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TO OUR MEMBERS

Written by Michelle Smith, President

The past nine months of being the President of the GSMOL Board of Directors has been a huge learning experience. Taking the reins of a well-established organization is a joy and honor as well as a multitude of challenges.

A few of the first actions I took were to submit nominations for new Committee Chairpersons. The committees are very important because they meet to address core issues for GSMOL members, such as **Budget, Membership, Legislative, Publications, Communications, Political Action, Publications, Space Rent Stabilization, Website, the AB3066 Implementation Team and the Resident Owned Communities.**

These Board members and Committee Chairs are all exceptional members who are volunteering their valuable time and talents to keep GSMOL running. This group of members has instilled a level of confidence in me that GSMOL is going up, up, up!

Of course, our members are who support our efforts by bringing in neighbors, friends, new members and supporters. Your yearly dues pay for our all GSMOL services. There should be no surprise to members that our Board inherited debt from the prior Board. I would love to say the debt has been paid off but that is not so...but it has been paid down to the point that I think it's realistic to believe the debt can be paid off by the end of 2019...it's a lofty but possible goal. Our treasurer, Shelly Parker, has been an absolute Wonder Woman with our finances!

Another thing I have been amazed to witness is the expansion of our technology. Not only has GSMOL's office technology expert, Jim Eimen, set up protections to our computers so they won't be hacked, but also installed updated software to the office computers so they are properly upgraded and maintained. Our office secretary, Judy Dockrell, has been a real asset to us. She picked up the membership desk and other duties so quickly!

Then there are the multiple website upgrades. Oh, my goodness. We now have a Members Only section on the site as well as news flashes with what is most timely for GSMOL members to read. The Board meeting Minutes are posted there as well as prior and current issues of the Californian. Did you notice the website now can be instantly translated into six languages? It's like magic! Have you checked out the Knowledge Base? You can ask questions and get answers! Our webmaster, Gabriel G De Simone, is a real treasure and we are very fortunate that he loves what he is doing.

Here are more experiences that stand out in my mind: Meeting members at the statewide Conferences. It is so wonderful to meet members face to face throughout the State. I haven't traveled much but I had the joy of

taking the train to San Luis Obispo. Our Committee Chair, Anne Anderson, went to great lengths to arrange free venues for the So. Cal conferences. Co-chair, Martha O'Connell, did the same for the San Jose Conference so the only cost to members was to show up. Even the food was donated by local GSMOL Chapters! We look forward to holding more conferences this year and our lofty goal is to hold a conference in each of the 6 Zones.

GSMOL's two legal specialists are staying busy with Space Rent Stabilization Ordinances and Resident Owned Communities. Our Corporate Counsel, Bruce Stanton, is well known for his expertise in Mobile Residency Laws, drafting Rent Stabilization Ordinances, review of leases and other legal documents, etc. Our VP of Resident Owned Communities, Dave Loop, is s specialist in helping members purchase their parks. He is fast becoming an expert on Space Rent Stabilization, too. **We have much to look forward to in 2019!**

SECRETARY'S REPORT

Written by Carol Brinkman, Secretary

It has been an honor to serve as GSMOL State Secretary in 2018. I consider it my duty and a privilege to provide an accurate written record of the GSMOL Board of Directors' meetings that become part of our corporate history.

This Board's commitment to transparency allows members to view the minutes. Once the minutes are approved, they are immediately posted on our new GSMOL Members-Only Website. If you do not have a computer, you can request a copy from the office by calling toll free 800-888-1727 or 714-994-9528 or by visiting the office at 14802 Beach Blvd. in La Mirada, CA 90638. Our email address is gsmolgoldenstate@gmail.com

FINANCIAL SUMMARY

Written by Shelly Parker, Treasurer

Happy New Year! As your new Treasurer, I am looking forward to an exciting 2019. Although this organization runs on a fiscal year October 1st through September 30th, I always feel that a new year brings opportunities. We recently applied for our first grant in conjunction with GSMOEF (Golden State Manufactured-home Owners Education Fund). We are hopeful that should we receive the money it will go a long way to funding the work that we will all be doing educating homeowners as well as the attorneys that will be providing help to homeowners in need of legal assistance. Regardless, we will be continuing our regional conferences; as we have identified that we are reaching far more homeowners than the conventions of the past. Education is empowerment! We have had a great response at these events. And more importantly there has been held at no cost to the organization. It has allowed us to stay on budget and given the various regional groups another way to contribute to the welfare of the organization. Besides we get to meet new friends.

I want to thank all of you for your monetary support. We have a chapter that is growing their membership and has been donating their 5 for 5 money; amazing. Thank you. Our President, Michelle Smith, printed and donated Tee-Shirts that we are selling at each conference. But our biggest effort has been living within the annual budget set forth every August. As anyone that lives on a limited budget knows (and that is a lot of us) that is not an easy task. Whether it is the Californian magazine in newsprint format or timing the purchase of supplies to fall when we have money. We are working diligently to reduce the debt. From the balance of our credit card debt whether large or small we are making payments timely. You will notice that we are one again using our postage machine which saves on each piece of mail that goes out. When the new BOD came on board the machine was locked by the vendor because we owed \$9K on postage. The debt is now \$2400.00, and we once again can fill the machine. This makes the task of sending out renewals easier (no more licking and hand stamping at the highest rate). 400-500 renewal envelopes a month is a lot of work without a postage machine!

I also want to thank the volunteers that have come into the office each month to help Judy with the monthly processing of memberships. Since our budget allows for 1 paid employee for 20 hours a week, the donation of their time has been a true gift. In past years the office operated with 2 employees each at 40 hours a week. So, these volunteers have helped us to stay within our budget yet still get the work done. We can use your help in the office with our scanning and archiving project. So, if you live near the office in La Mirada and you want to make a difference please give Judy or la call and we can get you on the schedule! The work that needs to be done is very hands on; so, thanks to all of you that offered help but are too far away to make a trip to La Mirada.

It has been my honor to serve as your Treasurer.

2017-18 Income/Expense VS Adopted 2018-19 Budget

Below is our annual budget based on the previous year's actual data plus the current balance owed on our credit cards and to our vendors. If anyone has any questions concerning our finances feel free to contact me, my cell phone is in the Californian. We believe that you should have correct information, not gossip and speculations that come from a lack of information.

		Profit and Loss 10/1/2017-8/26/2018	Adopted Budget 2018-2019
Income	Membership	\$175,000.00	\$19,000.00
	Advertising	\$2,888.00	\$ 6,776.00
	Donations	\$12,743.00	
	Interest	\$1.36	
	TOTAL	\$190,632.36	\$196,776.00
Expenses	Legal	\$24,500.00	\$36,000.00
	Legislative	\$27,085.00	\$42,000.00
	Admin/Office	\$5,067.00	\$ 5,570.00
	Chapter Expenses	\$896.00	\$1,000.00
	Computer	\$7,850.00	\$12,000.00
	Convention	\$1,661.00	\$0.00
	Dues	\$760.00	\$2,000.00
	Insurance	\$5,318.00	\$6,000.00
	Interest Exp	\$948.00	\$1,000.00
	Conference Travel/Lodging	\$6,547.00	\$1,500.00
	Outside Services	\$1,620.00	\$ 0.00
	Wages/Taxes/Processing	\$23,630.00	\$22,200.00
	Penalties/Late Fees	\$657.00	\$0.00
	Postage	\$12,238.00	\$14,000.00
	Printing/Lease	\$3,295.00	\$6,500.00
	Californian	\$17,925.00	\$18,500.00
	Rent	\$16,745.00	\$18,120.00
	Telephone/Utilities	\$14,898.00	\$6,060.00
	Merchant CC Charges	\$2,521.00	\$3,000.00
		TOTAL	\$184,161.00
	NET	\$6,471.36	\$1,326.00

GSMOL Debt Update

		1-1-2019	
Current	Corporate Attorney	\$1600.00	
	Legislative Advocate	\$3500.00	
	Technical Duplicators	\$0.00	
	Neopost-Postage	\$2400.00	
	Outside Services	\$0.00	
	AT&T	\$0.00	
	Jim Eimen	\$7500.00	
	Short Term Over Time		
Bank of America Account 1	\$12,000.00		
Bank of America Account 2	\$1,100.00		
Bank of America Account 3	\$0.00		
Bank of America Account 4	\$1,500.00	<i>Just Found</i>	
Long Term Repay of PAC Funds	\$8,900.00		
Outside Services-Postage	\$715.00		
	TOTAL	\$38,500.00	

MEMBERSHIP TOTALS

2017 vs 2018

	2017	January through December 2018			2018	
	End of December Members	New	Lost	Renewals	End of December Members	End of Year Difference
Zone A						
Region 4	113	17	51	59	79	-34
Region 11	156	87	40	100	03	47
Region 14	218	85	72	127	231	13
Total	487	189	163	286	513	26
Zone A1						
Region 1	887	220	283	515	824	-63
Region 2	1087	246	297	689	1036	-51
Total	1974	466	580	1204	1860	-114
Zone B						
Region 12	271	24	108	133	187	-84
Region 13	154	120	53	77	221	67
Total	425	144	161	210	408	-17
Zone B1						
Region 8	1496	505	392	954	1609	113
Region 10	312	22	99	167	235	-77
Total	1808	527	491	1121	1844	36
Zone C						
Region 3	755	92	298	393	549	-206
Region 5	649	228	217	391	660	11
Region 6	310	101	117	163	294	-16
Total	1714	421	632	947	1503	-211
Zone D						
Region 7	699	136	236	103	599	-100
Region 9	842	223	340	449	725	-117
Total	1541	349	576	852	1324	-217
Totals (All)	7949	2106	2603	4620	7452	-497

