

FINAL Meeting Minutes

PARK ACQUISITION CORPORATION

Regular Meeting

7:00 PM

Wednesday, November 11, 2015

Fireside Room, 100 Marin Valley Drive, Novato, CA

ATTENDEES:

- Board Members: Larry Cohen, Mike Hagerty, Peggy Hill, Tom Miller, Jay Shelfer
- 18 Non-Board Residents
- Park General Manager: Matt Greenberg
- Recording Secretary: Susan Windman

CALL TO ORDER: 7:07 PM

A. APPROVAL OF FINAL AGENDA

Motion was made and seconded to approve the final agenda. Motion was voted on and passed 5-0.

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

- Judy Vucci wants PAC to ask the City of Novato when they will be responding to the Rent Differential Committee's report previously submitted to the City.
- Mike Hagerty suggested considering a name change for the Park to a name that better reflects the Park, such as "Marin Valley Senior Community." Larry responded that such a change would be not be simple and would be expensive. It would require, for example, that all documents be changed to reflect the name change. David King likes the name change suggestion but would like an estimate about its cost. Jay indicated the topic will be brought up with the City.

C. CONSENT CALENDAR

1. Receive approved minutes of September 2, 2015 meeting.

Tom mentioned a correction to the September 2 minutes still needs to be made, as follows: In the third paragraph/second sentence under agenda item D-4, change the

word “doesn’t” to “does” so the sentence reads “... it isn’t a standing committee, it does elect its own ...”

2. Approve minutes of October 7, 2015 meeting.

Tom had the following comments:

- In agenda item E-1/E-2, capture (insert) the discussions with Mike regarding the 2 x 2 Committee, and capture the conversations with Larry regarding the Budget Committee and Finance Committee.
- Also in agenda item E-1/E-2, change “territory” to “duties and purposes” (of the other organizations).
- In agenda item F-2, capture (insert) the discussion about standing committees of the PAC going through PAC before they schedule a meeting with the City. Tom indicated that Jay misinterpreted it to mean a PAC Board member. Tom made the correction about this during the meeting.

Approval is tabled until the corrections are done and looked at.

D. REPORTS

1. PAC Treasurer’s Report (Larry Cohen)

Following is the PAC Treasurer’s report:

PAC Final Balance	\$6,224.95
PAC Actual Balance	\$2,307.45
Humanitarian Fund Starting and Final Balance	\$3,917.50
Total Spent Current Fiscal Year	\$1,144.79

Larry indicated the Humanitarian Fund amount of \$3917.50 includes a donation of \$378 from Marv Weissensee, who each time he sells a house in the Park donates part of his commission to the Humanitarian fund in honor of his late wife. Larry commented it’s a very nice thing for him to do.

2. MVMCC Administration and Finance Report (Peggy Hill)

Peggy went over the monthly management report (month of September) with David King and also spoke with Matt. Peggy indicated there are things in the report that she and others don’t always understand. It is good to be able to sit down and be able to go over the whole management and finance report to find out what every little thing means. It’s good to have somebody who is a watchdog.

Things look relatively good. The debt-to-service coverage ratio is 2.76, well above the required 2.0.

Matt has copies of the report and it is also posted on the board near the kitchen.

3. Maintenance and Capital Projects (Matt Greenberg)

Matt provided the following report:

