

FINAL Meeting Minutes

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

Regular Meeting
Tuesday, September 6, 2022
6:00 p.m.

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:** Absent
- **RECORDING SECRETARY:** Absent
- **OTHER:** 4 Residents via Zoom. Additional attendees through Comcast Cable Channel 26 (live broadcast)

CALL TO ORDER

Jay Shelfer called the PAC Board meeting to order at 6:00 p.m. He introduced the monthly PAC Board meeting for MVMCC, and the Board members introduced themselves.

A. APPROVAL OF FINAL AGENDA

John made a motion to approve the final agenda. The motion was seconded by Carol-Joy, and Jay opened the floor for discussion.

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

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

Carol-Joy announced that she had tested positive for Covid-19 and stated that this is a perfect example of why we are still meeting via Zoom. Someone had asked last month why we are still doing this, and this is why. We are still in a pandemic. Conducting the meetings via Zoom means that, as a Board member -- or anybody, for that matter -- she is able to attend the meeting, whereas, under the circumstances, were the meetings being conducted in person only, she would not have been able to attend.

John Hansen added that we are in the middle of a heat wave currently -- actually, a heat dome -- and it is like a pressure cooker. Fortunately, we were able to start the meeting, but since we may not be so fortunate as to be able to make it to the end the meeting, in the event of a blackout occurring sometime during the meeting, John had sent an email about an hour prior to the meeting suggesting that we continue the meeting at the clubhouse. But, just as Carol-Joy pointed out, it is probably better that we don't, although that is where the A/C is going to be if there is a blackout. So John suggested that for right now, rather than continuing the meeting in person in the clubhouse in the event of a power outage mid-meeting, that we instead schedule an alternative time to continue the meeting via Zoom.

Jay thanked John for his comments, then recognized a request for Public Comment by Edward Collins and gave him the floor. Mr. Collins introduced himself as Ed Collins, residing at 135 Sunrise Lane. He stated that there are a handful of residents who use the pool late in the evening, "about three or four of us." The pool is supposed to be open until 10:00 p.m. If you stay until 10:00 o'clock, you are going to get screamed at by an announcement. He stated that he doesn't know if any of the meeting attendees have heard it, but that it is very harsh, along the lines of "warning, warning, you are trespassing," etc. Ed stated that Matt said he put that announcement in based on a PAC Board meeting result. So the reason Ed is here is to suggest that the problem could easily be resolved if the announcement could go off at 10:10 p.m. instead. Matt had challenged that premise, stating that would mean people would then want to stay until 10:20, for example. Ed said that is not true because there is hardly ever anybody there. If you look at most places, for example, if a store closes at 10:00, they say the store is closed, so please check out your items and leave. As for Ed, sometimes he is talking, and sometimes he is swimming, etc. In any event, when the light goes out, he starts getting out, and within a minute, "I get screamed at." Therefore, he would like that announcement to get moved back to 10:10 p.m. Matt doesn't seem amenable to doing that, so Ed would like to see if the Board can step in and help Matt make that decision. He assured the Board that this measure would solve the problem, just moving it back. But also, it has started happening that not only is he getting screamed at by the announcement, but shortly thereafter, within about 60 seconds now, someone is coming by in person and stating that they are going to call the police, so please leave. And that happens at approximately 10:02 p.m. In Ed's view, this needs to get changed.

Ed then brought up a second issue related to time. He is thinking of starting up First Friday Game Night again, which has been on hiatus due to Covid. Prior to Covid, during those nights, when the clubhouse closed at 10:00 p.m., if they were in the middle of a game, they played until the game was over, and then they would leave, and there was no problem. He thinks it was probably because "the twins were locking it up." But now we have a guard who comes in and says that they have to leave, at precisely 10:00. Ed wonders if that can get changed as well so that if they are in the middle of a game, that they can finish that game and then leave. Because the doors do get locked and nobody new can come in. He'd rather not start at 6:00 p.m., in order for the games to get finished. In summary, he stated that those are his two issues, but that the pool is the main one.

Jay thanked Ed for his comments and called for additional public comments. Ellen Jane was given the floor and stated that she does not see energy use /PG&E use on the agenda, so she guessed that this is the time for her to speak up on this topic. Her concern is that the agenda was formulated

without that, that there is a water report but no energy usage report. John stated that she is correct and invited her to go ahead.