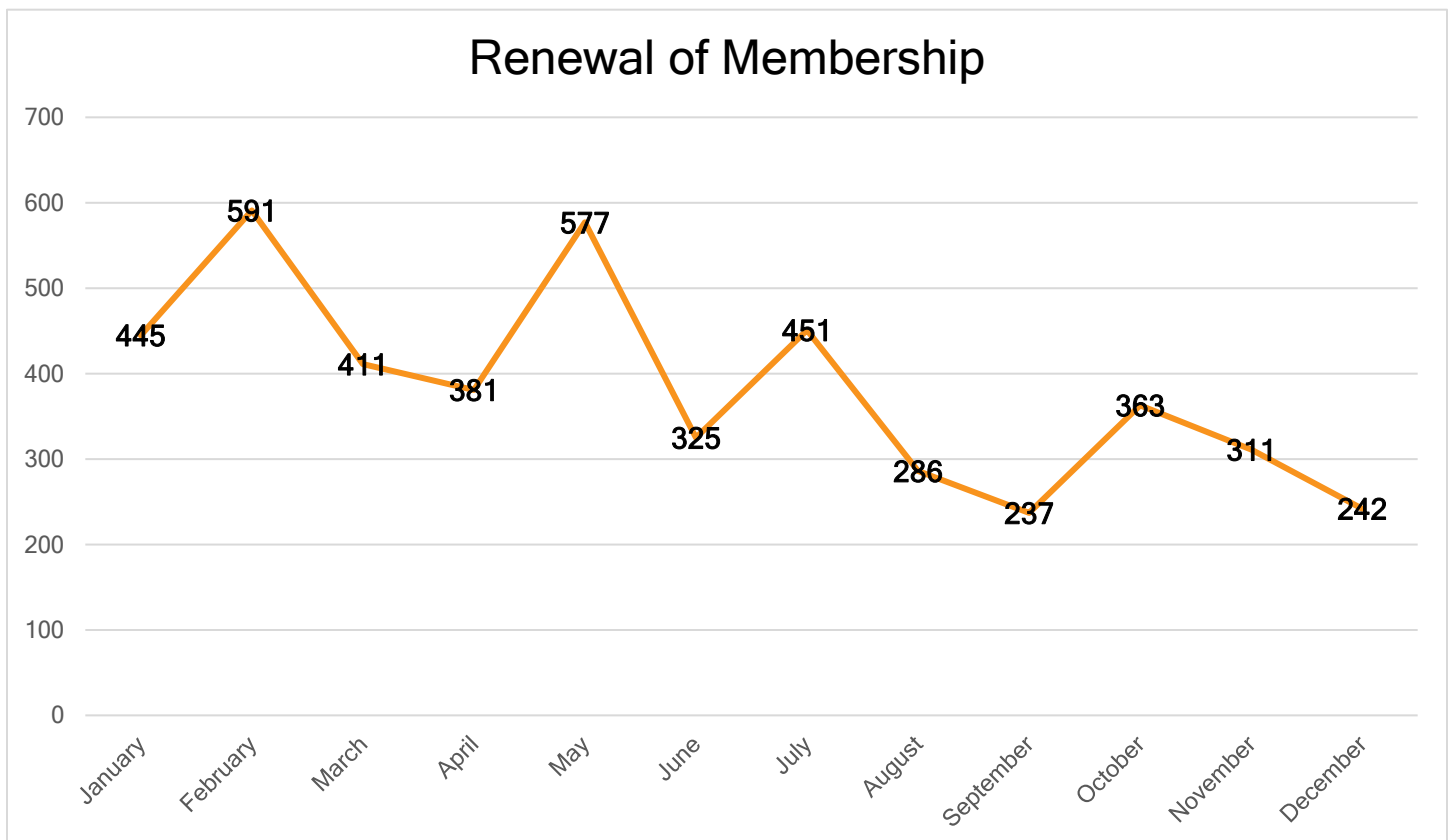
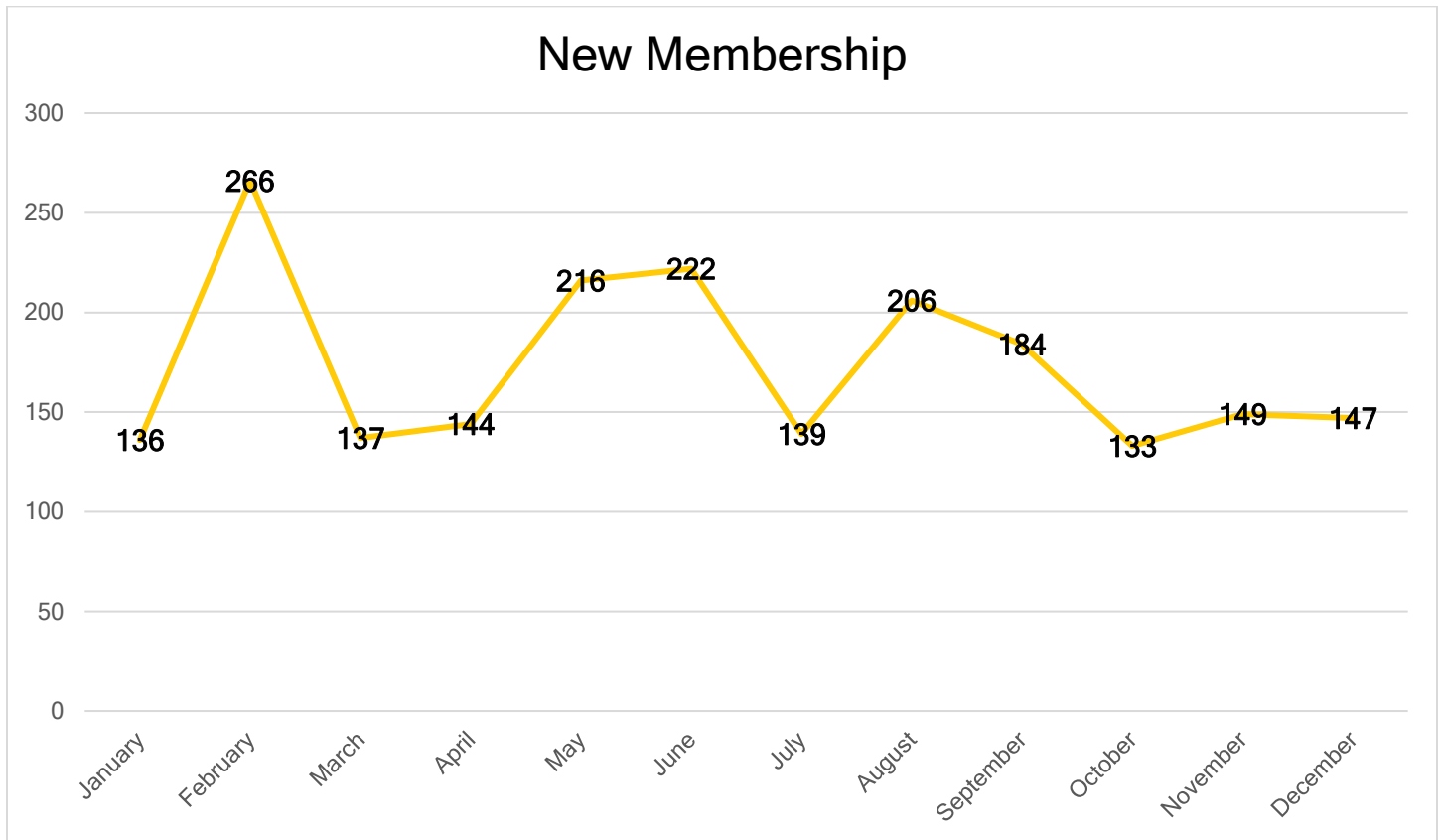
2018 New Memberships

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Net
Zone A													
4	0	2	2	2	0	0	1	0	8	0	2	0	17
11	1	21	7	10	7	7	2	14	6	9	1	2	87
14	2	5	4	2	18	4	27	6	2	4	10	1	85
Total	3	28	13	14	25	11	30	20	16	13	13	3	189
Zone A1													
1	14	39	15	12	23	34	16	17	11	23	10	6	220
2	39	50	20	18	27	19	10	6	12	10	20	15	246
Total	53	89	35	30	50	53	26	23	23	33	30	21	466
Zone B													
12	0	4	3	3	0	5	2	0	4	1	1	1	24
13	0	5	3	19	37	4	9	0	20	10	2	11	120
Total	0	9	6	22	37	9	11	0	24	11	3	12	144
Zone B1													
8	67	67	31	22	9	44	32	87	57	20	22	7	505
10	1	2	0	1	6	3	2	1	1	1	3	1	22
Total	68	69	31	23	55	47	34	88	58	21	25	8	527
Zone C													
3	2	14	9	7	9	4	8	7	7	3	13	9	92
5	4	10	1	5	10	14	7	39	37	21	18	62	228
6	0	12	13	0	2	26	1	2	7	9	10	19	101
Total	6	36	23	12	21	44	16	48	51	33	41	90	421
Zone D													
7	24	13	20	13	9	3	3	21	2	4	21	3	136
9	9	22	9	30	19	55	19	6	10	18	16	10	223
Total	33	35	29	43	28	58	22	27	12	22	37	13	349
TOTAL	163	266	137	144	216	222	139	206	184	133	149	147	2106