- Almost ready for final inspection of the large, 200 foot retaining wall project at 183 Marin Valley Drive which is comprised of three separate walls. Work is finished and moving towards landscape and fencing.
- Roto Rooter came to the Park to clean the storm drains and inspect the drains via camera. Several damaged storm drains were repaired. Drains that were particularly bad, such as around 33 Marin Valley Drive, were replaced. The storm drains are now as clear as when they were installed (residents clapped at hearing this).
- In the Fireside Room (Clubhouse), the structural beam repair has been completed. It was signed off around a month ago, with some extra money left in the budget that Matt used to paint. The carpet was shampooed. Jay mentioned that the art group within the Park wants to use the Fireside Room to display art from residents. Peggy asked if there will be a chandelier. Matt said “yes,” but that he’s not sure yet what. There will be two sets of track lighting with a lot of spot lighting to illuminate the art work, and one central light. They will all be track and LED.
- Larry asked for an update about the swimming pool repair project. Gretchen McCann, the landscape architecture firm hired for the project, has been out at the Park several times. They are coming up with ideas for better use of the pool area, including structural shade areas. Matt doesn’t know when the work would ultimately start. There is no draft yet. Matt also mentioned the pool equipment is working well.
- Peggy asked Matt to provide an update about the PG&E work on the trail. Matt mentioned PG&E is putting together a final draft of the work they are going to do on the PG&E path. The work will include a lot of brush removal including trees. The plan is to have an outreach meeting with impacted residents.
- Peggy asked Matt to provide another update about Comcast. Matt indicated the Comcast contract has been cancelled. Comcast is coming to the Park next Wednesday at 2 pm to answer questions and provide information. Comcast will offer various plans and will offer discounts to residents for the inconvenience of transitioning to them. Jay added that the contract the Park previously had with Comcast essentially added \$40 per month to every resident’s bill. With the

contract now ended, residents will no longer be billed the \$40. Tom mentioned he went to Comcast and set up his own bundled program, and it is much cheaper than before.

4. City of Novato (Jay Shelfer)

Jay mentioned that early in the month the City Council held their meeting at the Park.

- City Council approved spending \$30,000 for putting ball valves in front of the meters so it would be easier to turn the gas on/off during emergencies.
- City Council approved adopting a plan developed by the City's engineering department, with involvement by Matt, concerning the infrastructure work needed for the Park. The City hired a local regional engineering group to detail how the infrastructure upgrade will happen.

5. Call for items for 2x2 meeting with city staff on November 16

Jay mentioned the next 2x2 meeting with City staff will occur November 16. Mike and Jay will attend. Residents with questions or items for the meeting are encouraged to forward them to a PAC Board member or contact Jay or Mike via email. Residents can also put requests in the mailbox on the PAC door at the Clubhouse.

Tom seeks clarification about the \$25,000 being charged for administrative fees by the City. The \$25,000 is indicated in the loan agreement with the bank as a legitimate expense. The City can back that out of the MVMCC account. Tom wonders where the City puts the excess in the budget -- how is it shown in the budget. Tom wonders if: (1) the City, without too much charge, could let PAC know when the \$25,000 limit is being approached; and (2) if the City could provide a six month (semi annual) report to what those expenses have been, who are they for and how much they cost.

Tom added that right now the Park is being charge \$25,000, and then there is additional administrative fees in the budget. Tom presumes that is where it is but it is not specified.

Mike responded to Tom's request. The \$25,000 is not a complete accounting for how much the Owner is charging the Park. That's the only thing that currently appears in the accounting. PAC is trying to get them to indicate how much additional is being taken out of the Park funds. The way they will be accounting for it is not on the item for Owner's Expense, but they will be taking it directly out of Reserves so that the debt ratio is not affected. The City says they are doing the Park a favor that way, but in fact Mike hasn't seen any accounting of it yet. PAC would like to see how much was spent (charged) last year by the City in meeting with PAC and being involved in supervising Park operations on a day-to-day basis.

Tom responded that he presumes Mike has spoken with the City about obtaining the information. Larry replied that he, Mike, Jay, Jim (Olson) have spoken with the City. The response from the City is always that they are “in process.” Mike indicated he would ask the City again. Cathy had promised to have the figures at this meeting and tomorrow morning Mike will remind her.

Tom asked if the City is provided with an agenda prior to a 2x2 meeting. Mike indicated “yes” and that he believes Anila also distributes it to City Council members and staff. Tom wondered that if Brian needs to answer the questions he is there? Mike responded that he could be. Larry mentioned that Cathy had designated one of her assistants to do the research on how the money was allotted. It’s not Brian who knows it but Cathy’s assistant.

David King commented that it doesn’t sound like the City has set procedures in place to capture day-to-day charges for services rendered to the Park. David indicated that it is something to be asked for at the 2x2.

