

FINAL Meeting Minutes

PARK ACQUISITION CORPORATION (PAC) BOARD
Marin Valley Mobile Country Club
Novato, CA

Regular Meeting
Tuesday, July 5, 2022
6:00 PM

Meeting held virtually through Zoom phone/video conferencing
and Comcast Cable Channel 26 broadcast.

ATTENDEES:

- **BOARD MEMBERS:** John Hansen (Vice President), Carol-Joy Harris (Secretary), Steve Plocher (Treasurer), Jay Shelfer (President), Vicki Waddell (At-Large).
- **PARK GENERAL MANAGER:** Matt Greenberg
- **RECORDING SECRETARY:** Terri Beausejour
- **OTHER:** 6 Residents. Additional attendees through Comcast Cable Channel 26 (live broadcast).

CALL TO ORDER

Jay Shelfer introduced the monthly PAC Board meeting for MVMCC and noted that the meeting was being broadcast on Comcast Cable Channel 26 and that it is also being recorded and would be posted to YouTube for later viewing by residents. Jay called the PAC Board meeting to order at 6:00 PM.

Carol-Joy suggested that introductions be made for the benefit of new attendees. Jay introduced himself stating that he is the President of the PAC Board, that he has been living in the community for 12 years and that he is enjoying himself and enjoying this PAC Board, then introduced John Hansen, our esteemed Vice President and head of the MVEST.

John explained that MVEST is the Marin Valley Emergency Safety Team, then introduced Carol-Joy Harris, our Secretary. Carol-Joy introduced Steve Plocher, our Treasurer; then Jay introduced Vicki Waddell, who stated that her position on the Board is At-Large and that she is happy to be a member.

John provided Terri, the Recording Secretary, with the names of two other residents who were on board for this meeting – Ellen Jane Schulz and Jessa Gabriel.

Jay introduced Matt Greenberg, our esteemed and much appreciated Manager, who will have been our Manager for nine years, as of this coming September 1st.

A. APPROVAL OF FINAL AGENDA

John made a motion to approve the final agenda. The motion was seconded by Steve and the motion was opened for discussion.

With no discussion, the final agenda was approved, 5-0.

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

Jay opened the floor to public comments and invited all of those calling into the meeting to present any comments or issues they may have and cautioned that they would have exactly 3 minutes to bring any such items to the table.

Ellen Jane stated that she was surprised that part of the agenda of the June 4th meeting was that it included approval of the minutes of the April meeting. Her understanding had been that the annual meeting would be strictly for the approval and installation of officers. Ellen Jane went on to explain that she “was told” that the meeting would take place in the Fireside Room and that she had waited around after the meeting and the pizza after the evacuation exercise and that only one other person had shown up.

Jay interjected that the Board was about to go over the June 4th meeting and that the Draft June 4th minutes, wherein the minutes from the April monthly meeting had been approved, had not yet been approved according to the Consent Calendar, but that the Board was about to do so and invited further comments by Ellen Jane or any other attendees accordingly.

Having received no further requests for discussion, Jay went on to address the Consent Calendar.

C. CONSENT CALENDAR

Carol-Joy called for approval of the minutes of the June 4th meeting minutes with John seconding the motion. Jay called for discussion and addressed Ellen Jane.

Ellen Jane stated that she was looking at the draft minutes of the June 4th meeting and read Section C.1. Consent Calendar, to the Board. She expressed her concern that the public was not involved in that meeting, yet the minutes were approved and stated that this seems to be an irregularity.

With no further discussion, Jay called for the approval of the June 4th meeting minutes. The motion passed 5-0.

Ellen Jane expressed further concern that Jay had not addressed “things” and stated that Jay “does not acknowledge” what she says. Jay thanked Ellen Jane and acknowledged her comment, then called for the approval of the June 7th meeting minutes. Carol-Joy moved to approve the minutes of the June 7 meeting. Vicki seconded the motion.