2018 Renewed Memberships

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Net
Zone A													
4	9	7	7	2	11	1	5	2	6	6	1	2	59
11	12	12	4	10	14	8	7	7	7	10	5	4	100
14	7	17	15	17	13	5	18	13	3	10	6	3	127
Total	28	36	26	29	38	14	30	22	16	26	12	9	286
Zone A1													
1	25	63	54	60	84	18	56	29	33	39	38	16	515
2	73	93	61	69	103	62	63	23	21	46	39	36	689
Total	98	156	115	129	187	80	119	52	54	85	77	52	1204
Zone B													
12	12	20	16	8	15	7	14	9	10	7	8	7	133
13	1	5	5	3	20	6	4	3	4	10	7	9	77
Total	13	25	21	11	35	13	18	12	14	17	15	16	210
Zone B1													
8	74	146	60	51	98	83	122	67	39	92	63	59	954
10	12	9	20	13	11	10	30	20	13	7	14	8	167
Total	86	155	80	64	109	93	152	87	52	99	77	67	1121
Zone C													
3	27	44	38	36	66	35	27	29	22	20	27	22	393
5	44	39	20	22	59	37	37	19	31	31	30	22	391
6	13	25	12	5	15	9	12	17	14	17	12	12	163
Total	84	108	70	63	140	81	76	65	67	68	69	56	947
Zone D													
7	90	42	48	48	25	20	24	35	14	20	20	17	103
9	46	69	51	37	43	24	32	13	20	48	41	25	449
Total	136	11	99	85	68	44	56	48	34	68	61	42	852
TOTAL	445	591	411	381	577	325	451	286	237	363	311	242	4620

Membership Trends



POLITICAL ACTION COMMITTEE

Written by Henry Cleveland, PAC Chairperson

“People think focus means saying yes to the thing you’ve got to focus on. But that’s not what it means at all. It means saying no to the hundred other good ideas that there are.” Steve Jobs

Status

Thanks to the Corporate Treasurer, the GSMOL-PAC is caught up on State PAC filings. This prevents us from being fined for not filing. Prior to this work, the 2016 financial records of GSMOL-PAC did not match the reports to the State. This exposed GSMOL to sanctions.

The new reports show funds being transferred from the PAC to GSMOL. The PAC can legitimately pay for expenses GSMOL incurs related to PAC work, e.g. office rent and newsletter ad space. The PAC was not active from 2016 until 2018. The transfers of PAC funds to GSMOL was done solely at the discretion of the GSMOL Board.

In the 2018 primary, the PAC endorsed two city council candidates and declined to support one for a local education office. The two council candidates were recommended and vetted by local GSMOL leaders. The education office candidate was not supported primarily because that office does not affect mobile home issues. Endorsements were limited to elective office that impacts mobile home issues.

Recommendations

We recommend that GSMOL focus on helping manufactured home residents, building GSMOL membership, providing direct services to GSMOL members and continue restoring GSMOL to a sound financial state. These activities are essential to the future of GSMOL. We recommend that all activities of the PAC be suspended until two objectives are met:

1. GSMOL membership grows to over 10,000 members.
2. All the funds borrowed from the dedicated fund be repaid.

The GSMOL-PAC is one of the “hundred other good ideas that there are” for GSMOL to do. I would remind everyone that the PAC was created at the same time GSMOL was overspending and losing members. We believe all the energy that went into the good work the PAC did was energy diverted from the essential missions of GSMOL. Let’s stand before we try to fly again.

Looking Towards the Future

If those two objectives are met by mid-2019 we can look towards the March 2020 primary. The GSMOL PAC organizational documents created by Ron Faas, the former PAC Chairperson, can be updated and utilized again. It is our belief that going forward the purpose of the PAC should be endorsing candidates for office, not donating funds towards campaigns. This decision is backed by the research conducted and is consistent with the past practices of the PAC.

Timeline

Fall 2019: Formalize internal GSMOL and GSMOL-PAC documentation and procedures. PAC policy, members, candidates' application, etc.

Fall 2019 Edition of the Californian: Publish a call for GSMOL chapters to id and recruit candidates for elective offices.

Late Fall 2019: solicit candidates' statements of qualifications; have GSMOL members vet the candidates.

Early 2020: PAC issues endorsements. GSMOL members encouraged to be active in candidates' campaigns.

EDUCATION FUND

Written by Anne Anderson, GSMOEF Treasurer

Purpose: The Golden State Manufactured-Home Owners Education Fund (Ed Fund) stands behind California's one million manufactured home residents. It provides educational services regarding manufactured home living. A charitable non-profit with 5019(c)(3) status, the Education Fund partners with the Golden State Manufactured-home Owners League (GSMOL).

The Ed Fund has served manufactured-home owners throughout 2018 by means of the Ed Fund Academy website, www.mobilehomeresidentadvocate.blogspot.com, which features "courses" consisting of articles on the laws in the MRL (Mobilehome Residency Law) and HCD's Title 25 Health & Safety Codes.

The Ed Fund also publishes a monthly email bulletin called "Your Rights Bytes", currently authored by Ed Fund Board member Stephanie Reid, formerly on staff with the Senate Select Committee on Manufactured Home Communities. Subscribers to GSMOL's weekly Legislative email bulletins also receive "Your Rights Bytes".

Our most notable accomplishment in 2018 was a translation of the Mobilehome Residency Law FAQ into Vietnamese. This FAQ is produced by the Senate Select Committee on Manufactured Home Communities

and is part of their MRL Handbook. The Vietnamese are the largest growing demographic in mobilehome parks in the State. Andy Ta, a California Certified Court Interpreter, produced the translation.

The Ed Fund and GSMOL are currently partnering on a grant request to the Catholic Campaign for Human Development (CCHD).

Our focus in 2019 will be helping with the implementation of the MRLPP (Mobilehome Residency Law Protection Program) that HCD will be rolling out as the result of the passing of AB 3066. There will be several needs for educational outreach - to HCD, to the nonprofit legal aid attorneys who will deal with the cases, and to our members who will need to learn how to use the system. Other possible projects include more translations, and additional "Rights Bytes" drawn from Corporate Counsel Bruce Stanton's "MRL 101" presentations.

ZONE REPORTS

Zone A – John Bertaut

Zone A played a prominent role in helping the newly elected Board of Directors change from the over-spending ways of the previously elected Boards. Under the direction of President Michelle Smith, Zone A and the rest of the new Board implemented new spending cuts and created a budget that fell within the means of the League.

Overspending during the past administrations, over decades, had resulted in debt of nearly \$50,000. Zone A and the rest of the new Board agreed to: 1) Forego claiming reimbursement for travel, lodging and meals and 2) Cease requiring our Corporate Attorney's presence at all Board meetings and 3) Reduce cost of publishing the Californian by changing from the glossy magazine to newsprint and, finally 4) No new expense would be obligated until the debt is paid in full.

Additionally, new policy was established to insure any new monies donated would be applied directly to the debt and, those changes, coupled with significant donations from chapters and individual members, have resulted in reducing the debt to under \$25,000 by the end of January 2019.

The Zone continued to educate region members in use of the MRL, HCD and their own local resources. This was done through the monthly Conclaves, begun in 2014 and inviting such speakers as Bruce Stanton, Esperanza Ross, inspectors and supervisors from HCD as well as other attorneys and speakers on matters pertinent to mobilehome living.

Volunteers for significant positions in Zone, such as Region Managers, are very hard to come by, but we did add a Region 11 Manager and are hopeful of adding more in the coming year.

Finally, we are quite fortunate to have as a member in our Zone, our very own State President, Michelle Smith. Her presence has added a significant dimension to our Conclaves and increased the participation at those monthly Region 11 & 14 Conferences.

Zone A-1 – Richard Heine

Zone A-1 is large both geographically and in membership. The Zone extends from San Jose in the south to the Oregon border in the north and east to Vacaville. GSMOL members in the Zone number over 1800 which represents about 25% of GSMOL's total membership.

We are very fortunate to have two very capable Regional Managers in the Zone - Martha O'Connell in San Jose and Hilary Mosher in McKinleyville.

One activity that has been very beneficial to our members is the long running monthly Petaluma luncheon hosted by long time GSMOL member (and MRL expert) Bob Fleak. Bob arranges speakers representing local, county and state government, HCD, our legislative advocate and GSMOL leaders (Michelle has been there twice in 2018).

A regional conference was held in San Jose and thanks to the efforts of co-chair and Regional Manager Martha O'Connell there was no cost to GSMOL for the conference. We are looking into the possibility of holding a regional conference in Sonoma County in 2019.

Zone A-1 needs Associate Managers - if you are interested please contact the Zone VP (contact info on the website or in the Californian). An Associate Manager is the first point of contact for a resident that has a question or needs GSMOL's help. Don't worry if you don't feel you have the knowledge for this position - if you can't answer the question or provide the help needed a simple referral to the Regional Manager or Zone VP is all you have to do. Please give serious consideration to volunteering for an Associate Manager position - the more points of contact we have for members the better GSMOL can serve our members

We hope in 2019 to have a periodic email newsletter sent to chapter presidents for distribution in their chapters to keep everyone informed of items of interest.