Jay clarified that it has come up for discussion over the last two years. Going back to the original bond agreement, they were allotted \$25,000 for oversight. When the bond agreement went away, there’s no vision with the loan agreement with the bank saying the Owner can only take \$25,000 out. Tom disagreed and said “yes there is.” Jay continued that if there are special projects the City has additional charges for them. Cathy has repeatedly said that she has expenses she has not finalized. Jay indicated this is what PAC members have been asking for.

Tom indicated that on page 7 of the loan agreement, fourth paragraph, it says the Park may, but not in excess of \$25,000, in any fiscal year debit the MVMCC account for \$25,000 for administrative services.

Jay replied that the City has indicated that \$25,000 is administrative charges, but they are charging for special projects, such as Veronica (City attorney) coming to the Park for PG&E.

Tom suggested that when Jay goes to the City for the meeting he bring the loan agreement. Tom continued that the City is allowed to take the \$25,000 out of the account. The excess is being taken out of the budget somewhere. Tom would like to know how they are doing it, and what the procedure is for that.

Tom repeated it is stated in the Loan Agreement on page 7. Tom also indicated that on page 16, under Terms of the Loan, last paragraph, is an innocuous statement that says the City who incurs administrative costs not otherwise reimbursed may get

reimbursement as authorized. Tom commented he doesn't know what it means. Do they need to go to the bank to get it? Is it taken out of the budget willy nilly? Tom summarized that there are two separate documents to look at – the loan agreement and terms of the loan.

Judy Vucchi feels the City should be accounting for the \$25,000. Another resident stated it is clear it is a cover charge.

Peggy commented that they (City) own the Park. If it were a private owner they would be taking a lot more out of the budget. Mike agreed.

6. Report from HOL and MarVal leadership on their opinions on forming a “Wish Lists” Committee made up of delegates from the three boards (Tom Miller)

Tom reported on his discussions with HOL and MarVal regarding forming a Wish Lists Committee.

Tom first briefly summarized previous discussions during the last Board meeting regarding proposals by Jay for planning and finance (“oversight”) committees. Tom voiced an objection to the terms of the planning committee because he felt that it infringed upon and usurped the duties of HOL and MarVal. He felt PAC was stepping in and expanding their duties too much.

Jay had asked Tom at the October PAC Board meeting to contact HOL and MarVal for their thoughts, which Tom did. Neither group was in favor of it and indicated they like the process the way it is. They don't need any help putting a Wish List together. Jay thanked Tom for the report.

Jay responded he wanted to clarify a few things regarding the Committees:

- There is a Budget committee that is formed by the PAC after the management presents their budget to the City and which goes over the budget with management and the City. It is an adhoc committee created at that time by having two members of PAC. Last year it involved Desiree and Larry.
- There is a group of individuals who regularly meet and who are interested in the accounting of MVMCC, of which Larry and Peggy are involved. This is the Finance Committee and several PAC members seek for it to have a more legitimate standing.
- The Wish List (or Planning) committee is an attempt on the PAC Board to establish protocol for how items from residents in the Park can get funneled into management and the Owner so they may be included in future budgets. With the help of HOL and MarVal and the residents, the requests are gathered and then presented to management and the Owner.

E. OLD BUSINESS

1. Procedural question regarding the absence of agenda notices to discuss the need, mission and composition of the new committees proposed by Jay. No action should be taken to form these committees until each consideration is discussed and subjected to a board vote. (Tom)

Tom put this topic on the agenda as mainly a point of order, for protocol in the manner that Robert's Rules describes for how new business is presented to a board. It has to be agendized, there has to be a motion which is seconded, there has to be discussion. Then there has to be a vote. None of these committees were put through that vetting process. One committee was brought in by Jay that appeared in the September minutes, with the purpose and outline changed to another name in the October minutes, with a separate outline. Then there's the Planning committee by itself without any agenda notice.

Tom's not arguing the need for the committees. It is a separate discussion. He is arguing about the process by which the need is determined. Each community should be vetted on its own -- evaluated separately to determine its need, composition, purpose.

