

FINAL Meeting Minutes

PARK ACQUISITION CORPORATION

Regular Meeting

6:00 PM

Wednesday, January 2, 2019

Fireside Room, 100 Marin Valley Drive, Novato, CA

ATTENDEES:

- Board Members: Larry Cohen, John Hansen, Carol-Joy Harris, Stephen Plocher, Jay Shelfer (Board President)
- Park General Manager: Matt Greenberg
- Recording Secretary: Susan Windman
- 7 Meeting attendees

CALL TO ORDER: 6:00 PM

A. APPROVAL OF FINAL AGENDA

Motion for approval of the agenda was seconded and discussed. Board members had no changes and voted to approve the agenda. Motion passed 5-0.

B. PUBLIC COMMENTS (for issues not on the agenda)

One public comment was offered:

- Erma Wheatley announced that 2018 directory inserts will be placed in the Clubhouse and resident tubes, along with an HOL request for ideas. Also, HOL is wondering if they can use the PAC sound system rather than having to purchase one.

C. CONSENT CALENDAR

1. Approve December 5, 2018 minutes.

Motion made and seconded to approve the December 5, 2018 minutes. Motion opened for discussion. The following corrections were requested by Carol-Joy:

- Correction to D-7, first paragraph – Change “home parking” to “home hardening.”
- Correction to D-7, third paragraph -- In the last sentence of the third paragraph, change “PAC committee” to “subcommittee”. The last sentence now reads:

“MVEST has a subcommittee to look further at this (create a plan to bring to a 2x2).”

- Correction to F-1 Motion text -- Text should be edited so “east side (marsh/train tracks)” is replaced by “easterly”. The motion now reads: “To request that the City of Novato make it a priority to create an easterly emergency exit for MVMCC residents.”
- Correction to F-1, third paragraph -- In the fourth sentence of the third paragraph, change “third approach” to “third exit.”

Motion to approved the December 5, 2018 minutes, with the above corrections, voted on and passed 5-0.

D. REPORTS

1. Maintenance and Capital Projects Report (Matt Greenberg)

Matt presented the following update:

- Pathway replacement -- Repair and replacement work is finished on pathway leading down from Pumphouse 1 through Clubhouse. Now working on path below Fallen Leaf.
- Matt is thinking about installing handrails next year (next year’s budget) along some of the steeper path sections.

Carol-Joy wondered if lighting in front of the Clubhouse could be improved during the interim while work is being done. It is hard to see in front of the Clubhouse. Matt responded that something could be done temporarily during the interim.

2. PAC Treasurer’s Report (Larry Cohen)

Larry Cohen presented the following PAC Treasurer’s report:

PAC Final Balance	\$3,457.24
PAC Actual Balance	\$2,839.74
Humanitarian Fund Starting and Final Balance	\$ 517.50
MVEST Balance	\$ 100.00
Total Spent Current Fiscal Year	\$1,282.23

(NOTE: PAC Actual Balance + Humanitarian Fund Balance + MVEST Balance = PAC Final Balance.)

3. MVMCC Finance Committee Report (Steve Plocher)

Steve summarized that the November financial report indicates that Park finances are good shape.

Carol-Joy wondered about changes that may be occurring with the new management company, Helsing. Matt responded that Cheryl is still doing the books (and budget). All employees who had worked for the previous management company (Al Frei) have been rehired by the new company. Matt also mentioned that the funds in reserve continue to be managed by the City of Novato.

4. City of Novato Report (Jay Shelfer)

Jay provided the report. John met with the City of Novato engineer (Chris). The two pump stations will be items of focus for this coming year. Both were put in 40 years ago, with life expectancies of 30 years. A study/report prepared by the outside engineering group is currently being reviewed by the City.

There is approximately \$4.5 million in reserves available for infrastructure replacement, which is anticipated to cost around \$2 million. The pump stations (with backup generators) and sewer pipeline systems are separate from the electricity, water and storm drain systems, which aren't in bad shape and won't need replacement right now. Work on the pump stations and sewer should be done now while funds are available.

5. Proposed 2x2 Agenda Items Report (Jay Shelfer, Larry Cohen)

Contact Jay or Larry for suggestions for 2x2 meeting topics.