Zone B – Linda Nye

During 2018, I installed Chapters in the following parks:

West Lane MHP in Lodi

El Rancho MHP in Manteca

Oakwood MHP in Manteca

Oak Shadows MHP in San Andreas

Cascade MHP in Sonora reelected their officers in November and are a very active chapter. They are also going to be working, probably beginning in February, with a Failure to Maintain Lawsuit against their owner. Conditions are a little better, but the owner did that last year and then stopped all maintenance, so things just got back to the way they were before. Sewer problems, no lights in park, refusal to cut down fire hazards in vacant lots, etc. This has been going on for years and he does a few things after HCD comes in and then stops. They feel it is time to act and I agree with them.

Clovis has quite a few parks that had been working a super chapter and stopped. They have called, and I will be there within the next months to help them set that up.

The parks in San Joaquin county are looking forward to the possibility of a conference there as are the residents in the Fresno-Bakersfield area. Lots of excitement on that possibility. Biggest topic of discussion in all areas...rent increases.

Zone B-1 – Anne Anderson

Zone B-1 encompasses two Regions: Region 8 (San Luis Obispo, Santa Barbara, and Ventura Counties) and Region 10 (Santa Cruz, Monterey, and San Benito Counties).

Since I was elected Zone Vice President, my former position of Region 8 Manager has been taken over by Jamie Rodriguez, former Associate Manager in North Santa Barbara County.

Jamie has been travelling around with me and getting to know the members outside her former area of responsibility, particularly those who live in San Luis Obispo County.

Region 10 Manager Rick Halterman has been busy this year with legislative efforts, with a new bill which you will be hearing more about soon. Region 10 also boasts more ROPs than any other Region, thanks to the fact that our VP for Resident Owned Communities, Dave Loop, lives there. Dave and the other ROP leaders continue to assist homeowners who want to end the tyranny of their investor park owner by purchasing their park.

Region 10 GSMOL leaders had the privilege of honoring our champion legislator, Assemblymember Mark Stone, Assemblymember Stone was chosen to be GSMOL's Legislator of the Year for his authorship of AB 3066, which will set up a system for enforcement of violations of the MRL. The Santa Cruz County Board of Supervisors provided the occasion for the award to be presented to Assemblymember Stone by GSMOL State President Michelle Smith and several of Stone's constituents, including Dave Loop, Region 10 Associate Manager John Mulhern, and GSMOL PAC Committee Chair Henry Cleveland.

2018 was a year of bringing people together in Region 8, for GSMOL Chapter building and Regional Conferences. Five GSMOL Chapters were reactivated - 1550 at Le Sage Riviera, Grover Beach; 659 at Camino del Robles, Atascadero; 1814 at Tratel, Morro Bay; 473 at Ojai Villa, Ojai; and 1025 at Rancho Santa

Paula, Santa Paula. We also chartered a brand-new Chapter, 1864 at Oak Haven in Ojai. Region 8 now has seventeen Chapters and one Super-Chapter. Efforts are currently underway for new Super-Chapters in Ojai and Carpinteria, and a Coalition in Atascadero to support a Space Rent Stabilization Ordinance project for that city.

Members of Chapter 1102 in Flamingo MHP, Santa Barbara, continue to work with the Santa Barbara City Council Ordinance Committee on the ongoing revision of the MH park closure protection ordinance.

Thanks to the efforts of the Rent Review Committee at Patrician Estates in Ventura, the City of Ventura passed an ordinance describing the requirements for disclosure of certain rent matters by the seller/broker to the prospective buyer of a mobilehome.

The issues that we have been helping our members in Zone B-1 deal with this past year include residents being coerced into signing long term leases, failure to maintain the park, attempts to take part-time residents off rent stabilization, changes of park rules without going through the process outlined in the MRL, harassment of GSMOL officers by management, attempts to evict low-income residents by targeting them for inspection and violations from HCD, and oppression by rogue Association Boards in resident-owned and condo-converted parks.

Two Regional Conferences were held in Region 8 in 2018, and both were successful in bringing people together to learn, share, and bring useful information and materials back to their parks.

The first was on August 18 in Los Osos (near San Luis Obispo). About 90 attendees from 23 different parks in 11 different cities showed up at St. Benedict's Episcopal Church to hear from Corporate Counsel Bruce Stanton, VP for Resident Owned Communities Dave Loop, Mitchel Baker from HCD, State President Michelle Smith and State Treasurer Shelly Parker. Chapter 1200 at Sea Oaks in Los Osos provided a wonderful lunch and volunteer workers to run the Conference, and the logistics were handled by two of our local members who are also parishioners of the church. Funding was provided by the local GSMOL-allied coalition SLOMAP, Chapter 1542 at Blue Heron Terrace in Morro Bay, and private donations.

The second Conference was at the City Church in Ventura, on November 10. The attendance at this Conference demonstrated that at least some homeowners will turn out to hear from our experts even if it means coming into a fire zone (the Hill Fire and Woolsey Fire had broken out two days earlier). Although only about half the expected attendees were able to come, those who did were able to learn a lot.

This Conference featured some local mobilehome leaders and government officials and co-Coordinator Jill Martinez, as well as Dave Loop, Michelle Smith and Shelly Parker. Bruce Stanton, convalescing from surgery, was planning to be "remoted in" by videoconference, but because internet service was out all over the city due to the fires, we were not able to do that. So, Dave and I stood in for Bruce on the "MRL 101" presentation, and

we connected with Bruce by email to get his participation in the Question & Answer Panel, which also featured Dave, Mitch Baker from HCD, and Chuck Eskew from the Ventura Manufactured-home Residents Council.

The Ventura Super-Chapter (S0009) ran the show, provided the delicious food and beverages, and supplied volunteers to handle the registration and other details. The City Church also supplied volunteers to manage the audio-visual equipment, and one of them helped by emailing Bruce all the questions that our audience members had written ahead of time on index cards for the Q & A so that he could email his answers back. It was the weirdest way we have ever included Bruce in a Conference, but it worked! Funding was provided by the Super-Chapter, the GSMOL-allied coalition SCAMPR from South Santa Barbara County, and private donations.

We GSMOL leaders in Zone B-1 want to bring more GSMOL members into the fold in 2019. We want to reactivate more chapters, and plans are coming together to establish Super-Chapters in Ojai and Carpinteria, and a Coalition in Atascadero (where a Space Rent Stabilization Ordinance project is underway).

We will be collecting information on the MRL violations going on in parks, in order to help those who are implementing the MRL enforcement program that AB 3066 created. We will be coming around to teach our members how to determine which of the horrible things going on in their parks are MRL violations, and how to use the new system to submit complaints. Now is a great time to be a GSMOL member!

Zone C – Mary Jo Baretich

In the Spring of 2018, we had some good news from the El Nido Mobile Estates in San Juan Capistrano. Star Management has now been replaced there with the El Nido Mobile Estates LLC management team. This might send a message to other parks regarding Star Management's part in the last two years' battles over the failed attempts of excessive rent increases at El Nido.

In February 2018, the California Public Utilities Commission (CPUC) Utility Upgrade Program at the Cabrillo Beachfront Village in Huntington Beach was completed, including repaving, and the removal of the old utility pedestals. The upgrades in the Huntington By The Sea Mobile Estates (HBTS) project were completed in late Spring. There are lots of "lessons learned" in these two projects. Both parks are situated on wetlands with high water tables. This was a challenge to the contractors doing the preliminary and final installations - having to watch the tide table (looking for minus tides), excavating the trenches, and sometimes wearing hip boots while laying in the electrical and gas lines.

What problems they have encountered and documented, along with the managers' and residents' observations and comments should help the CPUC with further utility upgrades throughout the state for mobilehome parks which are situated on wetlands or near riverbeds or the ocean. Vibration problems from jack hammers and the huge tractors and trucks bouncing over speed bumps have caused some of the homes to become out of level,

and others have damage to their homes splitting. Placement of the meters is something that the Chapter leaders in the park need to watch carefully. If no one is home, the meters may be placed in the front of the homes, rather than alongside the mobilehome or behind the side entry steps.

Work has begun on the CPUC Utility Upgrade Program in October 2018 for the Rancho La Siesta Mobile Home Park in Fountain Valley and should be completed in February or March of 2019.

There is a great feeling of satisfaction, after I, and other homeowners spoke at several LA County Board of Supervisor meetings. Because of our persistence and presentations of facts, the Los Angeles County Mobilehome Rent Regulation Ordinance for the unincorporated areas of Los Angeles County is getting closer. In October 2017, the LA County Board of Supervisors voted 4 to 1 to proceed with the establishment and writing of a new Ordinance. The previous Ordinance expired in 1995. On August 14, 2018, during a first Hearing, the LA County Board of Supervisors voted to initiate a moratorium on the rents that could be charged during a period of 180 days while the Ordinance was being designed. On September 4, at a second hearing, the county board made a final 3-1 vote to approve the moratorium to become effective on October 1, 2018.

On August 16, 2018, there was a meeting of the LA County Mobilehome Rent Regulation Ordinance Work Group. Both Bruce Stanton and I were invited to attend this meeting. I physically attended, and Bruce attended by phone. There were heads of all the departments at this meeting. Lots of questions were asked, and Bruce and I believe we made a good impression. Bruce submitted the Marina Rent Stabilization Ordinance as a sample for LA County.