Jay called for discussion and John stated he wanted to correct page 3, second to the last paragraph. John was concerned about past vs. present tense with respect to Peggy Hill being described as a “long time resident and PAC member”. He stated that although Peggy is, indeed, a long-time resident, that there may be some confusion, as the minutes currently read, as per past vs. present tense and the use of the term “PAC Member”. Carol-Joy suggested that the verbiage be re-phrased to state that Peggy is a “long time resident and past PAC Board member”. John concurred that Carol-Joy’s wording is correct. Carol-Joy stated that the implementation of this correction would occur based on the recording of this meeting. Carol-Joy amended her motion to move that the July 7th minutes be approved with the proposed amendment. Steve seconded the motion. The motion passed 5-0.

D. REPORTS

1. General Manager Report (Matt Greenberg)

Water usage may be very similar or the same as last month because the last read date was May 19. Total gallons per day of Park-wide usage is 37,857 gallons. One year ago, during this same time period, the daily consumption was 45,205 gallons, so we are now using 7,348 gallons less than last year. He attributes the reduction to:

- a. the leaks that we have repaired,
- b. residents being more cognizant of micro-irrigation, and
- c. the continued discussion about conservation.

Jay brought about a discussion pertaining to the metering of water usage. He stated that it is a double-edged sword, so to speak. In one sense, it would alleviate the need for the Park budget to pay for the water usage for individual residents and the residents would then be responsible for paying for their own water usage. Basically, it would all flow back to rent, because we will have to raise rents when our expenses for the operation of the Park become higher and higher and we need to find additional revenue in order to keep the financial picture viable. If we charge back the residents for their actual water usage, we would encourage people to be more cognizant of the amount of water they are actually using and probably prevent people who are abusing that at the current time, and using too much water or wasting it. It all flows back, because if we can show that people will pay for their actual usage, it would reduce the amount of money that the Park has to pay for water consumption that is being donated back to the residents. This would possibly allow us to be able to hold off on any rent increases. Jay asked for comment about this.

Matt interjected that the current cost per year for water is a little over \$100,000. Pool, water evaporation, clubhouse and bathroom usage, etc. probably contributes to about 15% of that. If we were to install a meter on every resident’s home and charged for metered use, the payback would be maybe a little less than 3 years from the installation of those meters. It would also create a little bit of an easier job in determining where the leaks are. Right now, there are 9 main water meters in the Park and each meter is

different as to the number of homes that are serviced by that meter. Yes, it would help the Park financially. It would also help create a better tool to locate leaks, but it needs more discussion. It is about a \$250,000 cost to install the meters throughout the Park. We would have to create a capital improvement line item for that moving forward. It would require quite a few more discussions to get into more detail. We would have to get more bids from similar companies, but he feels they would be very similar to what he already has obtained thus far.

Steve likes it because it would allow the water expense to be more equitable amongst the high (amount of water) users and the low (amount of water) users. He stated that now we are all sharing it equally, and that that is ok, but that it is, in reality, not accurate nor fair. John agreed with Steve on this point.

Carol-Joy stated that it sounds like a good idea to her, but that she agrees with Matt, that it will require more discussion and research and she reiterated that it is expensive, so of course, we would have to get the money together.

Vicki stated that she likes the idea because she happens to live at the end of Sunrise and that there are people there, whereby she has observed their water to be just running down the street. At times she is either going over there and turning their water off herself, or she is calling them and reminding them to turn it off. Maybe if they got hit with a bill directly, they would pay more attention to their usage.

Jay stated that, as Steve points out, it is more equitable. Currently everyone is sharing that cost and some people are taking advantage of it. Some people are using very little water whereas others may be, for example, having hot tubs and are changing out their water as frequently as they so choose, simply because it doesn't cost them anything. It is a big waste in some respect and right now, in a drought and going forward, it is only going to get worse. Therefore, Jay concluded that yes, maybe we should pay more attention to this.

