



## Santa Cruz County Mobile and Manufactured Home Commission

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### MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: May 15, 2025  
LOCATION: United Way Community Room, (4450 Capitola Road, Ste 106, Santa Cruz, CA 95010)  
PRESENT: Jean Brocklebank (*Chair - 1<sup>st</sup> District*), Jeanette Lloyd-Jones (*2<sup>nd</sup> District*), Candi Walker (*3<sup>rd</sup> District*), Richi Personeni (*GSMOL*), Charlene Solyman (*Vice Chair - WMA*)  
EXCUSED: Richard Valdez (*4<sup>th</sup> District*)  
ABSENT: None  
STAFF: Kaite McGrew (*Commissions Manager*), Suzanne Yang (*County Counsel*)  
GUESTS: Manu Koenig (*District One Supervisor*) and 9 members of the public attended.

1. Call to Order/Roll Call/Agenda Review

Meeting convened at 11:28 AM.

Commission welcomed new Commissioners Jeanette Lloyd-Jone (District 2) and Richi Personeni

2. Approve *March 20, 2025 Meeting Minutes*

**Motion to approve *March 20, 2025 Meeting Minutes*.**

Motion/Second: Personeni/Lloyd-Jones

**Motion passed unanimously.**

3. Public Comment: None

4. County Supervisor Report

Supervisor Koenig reported that the RTC has an agreement in place to delay taking any legal action over Castle MHP encroachments for the next few months and is working on establishing one with Blue and Gold as well. They anticipate groundbreaking projects to begin around January 2027. Soquel Gardens MHP (recently acquired by Harmony) is in communication with the County regarding the requirements of County Ordinances. The park has concerns about the CPI restrictions and is threatening to close the park, which would ultimately need to be approved by the Board of Supervisors. Solyman asked about the conflict between Alimur and Soquel Gardens regarding an easement that had historically allowed Alimur park residents to use the throughway to access local businesses. Koenig will follow up to find out more about the terms of the easement. Brocklebank asked about the timeline for Soquel to get sidewalks. It would be cost prohibitive at this time and therefore is not in the plans.

5. New Business/Action Items:

5.1. Officer Elections

Brocklebank nominated Solyman to serve as Commission Chair and Brocklebank to serve as Vice Chair

**Motion to elect Solyman to serve as Commission Chair and Brocklebank to serve as Vice Chair**

Motion/Second: Personeni/Walker

**Motion passed unanimously.**

5.2. Consider the 2026 Regular Meeting Schedule

**Motion to approve and adopt the 2026 Regular Meeting Schedule**

Motion/Second: Solyman/Brocklebank

**Motion passed unanimously.**

5.3. District One Mobile Home RTC Encroachment

Brocklebank provided an update . There is no activity in the corridor, no work by either the RTC or the residents, and no resident has an active request for a variance from the HCD. Brocklebank communicated with a resident and RTC staff regarding the upcoming June deadline. The RTC did not respond, but Koenig provided the update he shared earlier in this meeting. The expectation is that there will most likely need to be legal action between the RTC and the park owners before any action is taken if collaborative efforts are unsuccessful.

6. Commissioner Reports

6.1. District One (Brocklebank)

Brocklebank reported communicating with residents on a variety of matters in 8 MHPs including Alimur MHP, Blue & Gold MHP, Cabrillo Estates MHP, Castle Mobile Estates, Soquel Gardens MHP, Soquel Glen MHP, Old Mill MHP and Snug Harbor MHP as well as answering queries from two real estate agents. She has also been working with District 5 staff to support their recruitment efforts for the District 5 vacancy.

6.2. District Two (Lloyd Jones)

Lloyd Jones shared additional detail about the Pinto Lake Estates settlement agreement in the General Rent Adjustment proceedings; however, the Special Rent Adjustment proceedings did not settle. Pinto Lake and Rancho Cerritos MHPs are considering becoming a GSMOL super chapter.

6.3. District Three (Walker): No Report

6.4. District Four (Valdez): No Report

6.5. District Five (Seat Vacant):

Staff provided a list of District 5 MHPs with contact information for the two largest parks highlighted and shared some background about District 5 representation on the Commission to the District 5 staff who are actively recruiting to fill the vacancies.

6.6. Golden State Manufactured Homeowners League (Personeni):

Personeni reported improvements to the GSMOL website that make renewing membership easier and provide additional resources. There will be a second roundtable for residents of Harmony-owned parks to consider forming a multi-park panel to liaise with GSMOL.

6.7. Western Manufactured Housing Communities (Solyman):

Solyman consulted with the owner of Soquel Glen MHP. WMA is the approved training provider for HCD's manager certification program. Solyman is in the process of preparing course materials as she is an instructor. Personeni requested information about possibly attending the prerecorded online training.

7. Central Coast Resident-Owned Parks (ROP) Report: No Report

Item will be removed from future agendas.

8. Legislative Report: No Report

9. County Counsel Report

Yang reported that County Counsel sent a letter to Soquel Gardens MHP confirming that they were double billing of the sewer fee, but the park was not inclined to adjust the rent statements. The matter now resides with the County's Code Compliance Division along with several other code violations that have been identified.

10. Staff Report:

Staff shared additional information about the Pinto Lake Special Rent Adjustment proceedings.

11. Correspondence: None

12. Adjournment

Meeting adjourned at 12:52 PM.

Submitted by: Kaite McGrew, *Commissions Manager*