Tenny Minassian, *Public Information Assistant*, for the County of Los Angeles Department of Consumer and Business Affairs, wrote to me to spread the word about some Roundtable Discussions called the L.A. County's Community Meetings for Mobilehome Owners/Tenants to be held in LA County.

In June 2018, the Covina Hills Mobile Home Community won their Failure to maintain lawsuit.

In July 2018, I met with the homeowners at the Driftwood Mobile Home Park in Westminster. They had just received a notice of a \$300 per month rent increase. Since that time, I have conferred with David Loop and Bruce Stanton. I have also met with the homeowners and their leaders several times, attended and spoke at two City Council meetings with over 90 homeowners in attendance, and stood outside on Westminster Blvd. with the homeowners, holding up signs to save their homes. Following pressure from the City Council members, the park owners decided to offer the homeowners a five-year lease agreement at 5.5% rent increases. Meanwhile, I helped to organize the homeowners in the City of Westminster to form a Coalition to get a Space Rent Stabilization Ordinance (SRSO) Measure on the ballot in 2020. They will first attempt to get the City Council to pass the Ordinance at the Council level, but if that fails, then they will go the petition/ballot route.

In November 2018, The Woolsey Fire, the most destructive fire to ever hit Los Angeles and Ventura counties, destroyed numerous homes, and left three dead in its wake. Seminole Springs mobile home park, a resident-owned non-profit cooperative corporation of 215 small lakeside homes tucked into the canyon between Malibu and Agoura Hills lost 100 of the homes. The Woolsey Fire also destroyed the Malibu RV Park and some mobile homes in the Point Dume Club in Malibu.

According to one Malibu homeowner in Paradise Cove, that mobilehome park survived intact with not one house lost. She said, “There were a crew of guys that stayed and watered our area 24/7. Many of our homeowners are young and are firefighters and lifeguards. They are our heroes.”

The Friendly Village Mobile Home Park homeowners in Long Beach have received two Jury awards so far from their Failure to Maintain lawsuit that started in August 2015. GSMOL leaders Ray and Kathy Downing and Mary Jo Baretich had reactivated their Chapter in June 2014 and encouraged the homeowners to start this lawsuit against the park’s owners for a litany of charges including elder abuse, negligence, unfair business practices, retaliatory eviction and financial elder abuse.

On November 27, 2018, a jury decided that the owners of Friendly Village Mobile Home Park in North Long Beach should pay out \$34 million in punitive damages, in addition to \$5.5 million to residents of the park who sued over decaying conditions that included methane gas leaks and continually sinking ground. The law firm plans to file another lawsuit on behalf of 120 families who live in the 182-unit park.

There are three other mobilehome parks involved in Failure to Maintain lawsuits by the ASK Law Group. They are the Reseda Mobile Home Park in Reseda, Knolls Lodge in Torrance, and Knolls Manor in Torrance. We have 14 Active Chapter with three more slated to reactivate in February. Our NEW membership is growing, and we are working hard to encourage members to renew prior to their expiration dates.

Zone D – Tim Sheahan

GSMOL Zone D is comprised of Regions Seven (San Diego and Imperial Counties) and Nine (Riverside County), with roughly 1,000 mobile/manufactured home communities among the three counties.

I want to thank those throughout Zone D who made calls, signed petitions or wrote letters in support of GSMOL priority legislation (AB 1269 in 2017 and AB 3066 in 2018) that resulted in the “**Mobilehome Residency Law Protection Act.**” Successfully achieving a means to better enforce homeowner rights provided by the **Mobilehome Residency Law (MRL)** will benefit homeowners in Zone D and throughout the state. My hope is that members from every city with GSMOL members will have a representative participate in our monthly legislative calls with our legislative advocate, Esperanza Ross, so that our influence and success at the Capitol will continue to grow.

This year and early 2020 will be an opportunity for homeowner outreach and education prior to full implementation of the AB 3066 law starting July 1, 2020. How do you plan to help educate others on this new law? I welcome the opportunity to meet with homeowners to explain the legislation and how we anticipate the new law will work. GSMOL continues to work with the CA **Department of Housing and Community Development (HCD)** to plan the implementation of the new law. Visit the “Knowledge Base” section the GSMOL website (www.gsmol.org) for more information about the AB 3066 law and other valuable information.

I want to thank our volunteer leaders who served at the regional level in 2018 and hope that those numbers will increase in 2019, along with the number of GSMOL chapters and members. Region Seven regional manager, Buddy Rabaya, has been very active, especially in Santee, where he leads a local affiliate advocacy group, Santee Mobilehome Owners Action Committee (SMOAC). Buddy has been involved with trying to get a rent stabilization ordinance established in El Cajon, has conducted educational retreats in his area and SMOAC has held a variety of fund-raisers and events for fire victims, seniors and students. Their advocacy and community involvement are a great model for other local coalitions to follow! If you live in the city of San Diego, continue to contact Gabriel De Simone. If you live in the eastern or southern parts of San Diego County, contact Buddy when you have questions or problems. For north San Diego County and Riverside County, contact me directly.

I also want to thank all members for their loyalty and support, some of whom have been members since the last century! I especially want to recognize and thank our ten largest chapters: Rancho San Luis Rey, Hidden Springs, The Colony, Country Lake, Lakeshore Gardens, Sunmeadows, Riverside Meadows, Fountain of Youth, Hemet West and Desert Sands. It often takes only one or two key leaders to expand membership dramatically, but it also helps if every GSMOL member serves as an ambassador to educate homeowners about GSMOL and recruit new members.

If you live in the unincorporated area of San Diego County, we hope you will assist us in identifying resident contacts in MH parks to document rents and conditions in those parks. With some new members on the County Board of Supervisors, we hope the Board of Supervisors will now be supportive of adopting rent protections for the unincorporated areas.

We also hope Terrace View residents in the Lakeside area will finally reach a resolution of their lawsuit against Tatum and Kaplan Financial this year. In 2016, ten of 49 resident plaintiffs received a jury award of \$58 million, but that decision is still under appeal. Hopefully, the lawsuit will ultimately lead to a precedent-setting decision to benefit other homeowners impacted by unconscionable leases, poor park maintenance or unfair business practices.

As many of you know, GSMOL has been facing some significant financial challenges the past several years and currently is in the “red.” The Board of Directors has adopted significant austerity measures, including suspension of the travel/mileage reimbursement for leaders. Several GSMOL leaders have voluntarily absorbed reimbursable expenses in the past or made sizeable contributions to the League so that we would

not have to reduce services, such as our legislative advocate in Sacramento. I personally, have absorbed over \$20,000 in reimbursable expenses through the years and other members and leaders have made sizeable contributions to keep the "SS GSMOL" afloat. Can you sponsor another's membership or give a contribution to support GSMOL's work?

In many ways, we've been a victim of our own success, as has also been the case with many local affiliate groups, after successfully protecting local rent ordinances. It's demoralizing to work so hard to protect/strengthen the MRL and rent ordinances, only to see a drop-in membership due to apathy, complacency and ignorance. It's also disappointing that in several jurisdictions with rent ordinances we no longer have an active GSMOL chapter.

Since MH owners who live in rent protected areas have enjoyed the greatest benefit of GSMOL advocacy, if you are one who does enjoy such protections, I make a special appeal that YOU make the effort to promote GSMOL with fellow homeowners in your MH park or broader area. I estimate that homeowners under rent protections are saving between \$200-\$500 EVERY MONTH on rent, thanks to GSMOL. That's \$2,400-\$6,000 in rent savings each year, not to mention potentially adding tens of thousands of dollars to home values. With those financial benefits, mostly due to GSMOL's efforts to protect and preserve rent ordinances throughout the state, EVERY homeowner benefiting from such protections should be a member of GSMOL and be contributing time or money to support the League! Unfortunately, many of those receiving protections haven't even heard of GSMOL—that's where all members can help educate others.

If you live in a city with a rent ordinance but with no active GSMOL chapter, I ask that you work with other members in your area to activate a GSMOL Super Chapter of several MH parks, to serve GSMOL members in your area. If you have a local MH owner coalition in your city, urge them and individual MH park HOAs to have a GSMOL/legislative committee to regularly report on what GSMOL is doing. Areas without a rent ordinance can also benefit by establishing a GSMOL Super Chapter to serve as the recognized voice of MH owners in your city, in the hope of eventually achieving a rent ordinance. We need you to be a GSMOL ambassador to educate others on GSMOL's history of accomplishments and recruit others to join and contribute to the League. Solidarity of purpose gives us our strength and we need a renaissance of networking, communication and commitment so MH owner rights are not eroded. I wish you all a great 2019!

COMMITTEE REPORTS

Standing Committees

Budget Committee

Written By Shelly Parker, Budget Committee Chairperson

The purpose of this committee is to draft the annual GSMOL budget for review and implementation by the Board of Directors.

The approved 2018-2019 Budget can be seen above under the “2017-18 Income/Expense VS Adopted 2018-19 Budget” section of this Annual Report. If you have any questions about the 2018-19 Budget, please feel free to contact me directly. My contact information can be found in *The Californian*.

Also, the Budget Committee is working on a quarterly Budget Review and Debt Analysis that should be completed this quarter. Look for it in the March 2019 issue of the Californian.