Ellen Jane brought up that there had been an emergency alert on residents' phones, at least some of them, about turning off their A/C or changing it to 78 degrees, which is what they say all the time, to save energy. In her opinion, it seems like nobody cares about saving energy and that it is "a bunch of entitled people" that are just going to put the air conditioner where it is, as to "what suits us," and she would like it to be brought up next month and put on the agenda.

She added that she does not live close enough to go into the clubhouse every night to check it. But repeatedly, when she goes down there at about 9:00 p.m. or so, she turns off the A/C in both rooms. She can't do anything about it in the ballroom. She was there Friday night, and all four of them were going in the ballroom, and they just go all night. She confided, "It kind of breaks my heart that nobody cares." Then there is the turning off of lights. We are asked to turn lights off, but the men's room light is always on. She always turns it off when she is there. She said she is sorry for repeating it, but she saw Matt leaving one day and he went into the men's room and came out and left the light on when she had just turned it off. "So people do what they are going to do, but I don't know how to emphasize how important energy usage is, and the more we jump in our cars and travel and stuff, and they are drilling for oil, and everybody is, like 'Oh, save the environment,' but then ..."

John interjected, "Ellen Jane, are you suggesting that we add energy usage to our next meeting agenda?" She said yes, because the Board cannot reply to what she is saying now in the context of Public Comments. She said meanwhile, unfortunately, that means another month of wasted energy usage when she is not there to turn it off. "You've heard me before. Thank you."

Jay thanked Ellen Jane and turned his attention back to Ed Collins, who raised another question. Now that he has expressed his concerns to the Board, he is wondering what his next steps should be in order to follow up on the matter. He wondered whether he should have his issues also put on the agenda for next month's meeting. He reiterated that it should be a pretty simple thing to move the announcement back 10 minutes. Jay stated that the best thing for him to do would be to continue to discuss it with Matt. Basically, Matt is involved with the management of the clubhouse. The Board is certainly going to talk, from time to time, with Matt, but it is a management problem, not a PAC Board issue, necessarily. However, if it is brought up to us, yes, we can mention it to Matt.

Jay wanted clarification as to whether Ed has ever brought this up to Matt. Ed stated that he is coming to the PAC Board because he has previously "been going around in circles with Matt," who doesn't like the idea of moving it back 10 minutes because he is concerned that then people will want to be staying until 10:30 p.m., which in Ed's opinion is a "red herring," creating a problem that is not real. Jay suggested that this issue not be discussed during the Public Comments period but that it be addressed with Matt directly over the coming month.

C. CONSENT CALENDAR

Jay called for approval of the August 2 meeting minutes, which have been received and reviewed. John moved for approval, and Carol-Joy seconded the motion.

The August 2, 2022 meeting minutes were approved with a 5-0 vote.

Jay thought “478796” may be our Recording Secretary but stated “we’ll see.” [NOTE: It was not.]

D. REPORTS

1. General Manager Report (Matt Greenberg)

Matt was unable to attend, so he had provided Jay with a listing of what he has been working on over the past month. Ongoing work is retaining walls. A concrete wall is in progress currently. Further, there is the placement of a drainage system underneath one driveway, and three driveways are in the process of having concrete repairs, and one driveway is being replaced.

As to fire abatement, from 22 View Ridge to 137 Marin Valley Drive, a 100-foot defensible space total cleanup of all debris, including poison oak and tree care or removal, has been completed. John confirmed that the tree work has been completed for the time being.

Jay went on to the water report, stating that the water consumption differential is that we are using exactly 4.78% less water this month. So we are using a little bit more than last year, but that is perhaps understandable due to the hot weather

2. PAC Treasurer Report (Steve Plocher)

The PAC petty cash bank account balance is still the same as it has been for several months at \$2,725. We just started a new fiscal year; July was the first month of the new year. Steve noted that we are always one month behind in reporting, so this report will be all about July.

The PAC Board annual budget is \$4,000 per year, which Matt does manage, and of which we have thus far spent just \$191.

3. MVMCC Finance Committee Report (Steve Plocher)

The DSCR (Debt Service Coverage Ratio) calculation is currently at 0.94, which is quite low. However, just like last year, during the month of July, Matt spends quite a lot of our annual budget on tree maintenance and fire abatement budgets. So instead of a budget that amounted to \$22,000, we spent \$106,000. If Steve makes adjustments for that, the DSCR turns out to be 2.48. So we are in good shape, assuming we don’t spend \$106,000 every month.

