

Meeting Minutes, Westwinds Residents Organization Board of Directors,  
Monday, July 6, 2020, 7:00 p.m.

Present: Lisa Bail, Antonio Bastida, Debbie Clark, Dexter Goody, Patrick Grimes, Jennie Wilstead, and Stacey Winkelmann

Vince developed the following list of questions that residents would want to know about forming a Limited Equity Housing Cooperative.

- How much will it cost me to join the co-op?
- Do I own the land under my mobile home, or does the co-op?
- Will my space rent go up?
- How much of my monthly space rent will go toward paying off my land, and how much will go toward park maintenance?
- What happens if I sell my home?
- Will forming a co-op add to the value of my home?
- How will the value of my property be assessed?

The last two questions explore the distinction between appraised value and assessed value. Appraised value is what a real estate expert believes you could sell your home for. This is influenced by the condition of the home, the amount of space rent, and the reputation of the park. Assessed value is what your property tax (if you pay property tax rather than registration) is based on, which often has little to do with what you could sell it for.

Dexter spoke to Trina about the open air membership drive event that we would like to have in the circle, when large gatherings are permitted. We would need to formally request from the park office for the use of the circle. Patrick will draft a letter.

Dexter, during his Wellness Watch rounds, saw a food truck in the park and got their contact information (Luis & Lolita, El Burrito Crazy, 408-217-4860). They suggested we hold our event on both a Saturday and a Sunday. They would like three to four weeks notice, but they are willing to bring their food truck at no charge to us and no minimum purchase, just for the right to sell their wares at regular prices.

Last week, we agreed that we should ask homeowners, rather than renters, to join WRO. Trina was asked about obtaining a list of homeowners. It is a matter of public record, but it would be more convenient if MHC could provide the list. Trina asked for a formal request. Patrick will draft a letter.

A resident was concerned about the condition of the asphalt at the four-way intersection in El Bosque, across from the clubhouse. We agreed that this was a valid complaint, but Trina said that MHC did not intend at this point to spend money when the park would not be theirs in a couple years. Our understanding is that the management lease requires MHC to return the park in the same condition it was when the lease began. Further, we believe the law requires the park operator/owner to maintain common areas so they are safe. This requires more research with the city

housing department, California state registration office, or the new mobile home ombudsman.

Stacey reported that flag/feather banners come in different sizes (4'-8') and cost a couple hundred dollars.

Stacey, Antonio, and Patrick attended the Mobilehome Park Rehab and Resident Ownership Program (MPRRROP) Webinar put on by the California Department of Housing and Community Development. This program might pertain to us when we are at the point of raising capital to purchase the land.

Nadia got hold of the Nicholsons' lawyer and requested a meeting. He suggested the initial meeting be with just Nadia and not include us. We agreed we wanted the entire board invited to this meeting (except for Stacey, who recused herself because of her involvement in the lawsuit). Those who are working might not be able to attend a meeting (depending on the time), but they were fine with the rest of the board representing them. Patrick will contact Nadia.

Our next meeting will be 7:00 p.m. next Monday, July 13 in the circle.

Respectfully submitted,

Patrick Grimes