Legislative Action Team

Written by Anne Anderson, Former Chairperson, and Carol Brinkman, Current Chairperson

The purpose of this committee is to act as a steering committee for the LAT Network (which consists of the Zone and Region Leaders plus the Legislative Contacts in the parks). The LAT Committee works with the Legislative Advocate to review bills related to manufactured housing and make recommendations as to whether GSMOL should support, oppose, or remain neutral. The Committee also proposes one major bill each year that GSMOL will sponsor, and, working with the Legislative Advocate and the bill’s author, develops the strategy for campaigning for that bill.

In the 2018 legislative season we worked primarily on AB 3066 by Assemblymember Mark Stone, the bill which sets up an enforcement system for the MRL. This bill was a successor to 2017’s AB 1269, which, although we worked it all the way to the Governor’s desk, was vetoed.

This time we were successful, and Governor Brown signed AB 3066.

AB 3066 sets up the Mobilehome Residency Law Protection Act, authorizing HCD to create a new division which will receive complaints from homeowners regarding violations of the MRL by their park owner or management. HCD will triage the complaints and contract with nonprofit legal agencies to resolve those which are most egregious.

An Implementation Team was created, to work with HCD going forward. The Chair is Roger Johnson, and the team members are Esperanza Ross, Bruce Stanton, Carol Brinkman, Anne Anderson, and Beverly Purcell.

Other bills that we took a position on in 2018 can be seen in the Legislative Report provided by Esperanza Ross further in this report.

Future Goals

Chairmanship of the GSMOL Legislative Action Team or LAT Committee runs concurrent with Sacramento's Legislative Session, which ends September 30th of each year.

During the year a sub-committee of the LAT called the "Bills Committee" keeps an on-going record of bill ideas that we would like to see enacted to benefit and/or protect mobilehome owners in California. Each year, one bill rises to the surface and becomes our "blockbuster bill", the one we put most of our resources into. Last year it was AB 3066 the MRL Protection Act. Additionally, we support several secondary bills that protect MH residents. Equally important to passing bills, we defeat bills! When park owners present bills that are detrimental to mobilehome residents, we rise in opposition such as we did over SB 722, which would have created a large loophole in rent control protection for MH residents who own a second home by putting the burden of proof on them to prove their MH is their primary residence or lose rent control. It is true that Park owners have more money, more lawyers and more lobbyists, but our super-power is that we have *more people!* Under the strategic direction of GSMOL's lobbyist, Esperanza Ross, the LAT Team reaches across our large member network to mobilize "people power" in each Park to phone and write our Senators, Assemblypersons and Governor to advocate at the grass-roots level for bills that protect our rights and the investment we have in our homes. When the thousands of GSMOL residents across the state unite for a common cause, we are a powerful force to be reckoned with! We placed a stack of over 5000 letters on former Governor Jerry Brown's desk in support of AB 3066. We were heard!

The 2019 Legislative Session just began January 7, 2019 and the LAT will keep you informed about the bills GSMOL will advocate for in 2019 via weekly email blasts called, "This Week in the Capitol".

Membership Committee

Written by John Bertaut, Membership Committee Chairperson

The purpose of this committee is to promote and coordinate the enrollment, retention, and support of members; to establish, reactivate and support GSMOL chapters; to produce and regularly review membership materials (in conjunction with the Publications Committee) and make them available to leaders and chapter officers.

Good news! For the first time since this board has been in office, declining membership appears to have bottomed out and there was an increase in the last two months of the year. Our actual count as of 31 December 2018 was 7452.

I share some historical perspective at this point: In Oct 1990, GSMOL membership was reported to the IRS as 92,000. Each year since then, membership has declined. And, in addition to that fact, your present board discovered last year that membership reporting was inflated due to the practice of including, as active members, all memberships that had expired during the previous six months. That accounted for an inflation factor of from 3-15% during that time from 1990 through mid-2018. That practice was discontinued, by your Board of Directors, when discovered, last year.

In 2018, several changes were implemented by your Board, regarding the reporting and retention practices of memberships. Now, our primary focus is on retention and toward that end, membership outreach in Zones has been to those whose memberships have already expired and on those whose memberships are up for renewal in the coming 30-60 days.

We have also discontinued the practice of continuing to mail a copy of the Californian to those whose memberships have expired. Not only does this cut costs but it removes from expired memberships, the perception they might still be a member.

Our secondary focus is on those mobilehome owners who are faced with contentious in-park issues and who are not yet members but who are receiving assistance from the League. We encourage their membership upon receiving our assistance, though it is never required.

Finally, membership-building takes place at our various Regional Conferences, attended by members and non-members, alike. New members continually join at those venues.

In conclusion, it appears that membership growth may be occurring for the first time in decades. Time will tell us, for sure. That growth would allow us to return to a normal budget and build up reserves, while simultaneously enhancing our ability to serve our members through more and better legislation, greater legal support and increased in-park assistance.

Publications Committee

Written by Mary Jo Baretich, Publications Committee Chairperson

The purpose of this committee is to oversee the publication of any proposed new documents (handouts, brochures, manuals conference booklets, etc.) or changes to documents, *The Californian*, and the Access Database. Publications and its Editorial Committee work in conjunction with the Communications, Membership, and Website Committees.

During 2018, the Publications Committee assigned Form Numbers to fourteen new documents, including three new Chinese translated documents and one new Vietnamese document. In addition, twenty-four documents were revised this past year.

The End of the Month Report generated by the Access database, was revised to remove the count of members who were late as the 31st day of the previous month. This report shows the number of Active members at the beginning of the month, the New members, the Renewal members, the Lost members, and a final tally of Active members at the end of the month (plus the number of gains or losses in the month).

The Access database Report System has been updated to automatically generate the Zone, Region, and Chapter Membership Reports in accordance with the latest decisions regarding Active and Inactive Chapters and their Member Status. The expanded information and accuracy have been improved to assist Zone VP's, Region Managers, Associate Managers, and Chapter Officers in their work.

The Californian Regular Member Mailing List, the Association Member Mailing List, and the Email Mailing List were all revised and updated in the Access database.

The decision by the GSMOL Board of Directors to cut the costs of *The Californian* has helped considerably to reduce our debts by publishing the magazine in a newsprint format, and on a quarterly basis. It is anticipated that with the addition of more advertisements, we can once more print the magazine on offset non-glossy paper, like what we produced several years ago.

In 2019, the Publications Committee will be working on completing the Archiving of the hard-copy paper files in the numerous file cabinets in the office. The scanning system has been set up to scan and digitize all the Chapter documentation, so it is available to the individual Chapters. Preliminary Chapter files have already been scanned and placed in designated Folders for retrieval. Future archiving will follow this same pattern.

As the year progresses, more of the Chapter Forms will become available on the GSMOL Website for accessibility. Currently, back issues of *The Californian* are already available in the members Only Section.

Public Relations Committee

Written by Michelle Smith, President

The purpose of the Public Relations committee is to create and implement a plan to tell GSMOL's story to the public and promote GSMOL's projects and activities.

During this last year, the Public Relations Committee did not have a Chair, nor did it have any members. On January 9, 2019, the Board of Directors voted to merge the Public Relations Committee and the Communications Committee. The reason behind this is because both committees acted towards the same purpose, communication. Linda Nye, Zone B Vice-President, has been appointed Chairperson of the newly merged committee called the Communication Committee.

Special Committees

Communications Committee

Written by Anne Anderson, Previous Communications Committee Chair

The Communications Committee's purpose is to encourage collaboration among the Committees which have a publishing function, in order to be able to work together to develop consistent and effective messaging to our members, other homeowners, legislators and government officials, news media, and the public. The scope of the committee may include handouts and flyers, manuals and training materials, The Californian, our email bulletins, our website, social media, and other channels as determined by the Committee.

In 2018 our primary focus was on a Media Kit, primarily developed by Chair Sharon Rose. She presented Board members with a mock-up of the kit at the Regional Conference in Ontario in June.

Conference Committee

Written by Anne Anderson, Conferences Committee Chairperson

The purpose of this committee is to produce educational events in various parts of the State, which include some of the elements of the statewide Conventions, but with smaller scope and a more localized focus.

Each Conference is coordinated by a Zone VP or Region Manager, and they work with local Chapters, Super-Chapters and other GSMOL members to plan and produce the Conference. It is up to each Coordinator as to how much or how little guidance is provided by the Committee.

In 2018 the Committee developed some general resources that may be used by Coordinators of a Conference if they wish, such as a task list spreadsheet, schedule template, customizable flyer, and the template for an 8-page program booklet. We established a list of presentation topics for the Conferences and will continue to consider topic suggestions from members and Conference attendees.

The Committee provided oversight for four Regional Conferences held in 2018:

- June 16, Region 6 - Azure Hotel, Ontario. Coordinated by Mary Jo Baretich, Zone C Vice President
- June 30, Region 1 - Southside Community Center, San Jose. Coordinated by Martha O'Connell, Region 1 Manager
- August 18, Region 8 - St. Benedict's Episcopal Church, Los Osos (San Luis Obispo County). Coordinated by Anne Anderson, Zone B-1 Vice President
- November 10, Region 8 - The City Church, Ventura. Coordinated by Anne Anderson, Zone B-1 Vice President, and Jill Martinez, Region 8 Associate Manager

Presenters for these Conferences included Bruce Stanton, Esperanza Ross, David Loop, Michelle Smith, Shelly Parker, Anne Anderson, and Jill Martinez from GSMOL; Mitchel Baker and Henry Greene from HCD; State Legislators; and City and County officials. The two Region 8 Conferences also featured an interactive Q & A Panel with some of the presenters.