2. Formation of a Finance Committee consisting of two members of the PAC Board to clarify MVMCC's financial accounting. (Jay)

Jay indicated that attached to the PAC Board meeting agenda is a Finance Committee proposal showing what this committee would do.

The committee has been discussed for several meetings, as Tom pointed out, under different headings and compositions. Jay feels the committee has been discussed, itemized and agendized.

Peggy took over discussion from Jay. Peggy explained that Robert's Rules indicate that a Board President is supposed to be neutral. Since this is Jay's motion, Peggy is taking over for the moment. Peggy asked for Jay to make his motion.

Jay read his motion: To create a financial committee, composed of two members of the PAC Board, and the committee may invite other members of MVMCC to support its activities. The committee shall become familiar with the financial accounting of MVMCC as prepared by Al Frei's management team and the City of Novato's financial group and provide monthly advice to the PAC Board for the financial situation of MVMCC. The committee shall meet with the City of Novato's financial team to better understand the accounting of MVMCC. The committee shall support the PAC Board activities in the preparation of the year's budget.

The motion was seconded.

Mike indicated he is in favor of the finance committee. He feels the PAC needs a committee with expertise to talk consistently with the City staff. He encourages the committee to include other residents who have expertise in finance and accounting.

Tom had a procedural issue/question. The committee may invite other residents to support its activities, but Tom thinks the Board should be in charge of seating members to any committee. Instead of the committee inviting members of the residents, who Tom believes should be on the committee, Tom thinks it should pass through to the Board for approval.

Tom also commented he doesn't think the committee is necessary. He thinks the PAC Board has all the tools and wherewithal to handle what it is going after. He thinks if there is a need to find out what's in the budget and what is the procedure, the City has a website. A phone call to Brian Cochran or Cathy will straighten out a lot of the issues. Tom's fear is that it is a witchhunt and that there is some implication that the City is cooking the books and not playing fair with PAC. He would hate to see that notion gain any traction. There's enough angst and concern among Park residents, especially with limited incomes.

Tom feels bound to bring this up in this discussion. Tom made a commitment to two residents to do this. If you look at the most recent Echo article, it implies that there is a new accounting procedure and a new auditing procedure that the City is now using that was not used before. It implies that the City is co-mingling Marin Valley's funds. Those implications caused two residents to be so concerned that they stopped Tom on the street to ask what is going on.

Regarding questions about co-mingling of funds, Tom responded that the City has over \$300 million of assets and 89 or 90 investment accounts/funds. Those funds have investment tools around \$500,000 each (bonds, note, treasury bills). The City combines the reserves in Marin Valley investment funds to get the best rates. That is what is being called "co-mingling." Tom indicated there's nothing nefarious about it.

Tom continued that with respect to the new auditor and accounting procedures, there is none. There's a difference in the way the City tracks the funds, but the accounting procedures are the same. There's a website, they are audited twice a year.

Tom wants to assure residents that while the committee may be for informational purposes, which Tom thinks it is a good thing, Tom has looked into the City accounting and has found no evidence they are cooking the books or mishandling the funds (which are their funds). Tom agrees the City could be more transparent.

Peggy commented that what Tom is talking about is exactly the idea behind the finance committee. Peggy remembers when she was previously on the Board and Mike Holland was the President. He had an outstanding understanding of the budget and the Board would discuss the budget and go over it, and Mike Holland was able to show the other members budgetary things.

Peggy feels it is helpful to sit in a group and go over everything. There's nothing nefarious about the idea. It provides a form of oversight. Even the City of Novato could make mistakes – it's possible. Or it provides reassurance that everything is ok. The committee would report to the PAC Board each month, which means it is reporting to all the residents.

David King agrees with Tom's comments. David doesn't feel anyone is cooking the books. Yet, David doesn't know if the City is using the best practices in their accounting methods. Just the fact that they cannot account for (itemize) the \$25,000 says they may not be quite up with industry standards or best practices. They have fiduciary responsibilities to the Park residents. David would like to know what they are doing. You don't often know until you ask questions. (David mentioned he has years of experience as a financial manager.) David understands what Tom says about co-mingling, but there's no visibility about what is going on. There's nothing that shows where the money is being put, and what interest rate and what account.

