

Mobile Home Advisory Board [MHAB]

Meeting Notes

June 25, 2007



1. **Call to Order of June 25, 2007 MHAB meeting** Chairperson Barbara Boskovich, called the June 25, 2007 MHAB meeting to order at 6:37 PM.

2. **Roll Call**

In Attendance:	Members Absent:	Council Liaisons:	City Staff:
Barbara Boskovich Cynthia Goebel Steve Gullage Brenda Schock John Sisker	Mark Porter Daniel Kittredge		Terri King Kellee Fritzal

3. **Approval of the Meeting Notes from the Regular Meeting of April 23, 2007.**

Gullage motioned and Goebel seconded approval of the Meeting Notes from the Regular Meeting of April 23, 2007.

4. **Approval of the Unofficial Meeting Notes from the Regular Meeting of May 21, 2007.**

Goebel motioned and Sisker seconded approval of the unofficial Meeting Notes from the Regular Meeting of May 21, 2007. **The motion passed (4 ayes, 0 opposed, 1 abstention, 2 absent)**

5. **Public Comments**

None

6. **Staff Report**

- a. King introduced Board Members to the new Deputy Director of the Economic Development, Kellee Fritzal who was in attendance. King also distributed an invitation to Board Members to attend a special musical performance by “Sister City Program” visitors from Anjo, Japan.

7. **Old Business**

- a. Letter from City of Huntington Beach City Attorney on the Responsibilities Associated with Soil Moisture and Mold Within Huntington Beach Mobile Home Parks – Schock and Gullage asked for copies of information generated by the City Attorney on the subject. King said she would check into whether such information was available.

- b. Status Report on City Mobile Home Conversion Ordinance – Members Gullage and Schock commented that there had been a motion to have the case dismissed on July 14, 2007.
- c. Huntington Harbour Mobile Estates –Member Goebel stated that 15 of the 130 mobile homes in the park are currently for sale. There were two homes sold in 2007, one resale transaction and one new unit installed. She added that on June 5, 2007 a lawsuit was filed against the homeowner’s association by the new land owner. He has filed a complaint for declaratory relief, requesting that the judge say that appraisal, that is due now, can be based on the best use of the premises as vacant land, disregarding the current use as a mobile home park. Goebel confirmed that nothing had been filed as to a zone change by the owner of the park.
- d. Status of Former Mayor Sullivan’s H-Item “Impact to City of Huntington Beach if City Assumes Oversight of the Mobile Home Parks” and Discussion of Comments to be Made on Draft Memorandum Response from City of Huntington Beach to Same H-Item – King distributed copies of the minutes for the City Council/Study Session held on April 16, 2007. Boskovich updated guests as to the issues involved and suggested that Members and guests review the minutes to see the final recommendations of City Council on the matter.
- e. Recruitment – King stated that the letters requesting reappointment had been received and would be forwarded to the Board City Council Liaisons. She added that letters were also being sent to all mobile home park owners, inviting them to apply for one of the two vacant park owner positions on the Board.

8. New Business

- a. Guest Speaker – Roseann Cappel, of Keller Williams Real Estate, and Alice Knapp, of Family Homes Mobile Home Dealership, discussed the responsibilities of disclosure from the perspective of a real estate broker, real property owner, mobile home owner, mobile home dealer and mobile home manufacturer. Thereafter, both guest speakers entertained questions from both guests and Board Members.
- b. Guest Speaker and location for July 23, 2007 MHAB Meeting – It was decided that King would arrange for a speaker at the meeting on July 23, 2007 and that the meeting would be held at City Hall on the Lower Level in Room B-7.
- c. Consider Preparation of Resolution to Encourage More Voting by Seniors – It was decided that the question of whether or not it was appropriate for an advisory board like the MHAB to prepare or advocate for a resolution of this type.

9. Member Comments – Gullage and other Members expressed their appreciation for the guest speakers’ presentations. He also expressed that the questions raised were important and needed answers.

10. Public Comments – none

11. Next Agenda - Old Business

- a. Letter from City of Huntington Beach City Attorney on the Responsibilities Associated with Soil Moisture and Mold Within Huntington Beach Mobile Home Parks - Chair Boskovich/King
- b. Status report on the City's Mobile Home Park Conversion Ordinance Litigation - Gullage/Schock
- c. Current Status of Huntington Harbour Mobile Estates - Goebel
- d. Recruitment Update

12. Next Agenda - New Business

- a. Guest Speaker
- b. City Notification to HCD and Department of Real Estate Regarding Conversion Ordinance Lawsuit
- c. Preparation of Resolutions by Advisory Boards

13. Adjournment

Gullage motioned and Sisker seconded adjournment of the meeting to July 23, 2007. The meeting was adjourned at 8:17 pm. Vote: 5 ayes, 0 opposed, 0 abstentions, 2 absent

The next MHAB meeting will be held on July 23, 2007, at 6:30 pm, at City Hall Lower Level Room B-7, 2000 Main Street, in Huntington Beach, CA.