

FINAL Meeting Minutes

**PARK ACQUISITION CORPORATION**

Annual Meeting

11:00 AM

Saturday, June 3, 2017

Fireside Room, 100 Marin Valley Drive, Novato, CA

ATTENDEES:

- Board Members: Larry Cohen, Peggy Hill, Jay Shelfer. John Hansen, Stephen Plocher absent.
- 52 meeting attendees
- Park General Manager, Matt Greenberg, absent (medical leave).
- Recording Secretary: Susan Windman

CALL TO ORDER: 11:13 AM

A. APPROVAL OF FINAL AGENDA

Motion made and seconded to approve the final agenda. Motion voted on and passed 3-0.

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

- Joe DeAvila had two comments. As an FYI to residents who may see him around the Park using a tripod with equipment, Joe wants to let residents know he is currently doing an analysis of Park noise. The equipment just records noise, not conversations. He plans to send the data to the City. Second, SB 100 just passed in California. The bill focuses on 100% reliance on renewable energy by 2050. Joe is investigating solar panels at the Park.
- Miriam Spross, HOL President, had two comments. She first asked PAC members about the MVMCC Election Handbook PAC wants HOL to submit to a vote. Is the handbook the one on the website? Jay responded “yes.” Miriam noted to Jay a change that needs to be made before HOL can vote. Miriam also commented about Park street signage – that some signs are being covered up by vegetation and in some Park areas signs are badly needed (for example, at the top of Marin Valley Drive a “No Parking” sign is needed to address dangerous parking conditions).
- Inga Grace mentioned the pool area hot tub is being heated but there’s no cover and heat is being lost (costly).

- Ray Schneider commented that when the Park loan is paid off (2027), a written agreement should be implemented between the Park and City that ensures all Park residents pay the same rent.
- Karin Mortensen attended the recent Firewise event. She commented that when fire-dangerous plants are removed at the Park and replaced with fire-resistant vegetation, she would like consideration for ground cover that's also good for wildlife (including quail).

Jay mentioned he has discussed with Matt the use of solar panels at the Clubhouse. The topic will be discussed further. Jay also clarified that the recent motion concerning the Election Handbook relates just to election procedures (especially pertaining to the “white ballot”), not ownership of the Park. Jay also mentioned that pertaining to parking at the Park, there's a sign at the Park entrance that says no parking is allowed on Park streets. Several residents responded it isn't enforced but that a resident can receive a ticket if they run a stop sign or if their car is parked in front of a fire hydrant.

#### C. CONSENT CALENDAR

1. Approve minutes of May 3, 2017.

Peggy had a spelling correction: On page 3, change “Wildlife” to “Wildfire.”

Motion made and seconded to approve the May 3, 2017 meeting minutes, with correction. Motion voted on and passed 3-0.

#### D. REPORTS

1. PAC Treasurer's Report (Larry Cohen)

Larry presented the following PAC Treasurer's report:

PAC Final Balance	\$6,417.17
PAC Actual Balance	\$2,449.67
Humanitarian Fund Starting and Final Balance	\$3,967.50
Total Spent Current Fiscal Year	\$1,816.41

NOTE: PAC Actual Balance + Humanitarian Fund Balance = PAC Final Balance.

NOTE: At this point in the meeting a resident submitted a donation for the Humanitarian Fund (meeting attendees clapped).

-----  
Before continuing with the meeting, Jay asked Larry to confirm there is quorum of residents attending the meeting. Larry confirmed.  
-----

2. MVMCC Administration and Finance; report of Finance Committee: provide updates on amended MVMCC 2017-18 budget. Resident comments suggested; see budgets posted on PAC Bulletin Board and website. (Jay Shelfer)

Jay mentioned the budget for 2017-18 is essentially a continuation of last year's budget, with amendments/additions to cover inflation and events the Park has experienced over the year. There's more money for fire abatement, slopes. The capital improvements and continued Clubhouse renovation are included. There's a new head of engineering at the City of Novato.

A resident commented she would like the Clubhouse main entrance door to be automatic to help disabled residents enter the building. She would like this request considered. Larry responded affirmatively.

3. Project Planning report (John Hansen, Jay Shelfer)

Discussion of topic tabled until next month. John Hansen absent.

