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**DEANZA MOBILE HOME PARK HOMEOWNERS ASSOCIATION (HOA)**

**General Membership Meeting Minutes  
Saturday, May 20, 2023**

**Call to Order**

Eugene Markowitz called meeting to order at approximately 11:05am, members recited the Pledge of Allegiance.

**Roll Call**

HOA Officers and Directors in attendance were Eugene Markowitz, Shannon Gannon, Lilian Lane, Jerry Zanzinger, Margaret Gannon, Candi Walker, Lorraine Smith, Gary Whitten

HOA Candidates in attendance were Rudy Ortega, Char Ortega and Dave Allenbaugh.

Missing board member was Don Payne.

Deanza Park Manager Jennifer Mattos was in attendance as was Westside Neighbors representative Carol Polhamus as guests.

**President's Report:**

President Eugene Markowitz announced candidates and only those dues paying members have the right to vote by raising their hand with their blue voting card. The vote was by acclamation, and was unanimous with no opposition. New board will take effect as of July 1, 2023 unless a vacancy arises the new board member shall take office immediately.

The new HOA Board will consist of:

1. Rudy Ortega- President
2. Shannon Gannon- Vice President
3. Jerry Zanzinger- Treasurer
4. Lilian Lane – Secretary
5. Charlene Ortega- Communications Director
6. Dave Allenbaugh – Emergency Procedures
7. Margaret Gannon- Park Concerns
8. Candi Walker-GSMOL
9. Don Payne- Rules and Regulations

Thank you to Eugene Markowitz, Lorraine Smith, and Gary Whitten for your valued service to our community.

**Jennifer Mattos Q&A Session:**

Jennifer presented the utility meter reading and billing process:

1. Around the 9<sup>th</sup> to the 12<sup>th</sup> of the month the paid vendor Manage America comes and reads all resident's utility meters
2. A hand-written list of these readings is given to Jennifer.
3. Jennifer reviews the reading for obvious mistakes and questionable data, Jennifer may go and confirm the readings and check for faulty equipment.
4. Bills are generated, ELS does not set the rate. Rate is set by PG&E

\*\*Jennifer handed out copies of her very thorough explanation and will provide copies to residents upon request. Please send emails to Jennifer if you have additional questions.

### **President's Report Continues:**

Eugene Markowitz announced that the Oversize RV Ordinance was approved by the Coastal Commission and Westside Neighbors representative Carol Polhamus would present later during the meeting with a request that the members attend a demonstration at the front gate later in the day with City Council Member Renee Golder in attendance, in support of what the residents have been experiencing with the "camping situation" along Delaware Ave.

A motion to approve last General Membership Meeting's Minutes was made by Jerry Zanzinger and was unanimously approved.

### **Treasurer's Report:**

Jerry Zanzinger presented "Brief History of the JAMS Settlement/Proposed Motion" and handed out copies of his document to the members.

The JAMS account current balance is \$19,058.56, with another \$1,000 from ELS to be received soon. The general HOA account balance is \$948.70

At the next general membership meeting in July, there will be a vote on whether or not the HOA can use a portion of the JAMS funds for general purposes.

### **General HOA Discussion:**

1. Dave Allenbaugh presented on contacting the Red Cross and a CPR class will be offered June 24<sup>th</sup>. Dave Handed out sign-up sheets for a free smoke detector home assessment with free detectors to be installed to the residents- courtesy of the Red Cross.
2. Candy Berlin presented on her involvement as a Captain with the Alzheimer's Association, and on June 13<sup>th</sup>, 3 providers will be doing a presentation during a Health and Wellness Open House.
3. Member Winnie gave an update on molting seals and a reminder to stay away from the wildlife on the beach or tidepools if it appears the animal is injured, please call the Marine Mammal Center.

4. Carol Polhamus from Westside Neighbors Group presented on the Delaware encampment issues where she spoke about being involved, going to City Council meeting, writing letters and being politically active helps to keep the issues at the forefront with the City. Residents were asked to join her group in front of the Deanza front gate later in the day to demonstrate in support of the Coastal Commission's latest ruling on oversized RV parking on Delaware.

#### **Questions From Membership:**

1. Can we have Smart Readers for our utility meter?
  - a. Currently not set up for this feature, ELS may revisit issue.
2. We need another Enrique for park maintenance.
  - a. JM said no.
3. What happened to the native fishpond stocking from last year?
  - a. A member stated that it has been an ongoing issue for 3 years, the member requests that the HOA board start an "Action Agenda" to track issues that are on-going and have not been resolved.
4. A member reported that families and kids are fishing in the Arroyo ponds.
  - a. Please call the Department of Fish and Wildlife, there is a substation in the Long's Marine campus.

#### **Adjournment**

The meeting was adjourned by Eugene Markowitz at approximately 12:00pm

Respectfully Submitted,

Lilian Lane

Deanza HOA Secretary