

**San Vicente Mobile Home Park  
GSMOL Chapter 1316 Meeting  
May 24, 2018**

It has been almost one year since the owners of St. Vincent's made transition to manage San Vicente Home Park.

Ellen presented a power point of what has occurred at GSMOL meetings during our almost one year anniversary as a chapter. Originally we had 40 GSMOL members without a chapter. Presently we have a chapter and 130+ members.

A list of proposed officers for 2018 was presented. There were no nominations from the floor. Motion to vote as a slate of officers requested. Moved and seconded. The motion passed. The slate of officers were elected unanimously.

President – Ellen Duke

Vice-President/Legislative Representative– Gary Champ

Secretary – Mary Jo Chrestenson

Treasurer – Patty Byrum

Membership – Teri Champ

**Comments and Questions**

Two new residents attending shared they had signed the 2017 documents. The understanding is that everyone would be under the new documents when everything was approved.

There will be a small committee previewing the documents and working with St. Vincent's. They should be receiving them in June and Ellen Duke is part of this committee. St. Vincent's is using the Parker-Rice documents and the new documents should show changes and explanations why the changes were made. HOA has approved funds to pay the GSMOL attorney to read over the final copy.

Concern expressed regarding capital pass thru in the future regarding road and water issues.

Meeting adjourned at 6:50

GSMOL  
Chapter 1316  
San Vicente Mobile Home Park  
A Year Later

April 27, 2017 – St. Vincent’s Meet and Greet

(Ellen’s took notes which were reviewed and corrected by St. Vincent’s\*.)

- They expressed desire to have as little disruption as possible.
- Major water issue. Two studies ongoing. Looking at back-up water supplies. SV has been purchasing water for facilities while SVMHP water free. Major pass-through anticipated.
- Do not intend to allow subletting, mentioned non-profit issue.
- Introduced J&H Management Company.

\*"St. Vincent’s" refers to St. Vincent’s, Vincent’s Ministries, the new San Vicente Mobile Home Park owners/management.

May 18, 2017 GSMOL Meeting

- GSMOL Chapter Re-Activation Meeting: Election of Officers
- Discussion of Upcoming Release of Documents from New Park Owners
- Sharing of concerns about subleasing, water, streets, etc.
- Support State Bill 1269 for help for homeowners dealing with illegal or abusive acts by management (currently we usually have to sue...)

Action Following Meeting:

- GSMOL volunteers delivered hand-outs to all residents containing legal advice not to sign any new documents until reviewed.
- Support for retaining option of subletting our homes in park.

## May 22, 2017 Hand-Out Summary

- DO NOT SIGN Advice: GSMOL attorney advises that existing residents are not required to sign anything and should not sign rules or they will take effect for them immediately.
- Homeowner committee will review new documents and HOA funds will be used for legal review. You may want your own attorney.
- FYI, if 50% or more of homeowners sign a capital pass-through, there can be no appeal.... don't sign those before review either.
- Attorney's statement, excerpts from SB County RCO were included.

## June 29, 2017 GSMOL Meeting

- Letters written in support of State Bill 1269.
- Sub-Leasing Issue Reviewed. Letters being written.
- Update on Homeowner Income Form.
- Country Rent Control Ordinance Review: While appealing rent increases, residents are required to pay the increase – Appeal took over 6 years in one local park. Residents won but not yet repaid.
- Ellen met with State Senator Jackson re State Bill 1269. (Senator Jackson gave support to bill so it passed Senate.)

5

## 2017 Document Release and Review

- New Documents Were Issued (twice)
- 2017 Document Review Committee reviewed them with input from concerned homeowners.
- Only specific questions were sent to attorney. This significantly reduced costs to HOA.
- Ellen communicated homeowner's concerns to St. Vincent's at homeowner's request, as well as her own concerns.
- Many homeowners sent questions and concerns directly to St. Vincent's.
- Ellen led drive to increase total membership of HOA/GSMOL.

## August 30, 2017 “Meet and Confer” Meeting

- Overflowing crowd of San Vicente Homeowners Attended!
- Rosa Paredes, CEO, committed to improving the documents.
- Many shared concerns about rules and the condition of the park.
- In regards to Subletting:
  - Homeowners communicated strong desire for subletting option.
  - St. Vincent’s (Rosa Paredes, CEO) asserted that conflict with their nonprofit status was all that was stopping continued subletting and committed to investigate whether it really was an issue and, if it was, what could be done within those limitations.

## September 19, 2017 Meeting With S.V.

- Ellen met with Rosa Paredes and Mary Manzo of St. Vincent’s.
- J&H Management out of the picture
- St. Vincent’s finding new MHP consultant. No management company will be used – employees will be hired and report to Mary Manzo, VP Housing.
- Parker Rice documents to be basis of new documents. Later agreed to give annotated new documents to homeowner committee for review and response prior to release.
- A homeowner and Ellen provided San Vicente with expert legal opinion that as nonprofit they can still allow subletting.

## Eight Months of Waiting.....and Learning

- Two major local disasters affected timelines (and much more)
- Awaiting news on new documents (8 months since withdrawn)
- Growing pains in addressing park conditions... management, billing, pool, gym, security, water, streets, landscaping, etc.
- SV refused to give any response to the legal opinion regarding nonprofit/subletting provided 8 months ago.
- Ellen continues to communicate concerns for homeowners who wish to remain anonymous.

## New Park Documents! Committee Review!

- St. Vincent's to provide 2018 Document Review Committee with new documents the first week of June!
- The committee will be providing suggestions and concerns, if any. We hope to work collaboratively with SV with the results acceptable to everyone. **We want to do this quietly, not sharing the issues we encounter unless help is needed.**
- **After that review, when the official new documents are released, EVERYONE will have time to review them and comment and there will be another "Meet and Confer Meeting."**
- **As a current resident, you don't have to sign! Please don't!** The documents will still go into effect eventually if not withdrawn. We hope the documents will be much better and OK with everyone.

## Election of Officers GSMOL Chapter 1316

President – Ellen Duke

Vice-President/Legislative Representative– Gary Champ

Secretary – Mary Jo Chrestenson

Treasurer – Patty Byrum

Membership – Teri Champ

## ANOTHER BUSY YEAR FOR GSMOL - PLEASE JOIN!

- Please join GSMOL and renew your membership –  
for access to legal advice,  
a voice to protect our interests in Sacramento,  
experienced local advisors and networks.
- Important advocacy and communication within the park.
  - **We are much stronger together!**
  - Thank you for your support.