John stated it is a learning experience as to water usage. It is going to become more acute as time goes on. We are certainly in a phase in our climatology as to aridification, which will make water that much more difficult and more expensive to obtain. Therefore, he feels that it is about time for each of us to take more responsibility for the water that we use.

Anila Manning added that, considering the fact that there are a lot of leaks in the system right now, she wonders how is it fair for us to ask a person who comes in and buys a home to buy into this leaky system. Jay clarified that the idea is that there would be a meter on the water going into the home, and presumably, there are no leaks in the home itself. It would be very obvious if you had a leak in your home from a pipe, and you would recognize it fairly easily. As to leaks in the system, these are from pipes underground, before they get to the homes. Anila asked for a progress report from Matt on the work to repair the leaks in the system.

Matt stated that when he sees water that is above-ground, he takes steps to locate whether it is from irrigation use or from a leak. It is an ongoing task. He thinks we have stopped most of them. Most of the gutters around the Park are dry right now. A lot of them are resident irrigation leaks, but some are below-ground and some have been leaking for so long that they have created paths for the water that you don't see above-ground. We stumble upon them or residents will notice a damp area where we can get a utility location specialist out to see if there is a spring or if there is a leak. It is not an everyday task. This typically occurs when we are doing work around residents' homes or somebody tells us that they see water in any particular place.

Jay stated that if an irrigation system is leaking, it is going to be after the meter. If a person had normal water usage, they would then be able to determine if it is their irrigation system that is causing the problem and would have to take responsibility for it and ask Matt for help. John added that it could also be attributed to a bathtub or shower. Matt confirmed, yes, the irrigation is after the resident's meter and they would be able to determine their usage and he opined that every resident would cut down on their water usage as soon as they started having to pay for the water.

John asked if the installation of the meters would be a considerable expense and whether there would be extra labor for Matt's team in having to read the meters and record them for billing purposes.

Matt reiterated that it would cost about \$250,000 for labor and materials to install the meters; then as the gas and electric meters were being read, the water meters would be read and that would be calculated into resident monthly invoices as a separate line item.

Jay reiterated that right now you are paying for that water usage, whether or not it is being attributed to individual residents. Everyone is paying for it out of the operating budget of the Park. So, some people are apparently perhaps taking more advantage of it. In order to draw people's attention to their own water usage going forward, it only seems fair that everyone pay for their use of this utility. In some cases, such as electric, there were instances in the past where some people attached to the utilities before the meter. Since the Park actually pays for all of the electricity that comes from the main gateway at the top of the hill, we were actually all paying for those people who were cheating on their electric use. Making sure that everyone pays for the utilities that they use seems only fair, so we are investigating this.

John Feld expressed concern that it is going to be a very large outlay to start with and that we (the Park; all of us) will still be paying for the leaks that are still not identified and fixed. Jay clarified that nonetheless, the meters would help us more succinctly identify and pinpoint those leaks and thus would serve as a tool to allow us to be able to stop them. If the line coming to your house is leaking, right now there is no way of determining that. If each house is metered, there are six different general meters that show how much water is passing through to a given collection of houses. If you deduct the usage from the houses and you see a large amount of water that is not being metered,

then the assumption is that there is a leak in that particular area and then Matt can send someone to that particular area and determine the source of that leak and then stop it.

Bill Davis commented via the chat, read by John Hansen, “If watching for water leaks, like running down the street, then a notice of the overflowing could easily be a notice to the resident to manage. Yes or no?”

Matt stated yes -- always – we always notice the resident and we help them find the leak if it is an irrigation leak.

Ellen Jane commented that we seem to be very focused on the water usage and she has been here nineteen years and has watched that drain over at 115 Marin Valley in front of Polly’s house, and has brought it up numerous times over the years, and that after nineteen years she is so gratified that Matt was able to find that leak of water coming out of that hill and to finally have found it and dried it up. She also pointed out the one he took care of in front of Gloria Gilbert’s house. She thanked Matt very much. On a related note, she stated there is an issue with individual water meters. When she moved here, the resident next door stated that there are two hose bib connections. She said her neighbor was making some sort of dispute about the property line, that Mark had been there to take pictures and that someone was claiming that was their water, etc., so she is concerned that this type of thing may be another issue with individual meters. Nonetheless, she did state she is all for putting in the individual meters because “people waste water like crazy”.