Carol-Joy asked for clarification as to whether Steve was saying we spent \$106,000 out of \$122,000. Steve said, no, that we had spent \$106,000 instead of the \$22,000 that is budgeted *per month*. So instead of spreading it out over the course of the year, that portion got “squished together” in the month of July, as anticipated. However, he gave assurances that Matt always stays on budget, so we can count on that, and we can count on the DSCR coming back to normal.

Jay clarified that the emphasis in the DSCR can seem a little overblown but that the only outside party that looks at that is the lender, and they only look at it at the end of the fiscal year. So as long as the DSCR construct is observed over the year, we are in good shape in terms of the bank loan and the requirements that have been set forth by the lender.

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

One of our main contacts with the City, Kate Whan, has retired, and they are in the process of hiring a new person. In the course of the next month, we are hopeful that a new person will be hired so that we will have a person with whom to discuss various matters and our concerns with the City. Chris Blunk, Public Works Manager, is obviously available whenever we need to talk with him. Jay stated that he doesn't have anything to add this month but that if any Park issues do arise, Board members and residents are welcome to contact either him or Carol-Joy so that those issues may be addressed at the next 2x2 meeting.

Carol-Joy brought up a question in that there was supposed to be a meeting in August -- it is now September -- between Matt and Kate Whan before she left, about the rules and regulations, and wondered if Jay knows if that occurred. Jay replied that he did not know, so Carol-Joy stated that she would follow up with Matt, since that was to be the next step. Hopefully that is moving along. “We'll see.”

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

John stated that the only thing he can say at this time is that new project planning is “not the first domino in the row,” in that the first step is up to the City. Jay added that we do have many issues that we would like to move forward on and discuss with the City; however, the City is in the process of developing a report based on, academically, how much in reserves we need to have on our balance sheets before we consider new projects. These new projects include paying off the bank loan, redoing the roof and putting solar on the roof of the clubhouse, and many other projects that we are really concerned with. We are hoping that report and the analysis thereof is going to be forthcoming in the next months and that then we will be able to start planning.

6. MVEST/Firewise Committee (John Hansen)

The monthly MVEST meeting will be next Monday, September 12 at 5 p.m. Everyone is welcome to join. If you are not on the MVEST mailing list, please let John know, and he will ensure you are added to the mailing list. What MVEST has been doing for the past few months is move work out to various subcommittees. For example, we have subcommittees working on developing emergency management plans on a number of different types of emergencies that may arise. Currently, there are two. The first is the high heat management plan, which is timely, if not a week late. It is a simple plan; it is nothing we cannot implement in the meantime, as it is straightforward. The second plan is related to dense smoke. October is the month when we get the Diablo winds, and Red Flag Days are predominately in October, and most major fires occur in October in Northern California. The second most is August, but we have already passed that, so the upcoming October is really when we want to have that dense smoke emergency protocol together, and we will probably have to implement it then. Otherwise, there is nothing new in terms of power shut-offs.

Jay asked John to comment upon how residents who are suffering with the heat may be able to use the clubhouse to escape it if they do not have air conditioning and also what they may be able to do in their homes. John replied that the draft plan that is coming out of the subcommittee to the steering committee for approval basically says that we will arrange to have the clubhouse open as long as there is power out, or a heat event, day or night, or a smoke event. So people will be able to go to the clubhouse if it is hot like it is today. If the power goes out, then the generator comes on, and there is power to run the heat pumps and the A/C in the clubhouse. We also have HEPA filters on all the heat pumps and the HVAC units in the clubhouse, so we have good, clean air going into these locations at all times in case there is a high smoke event outdoors. So for those who don't have A/C or some other heat mitigating measures in their home, they will be able to utilize the clubhouse during these times. All the A/Cs are in good operating condition. There are a few other things we are doing as well. We are ensuring that there is plenty of drinking water and ice available, and we are also ensuring that we have plenty of N-95 masks to hand out to people as needed.

Other mitigating measures have to do with education. The MVEST plan says when those mitigation measures would be effective in order to have the greatest effect on people and what they need to do. Another thing people can do is to place a wet towel around the neck. You wave it in the air a little bit and put it over your head, and it will help a lot to keep a person cool. Also, if you don't have A/C, a humidifier can also absorb the heat out of the air. So there are many things individuals can do.