Owen Hatch commented that the motion says the committee "shall" coordinate with the City finance people. Owen doesn't think the word "shall" can be used in that regard. Owen thinks it should be "are encouraged" to coordinate. A PAC Board member indicated the words used are "may meet." Owen responded that "encouraged" might be a better word.

Owen was wondering if once there is a committee, what would the committee's work product be. Owen feels that clarification is needed about this so residents can better understand what the committee is undertaking – i.e., what the real value of the committee is. Owen doesn't think it is oversight and feels "oversight" is a word not to use.

Judy Vucchi indicated that Owen expressed some of what she wanted to comment on. Judy mentioned she would feel better if there were others around who understand financial reports, could review the Park report, and then explain it to her. She would like if there was a meeting to explain to residents what the reports mean.

Tom responded to David King's comments. The City's financial accounting procedures are located under the Finance portion of their website. The City is audited twice a year. The audits are on the website. The City, being a municipality, needs to comply with not only the Generally Accepted Accounting Practices, but with governmental state and federal regulations. Governing municipalities are non-profits. They also have a bank loan with Bank of Marin that has authority over all the money they collect in rents, which goes into Marin Valley accounts (City accounts with the name Marin Valley on them). The Bank decides where that money goes, how it can be invested and the type of accounts it can be invested in. The City is audited by CPAs and then also by the Bank of Marin (two audit). The audits are online.

Tom continued that if there is general consensus to have such a committee, Tom would ask the committee to do its homework.

Peggy called for a vote by the Board. The motion passed 5:0.

3. Wish List Process (Jay)

Jay explained the motion. He indicated that attached to the meeting agenda is a page that explains the proposal/motion for a Wish List process.

The Wish List process has been established by two documents – the delegation agreement (the Owner, City of Novato, delegating certain powers to the PAC Board) and management agreement (between management, the PAC and the City). The documents proscribe a process in which information regarding planning and needs are presented to management and to the City through the budgetary process, which is overseen by the adhoc Budget Committee which meets after the budget has been presented to the City.

Jay read his motion. The attached motion is as follows:

“The Wish List is a previously coined phrase representing the interests of residents of MVMCC to plan for their future needs. According to the delegation agreement with the City and the Management agreement with Al Frei’s management group, the PAC Board is responsible for accepting and prioritizing those needs, and Al Frei’s group will only consider those items that the community and boards have submitted through this process.

After discussions with representatives of HOL and MarVal, it is evident that these resident boards want to submit to the PAC Board their Wish Lists rather than participating in a larger format that would have consisted of MVMCC residents and the three boards (HOL, MarVal and PAC).

In order to give due consideration for the Wish Lists to be prepared by HOL and MarVal these lists, including approximate cost estimates and explanations as to their needs, should be presented to the PAC Board during the February PAC Board meeting.

In December, the PAC shall ask all MVMCC residents for their input via notices in the ECHO, the PAC bulletin boards, and on the website. The resulting items received by February Board meeting shall be reviewed by the PAC president and other PAC Board members along with management, who will create their recommendations to the PAC Board. These recommended items are then accepted or rejected, prioritized by majority vote of the entire PAC Board, and then formally presented to management for consideration in the next year’s budget.”

Peggy acknowledged the motion and asked for a second. The motion was seconded. The motion was next opened for discussion.

Larry mentioned his understanding is that HOL and MarVal would prioritize their own lists before forwarding them.

Mike indicated that in his opinion regarding cost estimates, the only person at the Park expert enough to understand cost estimates is Matt (Peggy concurred). Jay responded that he would just like to have the various boards and individuals think about what the costs might be rather than just a Wish List. Various meeting attendees voiced that you have to go to the experts. Tom commented that the boards are capable of handling this. The motion would not preclude going to Matt so Mike is okay with the motion.

Owen Haxton voiced that input by residents or board members about what they believe would improve the quality of life at the Park should not be trivialized. That's what the suggestions should address. What will improve the quality life and make our living environment better. When you say "Wish List"...Owen visualizes "Cadillacs." Board members asked Owen about a different term than Wish List.