Ellen Jane then asked about “smart meters” and whether they would have to be read individually. Matt responded that we are still a sub-metered community, and therefore, it would not be an account through North Marin Water District; it would be an account through Marin Valley.

Ellen Jane went on to address some of her concerns with PG&E usage and air conditioning. She stated the PG&E guidelines are to set air conditioners at 78 degrees. She gave a few examples of the air conditioning remaining on or set at certain temperatures in the clubhouse and ballroom that she found were far below that guideline, between 63 and 68 degrees, and stated that it doesn’t seem to be monitored. Jay asked Matt if he wished to address any of these issues. Matt stated that Ellen Jane has brought these issues up with him on several prior occasions, that PG&E issues are off topic within the context of the foregoing water meter discussion and that she is welcome to bring them up again in the future, but that this conversation is outside of the scope of this maintenance and capital report to the Board.

Moving on with Matt’s report, he stated we are on week six of fire abatement. We have had, depending on the day, up to seven guys working at a time doing weed eater work and chain saw work in the perimeter of the Park. We have about 100 feet of defensible space now. As you recall, we had the goats come in earlier in the year. He started Wilhelm Tree Service on Phase 1 for all downed limbs, poison oak, and for the limbs of healthy trees lifted to 13 feet above grade. They are now starting at lower Club View.

After the fire abatement line item has paid for the guys doing the current work, there is going to be a Phase 2 with Wilhelm that is going to be on the north side of View Ridge. Above Marin Valley Drive there are a number of trees that have limbs that have fallen and have caused some damage to the older retaining walls that are there – the steel I-Beam walls with the big lag boards – and there are a number of them that are broken. It is very steep below resident homes; there is a lot of ladder fuel there that could cause a fire to run up the hill to the resident homes, so this is his next target, if we have enough money left over. At the same time, right now he has Marin Tree Service, who are on their second day of interior tree pruning for resident safety, limbs on roofs, trees that are overgrown that are surrounding homes -- that sort of yearly maintenance that we do. He is also managing our sewer maintenance, which is ongoing and includes quarterly maintenance in different areas.

Moving on to power, last month there was a day during which we underwent 10 hours with no power. He acknowledged that it was tough on a lot of people, but it was very important. He had all the transformers cleaned and maintained. He got oil samples from all the transformers and had them tested by a lab. The gas chromatograph determines the amounts, parts per million of acetylene gas, which is most important. The reports for each of the transformers show how much hydrogen, oxygen, nitrogen, methane, carbon monoxide, carbon dioxide, ethane, ethylene and acetylene are in the mineral oil content, which is there to monitor any call-outs for these substances. As a result, we have two warning call-outs and eight critical call-outs. The call-outs are generally for how much acetylene is in the oil and they are generally to determine the shelf life of the transformers and the speed at which these different gases are building in the oil.

We also have had some problems with the main switch, which is a 12,000 volt switch at the beginning of the Park. He is still in the middle of studying the Park's options, but wanted to let everyone know that he has started the process to set up and reserve a 2,000 kilovolt transformer power generator that would power up the entire Park in case something breaks. It is pretty costly, but he feels that it is warranted. For example, in case there is a brown out at Lucas Valley, causing the power at Marin Valley to drop and then turn back on, we could have an accident or a failure. The recent 105 degree days we have recently had are indicative of how it could be very uncomfortable for all residents, but for a lot of them in particular that may have health concerns, to be in that sort of heat. The clubhouse would be cool, but that would be a lot of people to get into the clubhouse. Matt has been talking about this with the project planning committee, which is John and Jay. There need to be more discussions, but right now he is on the path to spend some money to reserve access to the generator and crew in case something happens within the Park this summer that prevents PG&E from restoring power within 12 hours, which would be outside of the Park to the main switch.