In addition to these full-day Conferences, GSMOL and SAC (Sacramento Area Coalition) produced 12 monthly Regional Conferences which drew homeowners from Regions 11 and 14. Coordinated by Zone A Vice President John Bertaut, these conferences are two-and-a-half-hours each and the venue is a private room in a local restaurant. Each meeting includes an issue-solving, MRL-educating segment, followed by a guest speaker, several of whom are the same ones featured at the other Regional Conferences. Attendees buy their own lunch and there is no cost to GSMOL.

These conferences are shorter and have a simpler format, mainly focused on discussion of issues within the parks and brainstorming solutions.

Some notes about the 2018 Conferences:

- We showed that we can produce a quality event on a shoestring budget, especially regarding the San Jose Conference (Most of the expenses for the Conferences were paid by donations from Chapters, Coalitions and individuals)
- It generally took about two and a half to three months to put a Conference together, depending upon how long it took to secure an appropriate venue, round up the local Chapter and/or Super-Chapter support, and confirm all the speakers.
- GSMOL Board members came to all the Conferences, even those which were far from where they lived
- Our Chapters and Super-Chapters pitched in to do all the “boots on the ground work”, providing food, beverages, volunteers and publicity
- Our attendance rates were good - even for the Ventura Conference which was held in an area that became a fire zone the day before the event
- We were able to develop the Q & A Panel into a very interactive format, with lots of participation by the attendees.
- Many new members joined, either at the Conferences or afterwards, and at least one new Chapter was formed as a result. We also collected donations and sold GSMOL T-shirts.

Rent Stabilization Ordinance/Resident Owned Communities Committee

Written by David Loop, Vice President of Resident Owned Communities, and Hilary Mosher, Region Manager of Region Two, RSO/ROC Co-Chairpersons

The ROC/SRSO committee has two primary purposes:

(1) To help California's MHP residents organize to purchase the MH community where they live, and
 (2) To help MHP residents form coalitions to get MHP space rent stabilization in their local jurisdiction. These are different purposes, but they are related. Since MHPs are valued according to the amount of net income they produce, stabilizing rents in a city or county also stabilizes local MHP market values. This in turn makes it more likely resident groups in the jurisdiction will be able to purchase their MH communities.

Resident Park Purchases

Our committee works with MHP resident groups around the State to help get MHP owners “to the table.” As you know, resident purchase deals are difficult to put together. For a variety of (valid, business) reasons, park owners are hesitant to get into contract of sale with resident groups. We are not aware of any resident group that got their park owner into contract in 2018. Nor are we aware of any California MHP that was sold to its resident group in 2018. There are indications that 2019 should be better on both fronts (more owners willing to negotiate, more MHPs sold to resident groups).

Our committee asks all GSMOL VPs, managers and members: Please bring up the possibility of “buying the park” whenever you interact with a MHP resident group. You do not need to be an expert on this. Refer them to our committee, and we can get them started. Making resident groups aware of the park purchase” idea” is the important first step toward owning the park.

Space Rent Stabilization Ordinances (SRSOs)

In 2018, our committee had some success here. We hope to do more in 2019. We have developed a process to get MHP rent stabilization enacted in California cities and counties where it is most needed. Our approach is evolving, but basically, it's to:

(1) Identify, then prioritize California jurisdictions without MHP rent stabilization. Offer GSMOL's help to MH resident leaders in “high priority” jurisdictions. These are cities and counties with several MHPs and serious or potentially serious “rising rent” situations. For example, we consider the City of Sunnyvale a high priority jurisdiction (4000+ MHP residents in the City, with rents in some MHPs now exceeding \$2,000/month).

(2) Find the resident leaders in each high priority jurisdiction. Help them build a MH owner coalition for the jurisdiction. Get resident-leaders from all local MHPs involved. The coalition's goal: get a strong, fair SRSO enacted into law as soon as possible.

(3) Provide these coalitions with tools, materials and resources to help them succeed. For example:

- The GSMOL RSO handbook (By Bruce Stanton, Esq.)
- An editable SRSO template (based on the City of Marina's SRSO)

- References to experienced attorneys and housing consultants
- A cloud-based coalition contact list/message board

(4) Follow-up.

GSMOL's vice presidents, managers and members: Our committee needs your help to identify jurisdictions where MH owners should be fighting for MHP rent stabilization - but are not (or aren't doing so effectively). Then, our committee needs to identify and speak with the resident-leaders in these "high-priority" jurisdictions.

GSMOL deals with many issues every day; League volunteers and staff are all busy. We appreciate that. Since MHP rent stabilization is arguably the most serious economic issue facing California's MH owners today, this issue deserves your attention.

Help us identify high priority jurisdictions and the MH resident-leaders who live in them. This will make an important difference in the economic future of many, while building GSMOL membership at the same time.

Website Committee

Written by Gabriel G De Simone, Website Committee Chairperson

The purpose of this committee is to oversee all aspects of www.gsmol.org and maintains all avenues of GSMOL's social media presence so that they are current, relevant and a professional resource for members.

I'm proud to say that we've hit the ground running since the Website Committee was created in April 2018. This committee was created to oversee all digital aspects of GSMOL...and we've done just that!

Here's just some of what we've accomplished in such a short time:

- Created a Facebook page that disseminates information to all Manufactured/Mobilehome residents;
- Created a Members Only section of www.gsmol.org that provides content that only GSMOL members can access;
- Created an E-Newsletter system that will update all GSMOL members monthly on what's going on around the State;
- Improved the functionality of www.gsmol.org by creating an overall more efficient and simpler website while making it more user friendly;
- Added new and updated content on www.gsmol.org including a Knowledge Base that contains answers to the questions Manufactured/Mobilehome owners ask daily;

- Added translation capabilities on www.gsmol.org that allows the whole site to be translated into six different languages instantly;
- And much more!

When we look at the statistics, the data clearly shows that more and more people are viewing www.gsmol.org than before. In May 2018 we had 1542 views while in October 2018 we had 10,085 views! As we continue to add more content and features the more will view our site. Better yet, the more views on the site mean a greater chance of new members.

We've already accomplished a lot, but there's still much that needs to be done. Here are but a few of my goals for 2019:

- Iron out the bugs related to logging into the members only section.
- Create a digital "safe place" where members can interact with one another without the fear of retaliation from park owners and their affiliates.
- Find a new card processor for online payments that will save GSMOL money.
- Continue to improve the functionality while increasing user efficiency.

We have two big projects for 2019, they are:

1) To begin finding website "Supporters". Supporters are businesses or individuals that have a substantial interest in manufactured home communities. These Supporters will pay a monthly fee to have a business card sized advertisement placed on the website. The two main reasons for this are 1) to create revenue that will offset the costs of the website and 2) to promote services that all residents can utilize. Our potential Supporters could be realtors, mortgage providers, insurance companies, etc. If you know of anyone or any business' that would be interested, please contact me directly at gdesimone@gsmol.org.

2) Setting up PayPal Here so that our Region Leaders can accept credit cards in the field. This will allow GSMOL to accept a broader range of applicants while visiting parks or at our conferences. We have the basics set up and will be testing this new feature at the February 9th GSMOL Sunnyvale Meeting at El Dorado MHP. We thank David Loop for helping get this project off the ground.

If anyone has any suggestions for projects or ideas for the GSMOL website please feel free to reach out and let me know.

Implementation Team

Written by Roger Johnson, Implementation Team Chair

The Implementation Team Special Committee (also known as the I-Team) was formed as a result of the passage of AB3066, The Mobilehome Residency Law Protection Act. Consisting of 6 members this has

created a mission statement and a Frequently Asked Questions (FAQ) documents, related to AB3066. The I-TEAM had its 1st meeting with The State Housing and Community Development Department (HCD) to 'meet and greet' and discuss joint efforts to implement the new HCD Program, financed as a result of AB3066. Attorney Bruce Stanton, Lobbyist Esperanza Ross, GSMOL President Michelle Smith and I-Team Chair Roger Johnson attended the 'kickoff' meeting at HCD.

The following is the Mission Statement developed by the Implementation Team:

"It is the Mission of the GSMOL Implementation Team (aka - I-Team) to be good stewards of AB3066 - The Mobilehome Residency Law Protection Law (aka MLRPP). The I-Team must make every reasonable effort to participate and collaborate with others to ensure a successful implementation, education and administration of the new Law AB3066 (aka MLRPP), now and through the life of the Law."

The I-Team share with both the Legislative Action Team (LAT) and the GSMOL Board of Directors (BOD) information regarding meetings after the event(s) take place.

LEGISLATIVE REPORT

Written by Esperanza Ross, Legislative Advocate

2017-18 Legislative Session

GSMOL's Legislative Action Team (LAT) and GSMOL's legislative advocate navigate through the legislative process during each two-year Legislative Session. We develop, prioritize and recommend bill ideas for GSMOL to sponsor and support. We also analyze other legislative bills introduced and recommend positions of support or opposition based on their impact on homeowners. The LAT then develops an advocacy plan to support or oppose the bills when they are presented before their respective policy and fiscal committees, which includes appropriate homeowner testimony at the committee hearings.