Kathleen Dargie, president of MarVal, read the following letter addressed to the PAC Board.

Members of the PAC Board,

Realizing there are time constraints when addressing this Board, please bear with me while I read my remarks concerning the proposed PAC Board Planning Committee.

For the past few years there has been a more or less informal process in place called "The Wish List," whereby HOL and MarVal are contracted by PAC generally in the person of Larry Cohen inviting those respective Boards to submit a list of items which our Boards believe would not only enhance our specific functions but more importantly benefit the residents as a whole.

The process does not require that HOL and MarVal debate the cost-effectiveness or the relative importance of the lists but rather that the professional judgment of Park management in concert with the elected Board of PAC after an impartial and fact-based review determine the validity of the wish lists.

In addition to input from HOL and MarVal, a notice is placed in The Echo inviting any interested resident to also submit any proposal they might have. Unfortunately, I am not privy to how many, if any, requests are received as a result of the notice.

It will not come as a surprise that we do not receive approval for all the items we submit, but may I again stress it's a wish list not a list of demands and we accept without prejudice the final decisions.

A quick review of this evening's agenda would lead one to believe PAC is in an expansionary mood. It is, however, my opinion that the formation of another committee is not needed to fix a problem that does not exist.

Jay suggested removing the requirement for cost estimates and explanations.

Tom mentioned that MVEST is a committee of the PAC. Tom feels they are one of the essential organizations in the Park and that they should also have the opportunity to present their needs and requests.

Tom indicated he agrees with Kathleen – that he doesn't see the need indicated in the motion. Tom asked Matt if Matt thinks the motion would be helpful to him. Matt responded he thinks there are several good committees right now in the Park that represent the voice of the residents. The residents bring their wants/needs to those committees. The committees bring the wants/needs to Matt or to the PAC Board. Matt thinks it is a good streamline situation. Tom asked Matt if Matt thinks it should be “gummed” up with another layer of government. Matt and several meeting attendees said “no.”

Larry mentioned that last year the City gave MVEST its own budget line item and process. Tom acknowledged this but responded that there is nothing that says they can't increase that budget line. Larry responded it is between the City and MVEST.

Jay pointed out that the motion describes a process for how requests are brought forward into the budget. It outlines what the PAC Board is doing or should be doing. It is not proposing a new committee.

Tom responded that there is no need to put parameters; it is working quite well. It is redundant.

Larry mentioned that in the previous year when the items in the Wish List came to the Board, the requests were not prioritized and were not costed. The proposal is just trying to get those two things accomplished.

Mike responded to Larry's comments regarding last year's occurrence that there needs to be a better process. However, Mike thinks the topic should be tabled until approval is obtained by the presidents of MarVal and HOL. Mike indicated the president of MarVal indicated she doesn't approve of the proposal.

Mike moved to table. Tom seconded the motion.

Larry asked if Kathleen (president of MarVal) could indicate what she doesn't approve of regarding the proposal. Kathleen responded that she and Carolyn were called by Tom, upon request of the PAC Board, to determine if they would care to change the process now occurring with the Wish List, form a committee where they got involved with getting cost estimates, etc. Kathleen mentioned they believe the

Wish List process works. Last year it was agreed there would be a refrigerator purchased, but it didn't occur but they feel it will happen over time, and it was agreed the stage would be fixed, but it hasn't happened. But they acknowledge it will happen over time. They are not following this to make sure every item on the list is brought to fruition. They are looking to advise the PAC Board of the items that could help the functioning of the committees but the Park overall. They don't want to have yet another meeting.

Jay responded that the PAC is not adding another process to the Wish List process. The proposal just describes the process for how committee requests are passed to the PAC Board and is intended to reduce confusion regarding the request process. Jay commented that it sounds like HOL and MarVal agree with the described process. Jay assured the committee presidents that it is not a new process. Jay suggested to take away the cost estimates. The committees would pass their comments to the PAC Board and the PAC can help prioritize the items. The items would then be sent to management.

Kathleen commented that to date they have only followed directions given them by the PAC Board. Larry responded that the process MarVal and HOL are already following is what the proposal reflects.

