

OMHA

Oceanside Manufactured Homeowners Alliance, Inc.

Minutes of January 19, 2024 Combined Board of Directors and Park Representatives (via Zoom)

Pledge of Allegiance-Barry's Flag

Roll Call: President Diane Hanson-RSLR, Vice President Penny Russell-Laguna Vista, Treasurer Barry Horton-RSLR;
Absent: Secretary Suzy Kronenberger-RSLR, Director at Large Vaughn Douglas-Rancho Calavero. **Park Reps:** Diane Hanson-RSLR; Renata Engel-Cavalier; Penny Russell-Laguna Vista

December minutes – December minutes accepted as corrected.

Treasurer's Report: The Board members received the treasurer's report before the meeting.

Beginning Balance= \$6,249.38

Membership in P.O.=1@\$10.00

leaves Sub-total = \$6,259.38

Total Expenses= \$ 159.90-Zoom reimbursed to Diane for 2024

Ending Balance= \$6,099.48

Petty Cash = \$01.11 no change from Dec.2023

Membership: 2024 started with 12 members from 2023 that paid ahead.

I added 1 member from Post Office pick up =13.

Rancho SLR had membership recruiting last week of 2023 and 1st week of 2024 which yielded 79 - now = 92 Members total.

79 from RSLR,

1 from Mission View West

1 from Miramar

11 from RC.

Not all funds have been received as yet but are expected in few days. Then these numbers may change slightly.

Old Business:

Business cards - Diane sent an email with photos of the business card. Christine is due \$60 for her labor and card design. Cost: \$28 for 100 cards. Discussion regarding design, colors, rounded edges option and number of cards in the order. The more cards in an order will result in a lower cost per card. Penny made a motion to order the design as submitted, with rounded edges, 500 cards. Diane seconded the motion. Vote: 3 Yes; 1 No. Passed.

New Business:

Registration report - Diane met with Daniel Dominguez. Penny and Diane are helping with comments about 16B and guideline revisions. The Report will not require a Park Rep in the future. The only time a Homeowner's Rep will be required will be inspections and almost any other rent increase requires an inspection. Penny and Diane are making recommendations at this time and will send them off soon to the MHFPC. 16B was written in 1985 and needs updating. Any input from Park Reps of ideas or changes or clarification in the meaning that can be incorporated, in the next few weeks, would be much appreciated. We want this to come from OMHA, not just the Board.

MRLPP – Many people filing complaints have problems. MRLPP had their first semi-audit done which is very difficult to do because they can't get feedback from Legal Aid people, due to Attorney-client issues that have to be resolved because of sharing of info with HCD. Big revamp of the program - extended for 3 years and there's \$8 Million. There should be input from the HO's as well, but how to get it to them? GSMOL is very involved working with HCD to update their procedures and when done, they will get back to Diane to get information to the other Parks about the changes.

Before, HCD was mostly interested in evictions; now other issues may be considered. This is a move in the right direction. Fair Practices, 16B and HCD are finally realizing that their programs are old, and need revision.

Website - The website looks great! Can't see it yet, maybe by February. OMHA's new email is on the website and on the business cards. OMHA's email is a way for the public to reach OMHA. Diane will monitor the email for questions and she will direct the questions to appropriate persons or place. *Past articles, if relevant, will go into the archives.* Meetings, resources and schedules will be posted. "Who's who?" Renatta asked if there's interest in a private member page on Facebook? Could Christine volunteer to manage it? Penny will ask Christine about social media.

Cavalier – At 10:06 AM Renatta arrived. Update on the 12/16/2023 fire: Tim Dorsey's house was destroyed and a nearby home had serious damage, no injuries. Firefighters' quick response prevented further loss. This is another incident with a locked back gate barring exit from the Park and no one thought to unlock it for about 45 minutes. Renatta reported this issue to the City at a City Council Meeting. Councilman Ryan Keim offered to attend a Park residents/HOA meeting to help. He may run for Mayor this year. Diane suggested to RSLR Park HOA President that a joint HOA-OMHA-Council meeting be held? They would split the cost of sending meeting flyers to residents and Council members? Provide additional OMHA membership forms? Renatta will keep OMHA informed of the Cavalier Park HOA plan.

Trico – Park sale is under Escrow. Homeowners are not buying Trico.

Rancho Calevero – Vaughn arrived at the meeting during the discussion of the business cards. He reports the situation in West Winds is the same. The person who bought a house as an investor will sell it. The house is not yet in escrow. Park said "Now it's a lease and can't go back to Rent Control" but refused to put that in writing. Vaughn sent the question to Corporate. Can the space rent return to Rent Control when the new homeowner buys and lives in the house? Penny said "The investor pays a higher rent on the dirt until the house is sold to a homeowner who lives in it." Diane said "When a homeowner purchases a house and lives in the house, it IS under Rent Control. January 2025, there will be no more leases and no more houses **not** under Rent Control. The only exemption: a Park Owner can own and lease houses to Park employees, and vacant houses."

Meeting Adjourned: Diane adjourned the meeting at 11:02 AM.

Next meeting – Friday, February 16, 2024 at 10:00 AM

First draft. Respectfully Submitted on 1-27-24.

By Suzy Kronenberger, Secretary