gates during the interims. The Fire department has a unique key. Please let us know if the gates are left open for any long duration without any apparent reason.

Several questions from the community ensued.

A resident asked- If the weeds around the ponds have grown back? .

Jennifer mentioned that they are cleared out every two years and trimmed back on regular basis. Lorraine Smith said that the pedestrian gates should be shut down by 9pm. Jennifer confirmed the details A resident mentioned that the signage at the Marine lab is very inconspicuous. Jennifer responded that the signs were smaller than expected, but that the footprint was clearly defined. Also that a larger sign for the De Anza address at the front entrance will be put up. A resident asked if the tall ice plant on the Marine lab pathway could be cut back as it was invasive, Jennifer will look into this.

Some issues about the dumpster access in several park locations were brought up, A door of the area not be easily opened, while the lid of the bins was very large and heavy and difficult to lift. Several concerns of this type were raised. Jennifer acknowledged that there may be a problem, and that she would ask ELS maintenance to look into the situation with a view for remediation. Don Payne mentioned that some solution might be found, such as steps or that a pulley arrangement for leverage could be provided. Jennifer mentioned that the containers are larger than previously, but even so the smaller lids were still difficult to hoist. A resident asked if two smaller dumpster could be provided instead, as if the containers were shorter or smaller they would be easier for residents to access. Don responded that the 2005/6 recycling committee had found that smaller containers were more expensive. Costs charged to ELS by the City were passed on to residents. The cost for larger bins was considerably lower. Jennifer mentioned that the two alternatives were plastic or metal lids. Jeff Kines mentioned that we will make a list of possibilities and bring that to the board and community.

Jennifer mentioned that the new lounge chairs are temporary. We ordered new upholsteries for the original chairs, as these were perished, when that arrives we will put the renovated chairs back in place.

Eugene Markowitz provide the treasurers report.

There was \$2,408 in the HOA account as of May 9th. From May 9th to today, I deposited \$450 being 45 annual dues for HOA membership. Two checks were written, to Charlene Metzler for robocall and for copy services at Kinko.

The current balance of the HOA account is \$2,717.58

There is \$12, 013.53 in the JAMS account

If anyone is aware of a bank or even an Internet bank that would pay interest on the JAMS fund please let me know. The last statement of UCSC dust settlement account on April 19th showed a balance \$4,706.37 Two further checks were written to residents that had not been available before. These were for \$350 each, leaving a balance of \$3,976.37

Jim Cannon asked the residents if they were aware of the activities of the GMSOL (Golden State Manufactured Home Owners League) This organization represents mobile homeowners to the State of California. Please consider joining the organization, I have some application forms here, their dues are \$25 a year. I am also a member of the County mobile homes commission. It is important to join the GSMOL so that we can have a voice in upcoming legislation. I will include this information on the website and include an outline in the Arroyo Bulletin. A resident mentioned that it was important that the management was aware that HOA was a member of GSMOL. Jim mentioned that as a member, you would receive details and updates on legislation and a quarterly magazine.

Don Payne commented on the last election, saying that we should appreciate how well the democratic process worked. Gerry Zanzinger and I revised the byelaws according to HOA community consensus, these have been signed by the HOA Secretary and will be forwarded to the Secretary of State. There is still some work to be done in this area and we will be revisiting several issues.

Lorraine stated that she would be pleased to take any suggestions for website and magazine.

Garry Whitten mentioned that emergency procedures and policies were under review and development. We will be setting up mapping related to the gas lines, automatic shutoff valves and the dangers related to turning back supplies following an emergency. The need is to coordinate ELS response and HOA response.

Merit mentioned that it was already 8,30pm.

A summary of Items to be reviewed included opening mechanisms on the trash bins. A resident mentioned the possibility of hydraulic bins. Merit felt that this discussion should be taken up and that there were several safety issues to be taken into account.

A resident mentioned that the streetlights were left on all night. Which was in contravention to the dark sky ordinance.

Don Payne suggested asking ELS if a change could be made so that bulbs were not causing so much glare, and asked for a show of hands. A resident mentioned that this issue had been taken up before, Don asked if a committee should be organized, a community member offered to bring the issue to ELS management for consideration.

A resident asked if rent increases were compatible with the ELS settlement in 2005- 2006. Don mentioned that 2010- 2011 rent increases were egregious. People were forced to sell through arbitration process, being the negotiated balance between rent demanded and sales price, A recent example was a recent listing at \$235,000 about the cost of installation, but the owner had to sell for \$150,000, The differential was not compatible, rent demand is too high to justify an equivalent sales price minus depreciation. In 2003 the quadrupled rent demand put people in the position of losing capital value. (ELS was unable to provide any type of compensation). Carol Smith suggested that a letter could be provided to ELS mentioning rent caps or similar. Eugene said that residents don't really get a chance to negotiate. A lease is tied to the Bay Area consumer index. Last year this increased by 3.9% whereas social security only went up 2.4%. ELS should tie rent increases to the national CPI rate. This would help close the gap. There have also been some discussions of fair market value, which is another possible line of approach.

A resident asked if the security cameras were working, and complained that garbage has accumulated around an abandoned home with danger of infestation. Don replied that this had happened before, but that ELS has to follow procedures in such instances

The meeting ended at 8.40pm, refreshments were provided.