Carol-Joy asked for confirmation as to whether the money for reserving the generator was already in the budget. Matt confirmed that line item #32 is for \$300,000 for this year, some of which was specifically intended to be utilized in order to conduct some studies. It is well warranted. The shelf life of the direct buried wire in the Park was 50 years. It is now 50 years old and it is aluminum. So, there will need to be some work done within

this next year that will remain for a long period of time, but will help protect against failures in the Park, because this equipment is old.

Carol-Joy stated that she just wanted to get it on the record that this is something that was already in the budget.

Jay stated another caveat – if there is a failure of one of the transformers, people will not only not have air conditioning, but they won't be able to keep their food cold in their refrigerators, so if they are suddenly faced with being unable to store or prepare food, it is going to be a problem, so anything we can do to assess the necessity of and the ability to provide a guarantee of service seems to be worthwhile. He looks forward to Matt's further reports.

John expressed concern that just knowing that there is aluminum wire underground that is 50 years old, given his experience with aluminum wiring, is that we are “walking on eggs” right now with our electrical infrastructure. One thing that would help tremendously, and that he would tend to express in the *Echo* (and it would be nice if people actually read it and understood), is that when the power goes out, as it is likely to sometime this summer, turn things off. If the AC is running and everything is going, as it was when the power went out, when the power comes back on, every motor that is involved has an initial surge that is roughly twice what it takes to run the motor. If someone is using 1,500 watts to run a small AC, it takes 3,000 watts to turn it back on. The more of those that are running, the greater the chance of having a catastrophic failure of our infrastructure system. At this point he believes it is necessary for everyone in the Park to understand that when the power goes out, it is imperative that they turn everything off until the power comes back on, then turn things back on incrementally. He doesn't know precisely how to get that information out to everybody, but he would say, at this point, that getting this information out is critical.

Vicki commented that this was another reason that Bill Crozier lost his home. When he got home from a vacation, he turned everything on at one time. So, she totally agreed with what John was saying.

Jay stated that he feels these types of discussions are important for the Board to understand and investigate because we are in charge and are in contract to actually help to direct the budget and help Management, in this case, predominantly Matt, to get ahead of these problems. The problem facing us is that we know, because of the age of the infrastructure, that things must be amended and changed out. The PUC promising to renew the infrastructure is many years out and we have no idea even if it is going to happen. We have been told that it will, but the best information that Matt has indicated in the past is that it may not happen for five or six years. Meanwhile, we have this aged infrastructure that is compromised by the fact that it was installed 50 years ago, at a time when the electrical consumption was probably between one third and one half of what it is now, and with that increased load coming in and this aging infrastructure including aging transformers. We really need to pay attention to this, and he really appreciates Matt's initiative in undertaking these investigations and getting us to a point where we

can stopgap some of the problems that may occur. Nobody wants to see an area of the Park or the whole Park shut down for any length of time for senior citizens. The PAC Board has already taken the initiative to ensure that there is a safety zone at the clubhouse and that is a big help, but these are the things that the PAC Board should really investigate and of which we should be cognizant going forward.

John added that it is just as important that we let the City know of the urgency of this matter. Also, PG&E should move us up from a Tier 2 to a Tier 1. It is time to get that done. We should never have been put into a Tier 2 category.

Jay stated that Matt is indeed in the process of that, keeping the City informed and pursuing whatever possible avenues he has available to provide the information to the PUC, in that this could be a catastrophic problem unless it is addressed.