During the 2017-18 Legislative Session, GSMOL's LAT successfully worked on the passage of several bills, including AB 3066, The Mobilehome Residency Law Protection Act, authored by Assemblyman Mark Stone. GSMOL Members from all over the state participated in the advocacy process - making phone calls, writing support letters and meeting with their state legislators. This effort, along with GSMOL's work on AB 1269 in 2017, also authored by Assemblyman Mark Stone, has been one of the most effective engagements of mobilehome park residents in legislative action at the state level since SB 510 in 2013. The LAT is now currently focused on the successful implementation of AB 3066 - Frequently Asked Questions (FAQ) have been developed and an Implementation Team (I-Team) has been formed.

During the 2017-18 Legislative Session, the LAT also analyzed and successfully supported the following bills, all signed into law by Governor Jerry Brown, and worked to successfully defeat the following harmful bills from becoming law:

GSMOL-Supported Bills Signed into Law

AB 3066 (Stone, M. - D) Mobilehome Residency Law Act and Program
 AB 1919 (Wood - D) Price gouging: state of emergency
 AB 2056 (Garcia, E. - D) Mobile homes
 AB 2588 (Chu - D) Manufactured housing
 AB 2708 (Reyes - D) Contracts: translation
 SB 46 (Leyva - D) mobile homes: enforcement actions: sunset provision
 SB 998 (Dodd - D) Water shutoffs: urban and community water systems
 SB 1130 (Leyva - D) Manufactured homes
 AB 291 (Chiu - D) Housing: immigration
 AB 294 (Gipson - D) Mobilehome parks: disclosure
 SB 3 (Beall - D) Veterans and Affordable Housing Bond Act of 2018
 SB 35 (Wiener - D) Planning and zoning: affordable housing: streamlined approval process
 SB 136 (Leyva - D) Mobilehome parks: Mobilehome park program funding
 SB 147 (Dodd - D) Mobilehome parks: residency
 SB 329 (Leyva - D) Manufactured homes: financial assistance programs
 SB 407 (Wieckowski - D) Common interest developments: noncommercial solicitation
 SB 542 (Leyva - D) Manufactured Housing Act of 1980: notice of transfer and release of liability

Defeated Bills Harmful to Homeowners

SB 1230 (Gaines - R) Contractors: scope of work: manufactured homes or mobile homes.
 SB 722 (Moorlach - R) mobile homes: principal residences: exceptions
 SB 470 (Stone, J. - R) The Mobilehome Residency Law: tenancy: termination
 SB 429 (Stone, J. - R) Manufactured housing: park model homes - GSMOL Position: Support, if Amended. The bill was never amended to meet GSMOL's concerns.

2019-20 Legislative Report

- On January 7, the Legislature resumed for the 2019-20 Legislative Session. The Governor and other Constitutional Officers were also sworn-in.
- The Governor plans to release his 2019 Budget on January 10, which will include the Department of Housing and Community Development (HCD) funding.
- As the Governor appoints individuals to both his transition team and his Cabinet, the Governor has not yet indicated whether he plans to replace Ben Metcalf as the Director of HCD. The LAT will continue to monitor.

- The 2019-20 Legislature consists of over a dozen new Legislators elected into office. The Legislature also introduced new Committees with new Committee assignments. For example, the State Senate decided to split the Transportation and Housing Committee into two separate Committees. Senator Scott Wiener is now the Chair of the Senate Housing Committee and Senator Jim Beall is the Chair of the Senate Transportation Committee.
- LAT continues to track and review bills as they are introduced. There were over 200 bills, covering all policy areas, introduced on December 3 - the day Legislators were sworn-in. All bills GSMOL's LAT analyzes and tracks will be highlighted every week on the LAT's Weekly Bulletin. This is where GSMOL Members can also access the language for each bill and GSMOL's position.
- As of January 8, there were no bills introduced affecting mobile homes or manufactured housing. In addition to the three bills GSMOL is planning to support, which includes park closure homeowner protections, the LAT anticipates it will be analyzing and reviewing close to a dozen bills in 2019. The Senate Select Committee is looking to potentially work on two bills and two oversight hearings, and the LAT has heard of two other potential bill ideas from Legislators in the area of fire safety and electoral process that may surface. The bill introduction deadline is February 22.
- The LAT continues to host Saturday calls with Legislative Contacts throughout the state. The purpose is to inform and mobilize GSMOL leaders and homeowners and build momentum needed for the successful passage of GSMOL bills as well as defeat any harmful bills.

CORPORATE COUNSEL ACTIVITIES

Written by Bruce Stanton, Corporate Counsel

- It has been my great honor to serve as GSMOL counsel from 1991-1996, and now again from 2009 to the present. GSMOL has accomplished many great things over those years, and it has been my privilege to be involved in many of them. 2018 was no different. During the last year, my GSMOL activities involved the following:
- I appeared as a keynote speaker on Mobilehome Residency Law (MRL) issues at mini-Conventions/Conferences of members held in Ontario, San Jose and San Luis Obispo. An unfortunate leg surgery kept me from personally attending a fourth Convention/Conference held in Ventura; I did give support by phone. These events provided a valuable opportunity for members to learn about the MRL and have their questions answered.
- I am representing GSMOL before the California Public Utilities Commission (CPUC) in hearings which commenced in 2018 to determine whether the 4-year gas/electric utility upgrade pilot program for mobilehome parks will be converted to a permanent program. I shall be continuing to attend the hearings and workshops in San Francisco, and file required briefing, so that we can guarantee a

permanent utility program which converts parks with sub-metered gas and electric back to the serving utilities and upgrades those systems in the process.

- I am continuing to work with GSMOL’s legislative advocate, Esperanza Ross, when requested in connection with the drafting and passage of sponsored legislation. Most of my time in this regard was spent in connection with AB 3066 (Stone), the Mobilehome Residency Law Protection Act. Passage of this enforcement legislation is truly one of the great accomplishments of GSMOL. Previously, if a violation of the MRL occurred, enforcement was limited to the court system, i.e. via either local small claims or superior courts; the latter often requiring that a lawyer be hired by the homeowner at great expense. Beginning July 1, 2020, the Mobilehome Residency Law Protection Act creates a new enforcement system to be administered by the Department of Housing and Community Development (HCD) for MRL violations. HCD shall aid in taking and helping to resolve and coordinate the resolution of those complaints. All complaints shall be reviewed, with the most egregious being referred by HCD to local nonprofit legal aid offices for enforcement at no cost to the homeowner. Working through the language of this Bill with the Governor’s office and HCD was a tedious, but ultimately successful process.
- GSMOL has established an “Implementation Team” for the AB 3066 Act, of which I am a part. I will be working with HCD to create a “dashboard” of the most egregious MRL violations that we typically encounter, and the I-Team will be communicating regularly with HCD about implementation issues, including outreach and education, training of HCD staff and local legal providers, and other implementation issues.
- I have and will continue to provide legal support to Zone Vice Presidents and Regional leaders when requested, including review of long-term leases, rules and regulations and MRL violations.
- When requested, I also attend telephonic Board meetings and provide advice and guidance regarding internal issues or procedures, such as the election of the Board of Directors, Bylaws amendments and the like.

2018 was a critical year for GSMOL. Many challenges were present, and the newly elected Board members committed to a lot of hard work to meet them, and to revive the health of GSMOL. I’m very happy to report that as we enter 2019, GSMOL is well on the road to financial recovery, while continuing to provide the same level of legal and legislative support to which GSMOL members have become accustomed. I look forward to a great 2019!

LOOKING TOWARDS 2019

By Michelle Smith, President

This is our first Annual Report to GSMOL members since the new Board of Directors took office 9 months ago. I liken this time to a gestation period, meaning I believe we have focused so much on GSMOL's survival these past 9 months that it's time to give birth to a newly functioning organization. We have already demonstrated that we are committed to becoming a strong, far reaching group with a determined focus on member needs through legislation, conferences, open communication, and member support.

Now, to focus on to 2019 goals. Once again, our Legislative Lobbyist, Esperanza Ross, has worked closely with attorneys and legislators on issues in the best interest of mobile home owners. She wasted no time in crafting several bills and securing legislative supporters. You will be hearing a lot about these bills in the coming months.

The Conference Committee is working diligently on finding locations to hold our well-received conferences with the goal of holding a conference in each zone this year. I'm sure we'll have many guest speakers with valuable information for all who attend. As I've said before, I look forward to meeting as many members in person as possible!

We will also begin working on the 2020 GSMOL Board elections in 2019. Keep a close eye on communications in case you have a desire to contribute to Bylaw amendments, and Board of Director positions; and keep Committee positions in mind, as well. We welcome anyone with interest to contact the Committee Chairs about joining their Committee.

Finally, we all know our space rents are skyrocketing out of control. I am not sure what the legislature's actual intent to act on this is but it's in their line of vision, not only for mobilehome owners but for all the citizens in California. What can we do? We can work diligently with GSMOL Vice President David Loop and his Space Rent Stabilization Committee to seek consumer protection from our county and city leaders.

According to a report by a University of Colorado Sociologist, "Mobile homes represent the largest sector of **non-subsidized affordable housing** in the "United States..." 12/18/18 <http://time.com/longform/affordable-housing-mobile-homes/>

We all know our income cannot keep up with the insatiable appetite of corporate investors who own or want to own our parks. Let's stay strong together and work toward protecting ourselves. Please, get your neighbors involved. Get your relatives involved. Get your friends involved. We need to build our membership and support and YOU are the people who can help us, and ourselves, the most! Happy 2019...onward & upward!