(Note: 2x2 = 2 PAC Board members + 2 members of the City of Novato)

6. Project Planning Report (Jay Shelfer, John Hansen)

Jay spoke with Chris (City of Novato Engineer) about the area below the Clubhouse (towards the train station) as a location for a solar field. The City is looking further at this.

7. MVEST/Firewise Committee Report (John Hansen)

John distributed a written copy of his below MVEST/Firewise report:

- FIRESafe Marin (FSM) meeting last month (12/14/18) was excellent. FSM would like to do another fair here this winter, similar to last February but only on Saturday this time. I have tentatively reserved Saturday March 2, for the event.
- When we became a Firewise Community a couple of years ago, we were the sixth and seventh (along with Pacheco Valle) in Marin County. Now, there are 30 and up to 60 are expected by the end of next year. Marin is now the most Firewise-dense county in California. If the projections materialize, this year we will be the most Firewise-dense county in the nation. There will be a special get-together for current and potential Marin Firewise community leaders directly following the Friday, January 11, FIRESafe Marin meeting. This could be very interesting.
- Bill Davis and I met with the Fire Marshal and her inspector last month. We were very encouraged by their support for our program and plans as a whole, and especially for the idea of fire hardening the Clubhouse. There just might be some grant money to help defray the cost. While there are no details yet, we are about to embark on the next steps toward complete eradication of pyrophytes from Marin Valley.
- I met briefly with the City Engineer, Chris Blunk. He reports that he has found an enforceable vehicle code applicable to Marin Valley for a 15 mph speed limit.
- I also met briefly with Assistant City Manager, Peggy Flynn. We are now authorized to reinstall our old flagpole for use on Red Flag days. We will also design a banner to further elaborate on the meaning of this designation. We will work with Matt to figure the best place for this installation.
- MVEST's Kevin Mulvany continues to monitor the areas adjacent to Marin Valley for possible illegal camping activities. Kevin has established a very professional and well-received relationship with Novato Police Department to manage this activity. We request that all unusual activity, including possible illegal camping, be reported to Matt ASAP for appropriate action at his discretion. We strongly caution against ANY CONTACT or direct communication with suspect individuals.

A resident, Lorna Sass, asked why some residents are resistant about removing juniper. Matt mentioned that around 15 Park residents appear to like their juniper and don't seem responsive to removal offers. Jay asked Matt if there are funds available to help pay for juniper removal for residents unable to afford the cost. Matt responded that there are no funds available until June.

8. HOL Report, including Fireside Room committee report (Janie Crocker)

Janie provided the following report:

- HOL is getting ready to put out an Interest Survey to residents.
- The HOL plan is to put on one event per month.

- The Fireside Room Committee will meet next on January 22 at 3 pm.

9. MAR VAL Report

No report.

E. OLD BUSINESS

No old business.

F. NEW BUSINESS

1. MOTION: To close the spa for the winter until the pool re-opens. (Jay Shelfer)

Jay read the motion. Jay has been looking for a cover for the spa, which has 104-degree water. Jay summarized issues surrounding the operation of the spa, including the cost of running the gas furnace to keep the spa water heated. There have been difficulties locating a cover that fits the particular dimensions of the Clubhouse spa.

Steve indicated he is not in favor of closing the spa. He would like to see an improvement in insulation of the spa water. One mentioned option is to replace the current spa with a more energy-efficient model.

Carol-Joy read a letter she received from resident Gary Appleman. Gary asks to reject the current motion. He and his wife are frequent users of the spa, especially in the fall, winter and spring months (vs. summer). Gary Appleman writes that: “far more residents use the spa than the pool. For at least the last 20 years, the spa has been open year round. What has changed so dramatically that now the spa must be closed?”

He also states: “A sizeable number of residents use the spa year round and this amenity should be available to them year round. Just as air conditioning is used when it is hot, a spa is best used when the weather is cooler...For many of us, the spa is the Park’s best amenity. For others, it is the gym or library or the card room.”

Jae Tillinghast did some internet research on spa covers and located three sources. She gave Matt details on what she learned.

Jay tabled the motion and asked for it to be put on next month’s agenda under Old Business.

G. Determination of next PAC meeting date

The next meeting will be held:
Wednesday, February 6, 2019, at 6 PM.

H. ADJOURNMENT: 7:08 PM