Matt concurred; however, he stated that he feels that he is pretty much in front of it right now. He further stated that he has provided all of the details, even more than he has yet shared with the PAC Board, to the City. It is a lot and a lot to take in. He has a pre-construction meeting on Thursday (or perhaps tomorrow) about the Pump House One replacement, which has involved a lot of planning and a lot of work behind the scenes. There was a lot of extra angst, but the City was more than willing to make an emergency adjustment to the budget before it was adopted. Matt showed them that what had been formerly discussed and had already been approved was enough to get this going. His plans initially are to hire an electrical engineer who is going to draft a plan to replace the main switch at the beginning of the Park. It may take relocating it or possibly cutting the hillside back and building a large retaining wall to create a mechanical area. The new equipment is much larger and the setback requirements are much different. They will not let you put that equipment as close to resident homes, for ease of working on it and for considerations to the people that are living there. There is a lot of planning and discussion that needs to go into this; however, it is going to be somewhat fast-tracked. He thinks the City is just going to let him get it done.

He has already started on it. He has a really good company working on it, and he feels very confident that he will be able to get it done before there is a real problem in the Park. However, as he mentioned, he is setting up a solution such that in case we do have a problem, probably the least amount of time, if everything failed, would entail a 9-hour gap, during which temporary power would need to be set up. This is quite expensive, but this comes along with owning a mobile home park where you don't have individual accounts with PG&E. Thus, you must provide this sort of power. Maybe the insurance would kick in at some point in time.

Matt has no faith that the CPUC is going to move forward quickly on the infrastructure. He does not feel that it is worth waiting for. He stated: "as you all know, my application was approved and accepted". Yet, they have a 6 year wait before they can even look at it. It is something that needs to move forward, but as soon as he got this information, he started moving forward on all of this. He doesn't think the transformers in the Park have ever been tested. They are required to be tested every year, some of them every three

years, and some are quite low on mineral oil. There are two of them that were over 6 gallons low. A number of them had no ground wires hooked up. He has replaced all of the bolts and acorns inside of the transformers and cleaned them all. They are all working as they should, but there are eight of them that have critical issues that need retesting. But he is vacillating as to whether it is worth retesting them because the shutdown of the main switch could cause it to break. There is some broken porcelain in it. He concluded that there is a lot of information that he is putting in everyone's lap, but, overall, he thinks we are in pretty good shape and he confirmed that everything is working okay right now.

Ellen Jane placed the following question in the chat: "If the transformers are in such bad shape, is that not a reason to be all that more conservative in our electric and gas use?" Jay replied that the answer to that question is "Yes".

2. PAC Treasurer Report (Steve Plocher)

The PAC petty cash bank account balance is still at \$2,625.

The PAC Board annual budget is \$4,000 per year, of which we have thus far spent \$2,625.

Steve stated that it was a light year. We didn't have an election and didn't have a lot of expenses.

3. MVMCC Finance Committee Report (Steve Plocher)

DSCR is 2.05 through the end of May and it will probably be a little better through the end of June. It is still relevant because the City is still pondering and hoping to pay off the loan with some of our reserve funds, in which case the DSCR would no longer be an issue. Before doing that, they want to get a report from a reserve specialist to ensure we still have enough reserves on hand if we do pay off the debt and that afterwards there would still be enough reserves on hand for a park of our nature and this probably will not be done until sometime later in this year. Paying off the debt is not going to happen right away; therefore, we are still careful as to monitoring the DSCR.

Carol-Joy asked if the City has already hired a reserve specialist as yet. Jay confirmed that yes, they have.

4. 2x2 Meetings Report (Carol-Joy Harris, Jay Shelfer)

Jay reported that Carol-Joy and he had attended the meeting last month and went on to explain that the 2x2 meetings are an opportunity for the Park, represented by Carol-Joy, himself and Matt, to have open discussion with the City. One of the things where there has been some progress is on rules and regulations, and there has been some movement in terms of the enforcement of the rules and regulations into engaging the legal services used by the Helsing Group, which will make it much easier for Matt to officiate over the new rules and regulations.

Jay passed the reporting on to Carol-Joy, who began by passing along the news that Kate Whan, our point person with the City, is retiring next month. The good news was that she has committed to getting the rules and regulations project “off her desk” by the time she leaves. It looks like what that means is that it is going to go to legal counsel for the City. If that happens, then that is good, because we have been waiting for that for a long time. Although we don’t know precisely what that means, they know that we are considerably in arrears with updating the rules and regulations. Hopefully whoever replaces Kate Whan will make this a priority.

