

DeAnza Mobile Home Park Homeowners Association

Minutes of the Meeting held on Saturday, September 13, 2025

July

HOMEOWNERS ASSOCIATION (HOA) OFFICERS PRESENT: Margaret Gannon (President), Tom Scully, (Vice President), Jerry Zanzinger (Treasurer)

DIRECTORS PRESENT: Dave Allenbaugh (Emergency Response), Candi Walker (Park Concerns), Carol McNulty (GSMOL)

OFFICERS ABSENT: Debbie Loveland (Secretary), Don Payne (Policy and Procedures), Lorraine Smith (Communications)

ATTENDEES: 12 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 have Anne Bennett Young, a speaker from Damians Ladder and Jennifer Mattos, Manager as guests today.

WELCOME TO RESIDENTS/MEMBERS

Meeting Discussions:

Margaret Gannon announced upcoming election will be at the next HOA General Membership Meeting on Saturday May 16, 2026 11am

Positions that are open which are for two year terms:

Officer Vice President

Officer Treasurer

Director Park Concerns

Director Communications

Please contact any HOA Board Member by May 8, 2026 if you would like to volunteer .

Introductions of Property Manager Jennifer Mattos

Jennifer gave current information on ongoing projects and took residents questions/concerns

A. Solar Panels:

Completion should be by mid April 2026

B. Front entrance gate:

Parts should be in week of March 30, 2026

C. Funding has been approved for 3 driveways at this time.

D. PGE Switchgear waiting for updates from PGE

E: Pond Circulation Pump
Need HCD/Coastal Commission Permits

E. Residents stated Seymour walk-through access gate is completely non functional
Answer: should be fixed by April 3, 2026

F. Residents asked about security cameras throughout the park and if a full time security person could be hired
Response, yes there are numerous security cameras throughout the property and no could not hire 24 hour security.

G. Residents suggested that more lights are needed at the Clubhouse parking area.

H. Gazebo ramp completion stated will be done in the 3rd quarter May, June , July

I. Residents stated property needs more landscapers. Answer: will look into it

J. Residents very upset regarding the new solar panels just put in and asked for residents to be compensated for it. No definitive answer for that question.

5. Secretary Report: Approval of Minutes

6. Dave Allenbaugh: Emergency Response thanked all residents for volunteering for the Care Team

7. Park Concerns: Candi Walker had no new information

8. GSMOL: Carol McNulty had no new current information at this time

9. Next meeting will be Saturday, May16, 2026 11am

The meeting was Adjourned at 11:40 am.

Minutes Respectfully Submitted by Margaret Gannon, DeAnza HOA President