

FINAL Meeting Minutes

PARK ACQUISITION CORPORATION

Regular Meeting

6:00 PM

Wednesday, October 3, 2018

Fireside Room, 100 Marin Valley Drive, Novato, CA

ATTENDEES:

- Board Members: Larry Cohen, John Hansen, Carol-Joy Harris, Stephen Plocher. Jay Shelfer (Board President) absent. John Hansen took over Jay's role during the meeting.
- 5 residents attended.
- Park General Manager: Matt Greenberg (absent)
- Recording Secretary: Susan Windman

CALL TO ORDER: 6:02 PM

A. APPROVAL OF FINAL AGENDA

Motion made and seconded to approve the final agenda. Motion voted on and passed 4-0 (Jay Shelfer absent).

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

- Inga Grace provided comments on several issues. Wood chipping is complete at the staging area. Inga proposes getting a new barrier at the end of Scenic to inhibit unauthorized dumping of construction materials, etc., which she has observed there. Inga also mentioned the energy inefficiency of the current hot tub. She suggests purchasing a smaller modern tub that has a fitted cover and is ADA approved. She feels that the money saved from lower energy costs would pay for the tub within a few years.

C. CONSENT CALENDAR

1. Approve September 5, 2018 minutes.

Motion made and seconded to approve the September 5, 2018 minutes. Board members had no corrections. Motion voted on and passed 4-0 (Jay Shelfer absent).

D. REPORTS

1. Maintenance and Capital Projects Report (Matt Greenberg)

John Hansen presented Matt’s report, in Matt’s absence:

- 35 palm trees have been pruned (Park-wide).
- In progress: Other trees (Park-wide) are now the focus of pruning work.
- Chipping completed of all the stacked fire prone plants in the transfer yard.
- In progress: Cleanup (cutting/removal) of dead or abandoned tree branches in the defensible space zone (100-200 feet) surrounding the Park.
- Retaining wall work (walls removed and replaced) has been completed for six residences.
- Clubhouse: Quarterly deep cleaning of the carpet has been completed.

John summarized two attached pages providing data about water usage and possible presence of a water leak.

Matt’s report described smart meter use at the Park. Two of the nine main water meters have been replaced with smart meters. The new smart meters provide Management access to a customer portal, which helps track water use and determine where problems may exist, such as water over-use or leaks. Meter #8, located on Club View Drive, was replaced on September 11 and 35,000 gallons of leaked water have since been tracked. A specialist has been engaged to help locate the leak.

Erma Wheatley asked if advance notice could be given to residents when gardeners are scheduled for their area. PAC Board members will speak with Matt about how the word can best be delivered to residents.

2. PAC Treasurer’s Report (Larry Cohen)

Larry Cohen presented the following PAC Treasurer’s report:

PAC Final Balance	\$3,544.51
PAC Actual Balance	\$2,627.01
Humanitarian Fund Starting and Final Balance	\$ 417.50
MVEST Balance	\$ 500.00
Total Spent Current Fiscal Year	\$ 653.13

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

3. MVMCC Finance Committee Report (Stephen Plocher)

MVMCC finances are in order. Income/expenses are very stable.

4. Management and Delegation Agreements Report (John Hansen)

Nothing new to report. Still waiting for the Agreements to be finalized.

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

No date has been set, yet, for the next 2x2 meeting with the City of Novato. Residents should contact Jay or Larry for agenda topic suggestions/ideas.

Larry commented that Inga Grace's earlier idea (agenda item B) about purchasing a more efficient hot tub should be an idea for the 2x2.

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

6. Project Planning Report (John Hansen)

John Hansen indicated there is nothing new to report. No public meeting has been scheduled, yet, about what to do with the field below the Clubhouse. The topic to be discussed further when Jay returns.

A resident asked about the hot tub cover. Jay is still looking at options.

7. MVEST/Firewise Committee Report (John Hansen)

John offered the following update:

- The committee is currently preparing for the October 20 MVEST Fair (10am-2pm), which will be a public event. The event will focus on how to fire harden your home (i.e., how to keep your home from catching fire). Speakers will address this topic. The Marin Humane Society will speak about how to prepare your pet during emergencies.
- The MVEST shed is now in the Clubhouse breezeway and readied for use.
- John offered big kudos to Erma and also Anila for the MVEST web pages!

8. HOL Report

Erma Wheatley presented the HOL report:

The website is up. Residents should go to it to find out what's happening with HOL. Fifteen items are already up, including:

- HOL will be accepting EBT cards at the produce truck that comes to the Park.
- HOL/MVEST fundraiser will occur October 12 and 13, 7-8pm.

9. MAR VAL Report

Erma Wheatley presented the MAR VAL report:

- The Black Cat event will occur October 27.

E. PROPOSED AGENDA ITEMS

No proposed agenda items.

F. OLD BUSINESS

No old business.

G. NEW BUSINESS

1. MOTION: To encourage city management to help us address the growing need to deterrence and enforcement of safety violations within Marin Valley, such as speeding, running stop signs, and refusal to comply with disaster-mitigation measures. (John Hansen)

John Hansen read the motion, which was seconded by Larry. John described the motion further. Steve summarized that it's just a general request to the City of Novato to let them know Park needs.

Several residents voiced concern about involvement by the City, especially regarding implementation. Carol-Joy provided an example where deterrence appeared to work (someone who previously received a speeding ticket now drives slower). Larry indicated he will bring the topic up again at the 2x2.

The motion was voted on and passed 4-0 (Jay Shelfer absent).

H. Determination of next PAC meeting date

The next meeting will be held:
Wednesday, November 7, 2018, at 6 PM.

I. ADJOURNMENT: 6:53 PM