Jay added that the rules and regulations will be reviewed by the Novato City Council. If it goes through, which it should, then the rules and regulations will be administered by the Helsing Group. The Delegation Agreement between the PAC Board and the City specifically states that Management can officiate over those rules. Jay thinks that the fact that Kate is bringing this agenda forward to legal counsel and having them review the rules to see which may impact on the City, especially where their liability would require them to want to give input into the rules and regulations, this would help us receive more information and some feedback as to how the Helsing Group can actually officiate and perhaps move forward on enforcement. This would be a big step toward ensuring that people live in harmony with one another and observe the rules and regulations here.

Carol-Joy stated that this is the whole sticking point here and it has been so for five years, whereby we have just been waiting for the City to approve these rules and regulations. So, at this point, we are still just waiting, but she thinks there is movement. Or so we have been told, although we have been told before that there has been movement. In conclusion, “we shall see”.

Jay stated that as Matt pointed out in an earlier part of this meeting, Pump Station One should take off sometime in the latter part of this month. Matt is having a meeting this week about it and there is a good chance that work should commence and that is obviously a good thing. The other thing discussed, as Steve mentioned in his report, is that the City has contracted with an outside source to look at reserves, based on the infrastructure and the requirements of running the Park. With that report, later this year, they will be able to move forward with the retiring of the debt with Bank of Marin, if it fits in with the parameters, in that we would still have enough in reserve to cover any eventuality and at the same time, alleviate the amount of money that we have to pay for maintaining that debt with the bank. So, it is all good news from Jay’s perspective.

Matt stated he does have a meeting coming up with Chris Blunk and with Kate Whan to polish up the details pertaining to all of this and to try and move it forward.

Jay called for questions and John stated that he is still quite interested in the right of way as per the emergency evacuation route off of Meadow View, mainly because, since we are doing clearing work, he wanted to inquire as to whether one reason we could not previously use it was that the fire came right up to the road, which means that, if this needs to be an evacuation route, we need to have the clearance authority to clear the area around that road, so that we can clear it if we need to. Jay responded that they had

brought up this issue at the 2x2 and that the City had responded that they would, in fact, be looking up the legality of using it. John suggested that if it were going to take too much time to receive that information from the City, that we could simply do a title search ourselves and that this may be a lot easier and quicker than awaiting this information from the City. But in any event, John expressed that he thinks we need to move forward on it. Jay committed to making a note and talking with Kate before she leaves to determine if she is making progress on that.

5. Project Planning Report (John Hansen, Jay Shelfer, Matt Greenberg)

Jay stated that most of what is typically discussed with Project Planning has been covered already as part of this meeting and John revealed that what has been worked on by this committee has been well aired and that what the committee is already working on really requires focus. He does not see any further work toward which he feels he wants to focus his attention at this time, until there are resolutions and things are moving on what has been discussed already.

6. MVEST/Firewise Committee (John Hansen)

John reported that MVEST started in its recent configuration back in 2014. Since that time we have had a couple of home fires, we have had a wildfire near the Park, and have had a few instances and could perhaps have many more, of dense smoke, a potential hazard and danger to people. There may be an earthquake in the next 30 years. We were just talking about power outages and we are definitely expecting to have more. We have had high wind events. And then there is the pandemic that we have been dealing with in the past couple of years. There have also been high heat events that MVEST has had to address, to some extent. Then, with winter storms, and there are always medical emergencies that occur in the Park. Finally, the crime sprees that have occurred are of concern. MVEST, to one extent or another, has been busy for the past eight years addressing these issues and potential issues, as best we can. With that, what we have found is that things have changed. In the past eight years there have been major disruptions – in our politics, our social status, with climate change and all of the implications of that – the mega-wild fires, the drought, and the list goes on. Because of the plethora of such issues, MVEST is taking a step back right now. We are still trying to keep things moving with respect to all of the issues we are trying to address, but we are also stepping back to take a look at where and how we are going. There is a change of direction – the wind has shifted and we are now trying to “adjust our sails to catch the best breeze to keep going forward”.

