

MINUTES

MOBILEHOME COMMISSION MEETING

February 25, 2010

Elena Baskin Live Oak Senior Center

COMMISSIONERS PRESENT: Jean Brocklebank, 1ST District
Henry Cleveland, 2ND District
Mardi Brick, 3rd District
William Neighbors, 4th District
Rick Halterman, 5TH District
Bonnie Lund, WMHA Representative

COMMISSIONERS ABSENT: Carol Lerno, GSMOL Representative

BOARD OF SUPERVISORS REPRESENTATIVE: Rita Winnings, Aide to John Leopold, County Supervisor

COUNTY COUNSEL: Marie Costa

SECRETARY: Lee Ann Shenkman

LEGISLATIVE REPORT Jerry Bowles

I. CALL TO ORDER/ ROLL CALL/APPROVAL OF JANUARY MINUTES

Chair Henry Cleveland called the meeting to order at 9:30 a.m. There were 8 members of the public in the audience. Commissioner Brick corrected the minutes from the January 28, 2010, meeting as follows: Page 2 Paragraph 2, "A resident of that park asked Commissioner Brick for support from the Commission. Commissioner Brick personally wrote a letter of support, and residents in her park signed the letter" is corrected to read, "A resident of Surf and Sand Park asked Mardi Brick for support; Ms. Brick agreed to write a personal letter of support and said she would ask residents in her park to sign the letter." The minutes of the January 28, 2010, meeting were reviewed and upon motion by Commissioner Neighbors, seconded by Commissioner Brick, the January 28, 2010, minutes were approved as corrected.

II. BUSINESS

A. Commissioner Reports

Commissioner Brick congratulated Henry Cleveland on the presentation he made at the February 18, 2010, Capitola City Council meeting regarding Surf and Sand Mobilehome Park. She wrote a personal letter of support for the park residents, and she and her neighbor spoke at the City Council meeting. Commissioner Brick also reported on an organization called Tenants Together with the website www.tenantstogether.org. She will look into this organization and will report on it next month.

Commissioner Neighbors reported that County Supervisor Campos' term is ending and he has always been very supportive of the Mobilehome Commission. There are two candidates running against him. He also reported that there was a mold problem in a park which was reported to HCD (Department of Housing and Community Development), but HCD contacted the Watsonville Assistant City Manager who resolved the problem.

Commissioner Halterman reported that the appellate court should be making a decision soon regarding the park conversion in the City of Carson. In the Surf and Sand lawsuit, the City of Capitola directed the residents and park owner to negotiate a price, with the Planning Director to facilitate the negotiations. This will be reheard by the City Council in 30 days. Commissioner Halterman informed the Commission that this would be considered a forced conversion, where the park owner has the park subdivided and once one lot is sold, the entire park is treated as though it is a resident owned park. Commissioner Cleveland explained that when a park is converted to resident ownership whether subdivided or a co-op, the park common areas (common streets, utilities, etc.) still have to be managed and maintained. Typically in a subdivision, the subdivider determines what or who will be the management company and what procedures will be established. The subdivider could name itself or a limited liability company, etc.

B. Legislative Report

Jerry Bowles updated the Commission on legislation. Last Friday was the deadline for introducing new bills and a number of them were introduced. One that will affect primarily resident owned parks and new homes on the tax rolls is that there will be a technical change in the tax code dealing with mobilehome parks. Correa is the author of that bill. Mr. Bowles will have more information once this bill is printed. Other bills that were carried over from last year will be assigned to committees. AB481 (MA) from last year technically died; however, it may be reintroduced by the Western Manufactured Housing Association. Also, AB761 (mobilehome park vacancy decontrol) is in the Senate Rules Committee; this bill is a two-year bill and is still alive, but is sitting in abeyance. AB869 (park manager certification) died in committee last year but was given reconsideration.

The status of legislative bills can be seen on the Senate Select Committee website: <http://sinet2.sen.ca.gov/mobilehome/> and also on <http://www.leginfo.ca.gov/>.

C. County Counsel Report

No report.

D. County Supervisor Report

Rita Winnings of County Supervisor John Leopold's office reported that at yesterday's Board of Supervisor's meeting, staff proposed changes to the Mobilehome Changeout Program. Supervisor Leopold asked that it be brought before the Mobilehome Commission for review. The program will be brought back to the Board in December to see how the program changes are working.

E. Discussion of Adding Public Meeting Information to the Mobilehome Commission Website (Item Requested by Commissioner Brocklebank)

Commissioner Brocklebank stated this should not be pursued since there would be a cost to update the Commission's website with public meeting dates, other than those of the Mobilehome Commission.

III. CORRESPONDENCE

January 28, 2010, Letter from Tony Campos, Chairperson of the Board of Supervisors to the Mobilehome Commission Regarding the Annual Report

IV. COMMUNITY INPUT

A resident of Blue Pacific reported that the residents are hoping that escrow for the park purchase by the residents will close in April.

Jerry Bowles reported that in April there will be the GSMOL conference in Ontario, CA. Chapters can send delegates to the convention to attend workshops having to do with selling mobilehomes, sham conversions, etc. The conference is from April 9-11. More information can be found on the GSMOL website and a newsletter will be sent to members. Jim Burr is running for president of GSMOL.

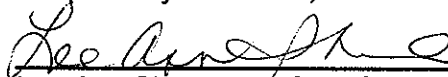
A resident from Blue and Gold Mobilehome Park reported that there are still lighting problems in the park. The Commission recommended that the resident call HCD once again and explain that it is a safety issue.

A member of the public asked the Commission for information on whom to contact for information for disabled individuals purchasing a mobilehome in the County. The Commission recommended that they call the County Planning Department and ask for Erik Schapiro.

V. ADJOURNMENT

The meeting was adjourned at 10:32 A.M. The next meeting will be March 25, 2010.

Respectfully submitted,



Lee Ann Shenkman, Staff Secretary to the
Mobilehome Commission

Approved: 