Jay asked about timeframe being critical. John explained that between 4:00 p.m. and 9:00 p.m., this time of year, hydropower generation is already low, and solar power begins to diminish around 4:00 p.m. And when we do have high wind events along with the heat, we don't have much power generation from wind. What that leaves us with, primarily, is the PG&E topper plants that they must start up. It takes about two to three hours to get them going. So there is the increased power use during this timeframe, as

homes warm up during the day and it takes a long time for them to cool off at night. People will generally have their A/Cs on between 4:00 p.m. and 9:00 p.m. at night. Also, people will come home from work and turn their A/Cs on. So that is when major power is used, and that is when we must be extra careful with our own power use.

Jay asked John to explain how much solar is actually going into the grid in California. John stated that right now renewables, which are predominantly solar, are at about 17% in California. Not too bad for most states, but for California that's pretty good. Jay elaborated that at 4:00 o'clock, when the sun goes down, that is a major contributor too. John continued explaining that another contributor to power in the state is battery power. For some of the topper plants, like Moss Landing, there are batteries the size of cargo containers out in the field, such that when the power needs a boost, they can tie in to some of those batteries. Another very interesting thing is that all of this is pretty much software generated. There are also thousands of people in California with Tesla power walls, many of which are connected to rooftop solar. There is also a virtual power plant program that 20,000 people have signed up for thus far -- and that was a week ago; it could be going up like crazy since -- but in any event, it involves people that will donate some of their Tesla power wall to the grid. This is software managed and managed through an app. It can make a huge difference. Several megawatts are generated in this manner. So that is something that is coming along. It was brainstormed in Australia, and has worked very nicely in Australia on a number of occasions. At any rate, it is starting here, and hopefully that will continue to grow.

Carol-Joy had a couple of comments. First, she added another thing that people can do. She suggested that if you have the ability to get to the clubhouse, there is the mister in the breezeway that will mist you. Yes, it does use water, but not that much water, so if you happen to be at or near the clubhouse, that is a way to cool off. Secondly, between 4:00 p.m. and 9:00 p.m., imagine all the people who are coming home from work, or even not coming home from work, but who come home and turn on the A/C, turn on the television, turn on the stove to start cooking, turn on the light in the room where they have had it darkened to try and keep it cool, etc. All these little things may not seem that important, but one has to imagine -- there are 40 million people in this state -- imagine if even half of them are coming home and doing that -- people cook, they cook dinner for their kids or for themselves, or they have to do their washing and maybe can't wait until 9:00 p.m. to do their washing because they cannot stay up until 11:00 p.m. to finish their laundry -- all those people who are doing all these things right between 4:00 p.m. and 9:00 p.m. -- that adds up. So in summary, in addition to what John said and what Ellen Jane has said, we as individuals need to be cognizant of every single light we leave on, every appliance we leave plugged in, and every degree of our air conditioner. It all matters, and it all adds up, so "let's all do our part."

John added that just 1 million people times 1,000 watts of power amounts to a gigawatt, which is a lot of power. He talked about our particular power usage being many thousands of watts per day and that nationwide, the average power usage is 2,000 watts per person per day. Carol-Joy clarified that it may be even more in our country since the United States is responsible for using 25% of the world's resources.

7. Mar Val

Vicki Waddell reported for Mar Val. First -- good news -- the bar is being refurbished, which is great, since she thinks it is 18-20 years old. The cabinets are also being redone, so there will be some paint smells and dust for a couple of days, but it is all for a good cause. Second, there is an Oktoberfest planned for September 23, with cocktails at 5:00 p.m. and dinner at 5:30 p.m. The price is \$10, and the deadline for reservations is September 19.

8. HOL (John Feld)

Erma Wheatley reported on behalf of John Feld as follows:

There are a few events happening in September. One is Biography Night, which was not reported in the most recent *Echo* but was in the previous *Echo*. That will be on Thursday, September 15 at 6:30 p.m., and Kamala Allen will be speaking. There will not be a Circle of Friends meeting this month, but it will resume next month. Aneesha is out of town. The next Breezeway Craft Market will be on Saturday, October 1 from 1:00 p.m. to 4:00 p.m.

With an abundance of caution, HOL will meet via Zoom this month, and that will be tomorrow at 6:00 p.m.

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, October 4, 2022 at 6:00 p.m.

H. ADJOURNMENT

The meeting was adjourned at approximately 6:36 p.m.

Respectfully submitted,

Terri Beausejour
Recording Secretary