With regard to MVEST volunteers, every volunteer comes into MVEST with their own personal concept of what they have in mind in terms of their potential contribution and when they decide to leave. So, people tend to come and go in MVEST and we are always excited to have new volunteers and we are always sad to see other volunteers who have been with us for a long time leave. One of particular concern right now is Carol-Joy. She is going to be leaving MVEST and she leaves a huge hole there to be filled. She was an integral member of MVEST, however, everybody has their tenure as to when they start

and when they need to leave. Carol-Joy has found hers and we are very grateful for her having been with us for all of the time and for all of the efforts that she has contributed. Hopefully we will be able to find somebody to fill those shoes.

7. Mar Val

Vicki passed along a report from both the incoming and outgoing President. At Mar Val's general meeting on June 8th, Carolyn Corry was voted in as President and Susan Hoff and Connie Marelich were voted in as Reservationist and Secretary, respectively.

Kathleen Dargie's appreciation celebration will take place on July 15th at Pub. There will be a pasta dinner at Pub on Friday, July 22nd. The cost is \$10 per person and reservations are required.

Mar Val continues to require that all residents and guests attending our functions show proof of full vaccinations and boosters.

Further information on upcoming events are available in the *Echo* or in the clubhouse.

Erma Wheatley contributed that the information about these events is also listed on the website.

8. HOL (John Feld)

John Feld reported that HOL has its monthly meeting and that everyone is welcome to come to it. There are a couple of issues that are going on in HOL that are worth mentioning:

- a) The financial abuse of elders presentation which is coming up on the 15th at 11 a.m. It is really important and we are going to try our best to have everyone attend this meeting, including the care givers, relatives and anyone here that is involved with elders. It is an ongoing and very important issue and John believes we will have a lot of really good information from that meeting. John would like for Matt to be able to attend the meeting, but stated that they would try and videotape it and put it on the website afterward.
- b) There is a resignation from the HOL committee Board. Kamala Allen has resigned as Secretary. Fortunately, Anne Lakota will be taking over the Secretary role.
- c) MVEST and HOL are now working together on defensible space thanks to John Hansen's wonderful suggestion that HOL has a possible role to play in maintaining defensible space, with the assistance of Peggy Hill, who has taken over the yard maintenance group. The yard maintenance group is running out of money. PAC gave us a lot of money and we spent it cleaning up yards. We are asking for more donations. He has already made this request in an HOL letter and the money has not yet been received, but

he hopes that it will be, because it is a critical thing and is needed in order to help MVEST and Management to make the Park safer with respect to landscape removal and care.

HOL is going to suggest a donation increase of \$5 per year. It is currently at \$20 per year. We would like to increase it to \$25. There are many who would contribute \$100, but, of course, there are many more who contribute nothing.

There have been a lot of questions about key cards in the pool and about the fact that people reach over the gate to unlock it, or even position chairs to stand on the chair to reach over the gate, so the sooner the cards happen, the better.

Financial abuse is our big thing this month.

E. OLD BUSINESS

There is no old business on the agenda.

F. NEW BUSINESS

There is no new business on the agenda.

G. DETERMINATION OF NEXT PAC BOARD MEETING

Tuesday, August 2, 2022 at 6 p.m.

Carol-Joy elaborated that we will continue to conduct the PAC Board meetings via Zoom for the time being for the following reasons:

1. They will thus be able to be broadcast on Channel 26 for those people who, at this time, don't or can't Zoom and would not be able to attend and meet live.
2. Covid is still a problem.

H. ADJOURNMENT:

The meeting was adjourned at approximately 7:13 PM

Respectfully submitted,

Terri Beausejour
Recording Secretary