

WONA General Meeting Minutes

March 20, 2017

Facilitator: Daphna

Recorder: Davlyn

ITEM	PERSON RESPONSIBLE	TIME
<p>1. Welcome to WONA General Meeting 3/20/17</p> <p>Introductions: Board and City Officials:</p> <ul style="list-style-type: none">• Christine Pressmen, Policy and Legislative Action• Councilman District 1 Chappie Jones• Rachel Vandermein, Housing Dept., Program Manager of Rental Rights and Referral Program	Daphna	1 min.
<p>2. Treasurer's Report</p> <p>Barbara Emerson reported \$2,611.33 in the Treasury including the San Jose Grant of \$1,800.</p> <p>Dues: It was decided that membership dues have been initiated by WONA Board decision. \$10 per person or \$20 per household a year has been determined, checks written to Winchester Orchard Neighborhood Association (Not WONA), submitted to Barbara Emerson, WONA Treasurer.</p> <p>Dues are necessary to afford an attorney for WONA as issues will occur once the residents leave the Winchester Mobile Home Park due to development possibilities from the park owner and their partner, Pulte Homes for proposed condominiums including new traffic issues.</p>	Barbara	5 min.
<p>3. Communication's Officer Report</p> <p>Bill Copes spoke about the WONA website, Next Door, Facebook and Twitter. Barbara Emerson is updating the website. Bill is managing Facebook, Twitter and NextDoor. If there are any members either not connecting to or having problems with Next Door, let him know. Advises use of Next Door to know what is currently going on as well as providing relevant meeting notices.</p>	Bill	7 min.
<p>4. President's Report</p> <p>Volar Letter – Daphna to complete.</p> <p>House on Maplewood – is sold to new buyers who are going to upgrade the home and it is no longer a problem.</p> <p>WRSHOA – Kent Greathouse, President of WRSHOA will</p>	Daphna	10 min.

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<p>speak at the meeting on where the mobile home park and its residents are at this time.</p> <p>WAG – Meeting to be held March 30. It will be the last meeting of the group and everyone is urged to attend the meeting.</p> <p>WNAC – Met March 13 and are urging members to attend Placemaking and positioning meetings on March 24 and 25th as well as the WAG meeting.</p>		
<p>6. Transportation and Traffic</p> <p>No report at this time.</p>	Chris	3 min.
<p>7. Vice President’s Report</p> <p>No report at this time.</p>	Chris S.	5 min.
<p>8. General Meeting Planning</p> <p>Focus On Winchester Ranch. SPEAKERS: KENT GREATHOUSE, CHRISTINA PRESSMAN and RACHEL VANDERMEIN</p> <p>KENT: WRSHOA Board has met with the City Attorney and learned that Residents cannot successfully stop the sale of the park. All that can be done at this time is to strengthen resident benefits as listed in the pending Closure Ordinance and San Jose City General Policy. The City Council will vote on the Closure Ordinance, April 11, at 6:30PM. There are small changes to the ordinance to be considered at the Planning Commission meeting on 3/22 at 6:30PM. The Moratorium ends August 2017, but may be stopped by City Council before that date.</p> <p>The Closure Ordinance, once enacted and the park is closed, will not allow building to begin or be attempted by the Owners. City has not received any application for development, but there are changes expected on the plans previously shown to residents including a hotel, an apartment building, 20 buildings with five floors of condominiums per floor and many exits to be built through the current walls onto WONA streets. WRSHOA Board is negotiating with developers for resident buyouts.</p> <p>CHRISTINE: Gave out flyers and made announcements of various meetings taking place in March and April urging members to attend. March 25, 8 – 11AM, Coffee with a Cop at Bethel Church; March 30 WAG meeting at International Christian Center, Open House, 6:30 to 8PM; April 14th Senior Walk; April 22nd, 8 – noon Annual litter</p>	All	30 min.

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<p>pick up with dumpster</p> <p>RACHEL: In charge of tenant/owner issues. Has drafted two Ellis Act with relocation benefits for residents and the Tenant Protection Act. On April 18, the Apartment Rent Control Ordinance will be updated to codify decisions from the City Council. Draft due to City Council late April, early May.</p>		
<p>9. New business:</p> <p>WONA needs new and active members as never before. Members must be ready to work on actions and attend meetings as the future of WONA depends on coping with new possible traffic and parking violations as well as development building heights and scope overshadowing WONA homes and yards with limitations and privacy issues.</p> <p>Contact Barbara Emerson about your dues, and Daphna for action volunteers.</p>	All	15 min