Peggy wondered if there's anything in the delegation agreement about coming to the PAC Board first. Tom responded that there isn't anything stated, nor is there anything in the management agreement. Jay indicated that the PAC is given the duty of helping prepare the budget. Tom indicated that in the management agreement, the PAC Board has the right to make suggestions and recommendations to Al Frei's management group while the budget is a draft. Jay responded that is what they are talking about. Tom continued that presumably there is input by all of the boards before it happens.

Carolyn (HOL) indicated she is in total agreement with what Kathleen stated. This is an agreement that is different from the one discussed the other day. The process is fine. Carolyn doesn't see the need for what is being discussed – it is already in place. Larry asked if she has any difficulties with the process Jay is describing. Carolyn indicated she doesn't see any need to spell it out; it's what they are doing. Larry asked if she has any problems with it. Carolyn indicated she doesn't have a problem with it.

Peggy suggested it could be tabled and the PAC Board can see how it works this year. If there are problems during this budget year, the topic can be discussed further. Peggy asked for thoughts from the Board about how to proceed or not proceed.

Jay thinks the Board should approve the procedure that everyone agrees is in place now so that future boards can look to see what the procedure is.

Mike wanted clarification that MarVal approves of the process. Kathleen replied that MarVal has been delighted with the process.

Tom agrees with Peggy's suggestion that it be tabled until after the budget process this year.

Erma Wheatley mentioned that if there is anything to be put in the ECHO (for December), it must be submitted this week.

Peggy entered a motion to postpone discussion to a later date down the road. The motion was seconded, voted upon and approved 3:2.

Nancy followed up the vote with comments about MVEST. Nancy mentioned that MVEST every year has input on line items they want. Nancy likes the idea that MVEST presents their input in conjunction with everything. Nancy asked the MVEST steering committee member present at the PAC Board meeting to make sure it is done.

Peggy handed back the gavel to Jay.

F. NEW BUSINESS

1. Query as to Tom's serving on the 2x2 committee with Mike until the 2016 elections. (Tom)

Tom put the item on the agenda with the idea that the 2x2 committee would be handling the budget and financial questions with the City. Since the Finance committee is already in place, it looks like the 2x2 is going to be staying away from financial issues.

Tom withdraws his intention.

2. Discussion of the pros and cons of adding two (2) new PAC Board members. (Tom)

Tom mentioned this topic goes back to his original thoughts regarding forming the Finance committee. One reason for the Finance committee was to take advantage of expertise of certain residents. Tom's initial thinking was why form a committee to do that. The expertise could be added to the PAC Board. On the other hand, there aren't a lot of residents who want to be a PAC Board member. Also, there are Brown Act restrictions about discussions between Board members. Adding two new members could help ease some of the communication restrictions.

Tom acknowledged the Finance Committee was then created.

Peggy mentioned that it would take a lot of work to amend the bylaws to increase the number of PAC Board members.

3. Determination of next meeting date

The next meeting will be: **Wednesday, December 2, 2015, 7 pm.**

G. REPORTS FROM OTHER BOARDS

1. HOL

Carolyn Corry (HOL president) announced that HOL finally has insurance. As such, HOL is no longer a committee of the PAC but is an autonomous, independent organization. HOL has revised their bylaws and has distributed them to residents this week. HOL will take questions on them at their November meeting. Voting on the bylaws will take place at their December meeting, which will be short.

2. MAR VAL

Carolyn Corry also provided an update for Mar Val: There are three social events coming up – Thanksgiving, Christmas and holiday parties. MarVal has a request for the Wish List going in to the ECHO.

3. MVSC

No report.

4. MVEST

Bill Davis presented an update for MVEST. He indicated there were around 50 people participating in the storm preparation meeting on Saturday. The focus is shifting from the fire season to the wind and rain. Bill Davis was impressed by Sandy Wargo's presentation about wind and the preparation that is necessary for that.

Bill indicated they will have an article in the ECHO.

H. ADJOURNMENT

A motion was made and seconded to adjourn the meeting. Motion passed 5-0.

Meeting adjourned at 9:07 PM.