4. MVEST and Marin Valley Firewise report (John Hansen)

John Hansen absent. John Feld commented that the Firewise event held recently at the Park was a big success. He also mentioned volunteers are needed for MVEST and Firewise..

Ray Schneider commented he would like time/money also spent on preventing/responding to natural gas fires. For example, efforts should be made to ensure water heaters are properly strapped down and that gas lines serving each home are long enough. John Feld responded it is an issue MVEST has been addressing.

5. City of Novato update (Jay Shelfer)

Jay mentioned Peggy Flynn was appointed assistant to the City Manager. She will represent the City of Novato in its involvement with the Park.

6. Rules and Regulations Committee report (Peggy Hill, John Hansen)

Peggy mentioned the Committee met once during the month. The meeting is summarized in the Echo. Topics discussed include noise pollution, nighttime light pollution, air pollution, etiquette of “cluster living.”

The Committee will meet on Friday at 3:45 pm. Residents are welcome. New ideas are welcome.

A resident commented that Novato is using a state ordinance for noise and sound pollution in differing types of communities (based on demographics). There’s a category that addresses senior/mobile home communities.

7. Update/Report on the 2017 PAC Election (Peggy Hill)

The recent election was held for two PAC Board seats. Stephen Plocher and Larry Cohen entered their names.

E. OLD BUSINESS

None

F. NEW BUSINESS

1. Motion: PAC recommends that there be no rent increase in the 2017-2018 MVMCC budget (Larry Cohen).

Jay mentioned the City Council will be meeting at the Park on Monday. The City will be recommending no rent increase for this year.

At tonight’s PAC meeting there is a quorum of residents present. Jay asked residents to raise their hands if they do not want a rent increase. All hands were raised (52 residents were counted). Jay then asked if anyone wants a rent increase. No hand was raised.

2. Seating of the new PAC Board members (Jay Shelfer)

Seating of the new PAC Board members to be handled next month. Larry Cohen is present, but Stephen Plocher is not present – he is out of the area on business. John Hansen is also not present.

3. Motion: Adopt the MVMCC Election Handbook accepted by the PAC Board in March 2008 to be added to the PAC Bylaws, Article 4, Section 11 (Jay Shelfer)

Jay mentioned the motion is important in that it will bring the Bylaws into accordance with past procedures used during the last few elections. A mailed ballot wasn't used unless the number of candidates was greater than number of open seats.

A resident (Joe) commented he has problems bringing the Handbook guidelines into the Bylaws when the Handbook isn't completely correct and needs updating/editing. He would like this to occur first. He also sees potential problems with the "white ballot" approach – that it could lead to cronyism. He would like paper ballots. Additionally, he would like to see term limits implemented.

A resident indicated the motion should just refer to PAC Board elections. She also has concerns and concurs with the previous resident that the motion shouldn't be voted on at the current meeting.

Carol-Joy Harris responded that if the number of candidates equals the number of open seats, why extend the election process. The motion has nothing to do with cronyism or term limits. If a resident has concerns, the resident should participate and run for a seat.

Jay re-read the motion and called for a vote of the quorum of residents. Jay asked residents to vote. Eight residents opposed with the remainder supporting the motion. The motion passed.

Jay asked Joe to bring his corrections to PAC and the Bylaws can be amended with them next year (or a special meeting called).

#### G. Determination of meeting dates

1. Novato City Council Meeting at MVMCC June 5 at 6 pm to approve the MVMCC 2017-18 Budget
2. Special PAC meeting June 7, 6 pm, to approve the 2017-18 MVMCC Budget.
3. Regular PAC meeting: Wednesday, July 5, 6:00 pm.

## H. REPORTS FROM OTHER BOARDS

### 1. HOL

Miriam Spross, HOL President, mentioned the HOL Board luncheon occurred May 17<sup>th</sup>. She announced the new HOL Board members, who will take over July 1.

### 2. MAR VAL

Kathleen, MarVal President, mentioned the June Jazz event will be occurring on the 17<sup>th</sup> and also that 4<sup>th</sup> of July reservations are now being taken (there's a Clubhouse box).

## H. ADJOURNMENT

The meeting adjourned at 12:07 pm.