

## MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: May 18, 2017  
PLACE: Simpkins Swim Center, 979 17<sup>th</sup> Avenue, Santa Cruz, CA  
PRESENT: Rick Halterman (5<sup>th</sup> District), Jean Brocklebank (1<sup>st</sup> District), Henry Cleveland (2<sup>nd</sup> District), Carol Lerno (Golden State Manufactured Homeowner's League), David Allenbaugh (3<sup>rd</sup> District), Charlene Garza (Western Manufactured Home Association)  
EXCUSED: Briana Del Franco (4<sup>th</sup> District),  
ABSENT: None  
Staff: Supervisor John Leopold (1<sup>st</sup> District), Aimee Mangan (Commissions Coordinator), Sharon Carey-Stronck (County Counsel)

- I. Call to Order/ Roll Call/ Agenda Review and Approval of Minutes
  - a.) Meeting was convened at 9:31 am
  - b.) Approved minutes of the meeting on March 16, 2017  
Motion/Second: Lerno/ Halterman. Passed unanimously.
  
- II. Community Input
  - a.) Pinto Lakes Hearing decision determined that a rent adjustment increase was not warranted. Interested parties can leave their contact information with the Commissions Coordinator to receive a copy of the decision.
  
- III. Business/ Action Items
  - a.) Election of Officers:  
Brocklebank: Allenbaugh and Brocklebank (2)  
Cleveland: Halterman, Lerno, Cleveland, Garza (4)  
Chair 2017 Selected: Cleveland  
Vice-Chair 2017 Selected: Halterman  
Ayes: Halterman, Cleveland, Allenbaugh, Lerno, Garza (5)  
Nays: None (0)  
Abstain: Brocklebank (1)  
Brocklebank went on record to indicate that she has served as Commissioner for fourteen years, and she finds it unacceptable and unusual to have the same members successively selected to serve as Chair and Vice-Chair year after year where other commissioners have expressed interest in these positions.
  - b.) Amend ordinance 13.32.040(f) to use CPI when projecting expenses.  
No discussion.
  - c.) Review 2.64.050E (County Code) – holding meetings at mobile home parks.  
Ask Board of Supervisors to change Code to say that we “shall hold meetings” in mobile home parks “when and where appropriate.”  
Motion/ Second: Brocklebank/ Halterman. Passed unanimously.
  
- IV. Reports
  - a.) Santa Cruz County Mobile/Manufactured Home Association Report (John Mulhern):  
No report.

b.) Commissioner Reports

1.) Cleveland (2<sup>nd</sup> District):

a.) The Pinto Lakes Hearing petition disclosed to residents that they have been erroneously charged with a 6% City of Watsonville utility tax. Residents have received refunds since the Park is within the unincorporated area of the County.

b.) PG& E rebate of \$17.40 should have occurred in April for master sub-metered parks.

c.) A recent regional Resident Owned Parks (ROPs) meeting discussion occurred about co-operative parks receiving their tax bills two to three years late which creates hardships for residents that have bought in. Commissioner Lerno stated it is important to project these costs to residents. Commissioner Cleveland proposed strategies to reduce timeframe and remove Parks from the business of collecting taxes.

2.) Brocklebank (1<sup>st</sup> District): Will research Parks and their knowledge of base rents.

3.) Allenbaugh (3<sup>rd</sup> District): No report.

4.) Lerno (Golden State Manufactured Homeowner's League): Continuing to push for parcelization and will follow up with Turner Lane Estates regarding this matter.

5.) Halterman (5<sup>th</sup> District): No report.

c.) Legislative Report

No updates on AB 1269.

d.) County Counsel Report

1.) County Counsel time is not paid for from space fees. More information will be provided at July meeting.

2.) Senior Legal contract is being reviewed by County Counsel to ensure it is commensurate with services delivered.

e.) County Supervisor Report

1.) Reviewed and discussed recent Pinto Lakes hearing decision. Board of Supervisors is currently not planning to amend the Ordinance.

2.) Discussed approval of CORE Investments at recent Board meeting.

3.) Senate Bill 1 approved and provides various sources of funding for transportation purposes, including roadways.

4.) Discussion about how property taxes in Santa Cruz County compare to other counties.

5.) Supervisors are supportive of Habitat for Humanity property on Harper Street but are requiring a revamped proposal to include guest parking.

6.) Proposed 2017-2018 County Budget is available.

f.) Staff Report including Park List Update

1.) Parties reached an agreement in recent Opal Cliffs Individual Rent Dispute.

- 2.) Overview of recent Senior Legal referrals provided.
- 3.) Updated Parks List information disseminated, and a discussion followed regarding the listing of Conference Centers and Senior Parks.
- 4.) RVs may stay in a Park up to nine months before they fall under Mobile Residency Law.

g.) Correspondence/ Communications  
None.

Adjournment at... 10:41 am

Submitted: Aimee Mangan, Commissions Coordinator