

FINAL Meeting Minutes

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

Regular Meeting
Tuesday, December 6, 2022
6:00 PM

Meeting held virtually through Zoom phone/video conferencing

ATTENDEES

- **BOARD MEMBERS:** Jay Shelfer (President), John Hansen (Vice President), Steve Plocher (Treasurer and Chairman of the Finance Committee), Vicki Waddell (At Large)
- **RECORDING SECRETARY:** Terri Beauséjour
- **OTHER:** Approximately 7 other residents via Zoom.

CALL TO ORDER

Jay Shelfer called the PAC Board meeting to order at 6:00 P.M. Jay stated that the meeting would be uploaded to YouTube in short order and thanked the recorders of the meeting. Carol-Joy Harris is traveling currently so will not be attending tonight's meeting.

A. APPROVAL OF FINAL AGENDA

Jay called for approval of the final agenda, Steve Plocher so moved, and John Hansen seconded the motion.

With no discussion, the final agenda was approved 4-0.

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

Ellen Jane brought up the recycling and garbage system and asked that it be agendized for the next meeting. Jay suggested that she summarize the issues for the agenda. Ellen Jane stated that she had received a number of educational materials from Marin Sanitary and that Anila had been kind enough to put one of them in the ECHO. As such, she wondered if the topic of recycling could be agendized for the next meeting. Jay offered that the Board hear what she had to say first, to determine if it would be an appropriate agenda item for the PAC Board to address. Ellen Jane further elaborated that there is a person who does educational outreach and would be willing to visit MVMCC and talk with people about recycling and garbage collection protocols and issues. She shared that there are posters, flyers, etc., related to proper sorting and disposing of waste materials.

Jay suggested that perhaps the more appropriate forum for such an agenda item would be at an HOL meeting. He stated that the PAC Board doesn't necessarily get involved with this type of issue and that it is likely outside its purview. Ellen Jane agreed to follow up by bringing this up at HOL.

Michele Rodriguez from 9 Fallen Leaf raised her hand and was recognized. Michele stated that she had sent Jay and Carol-Joy a note on the topic she wished to cover, in that she wanted to bring to the PAC Board's attention that the City of Novato Housing Element is currently out for review and comments are due on December 18th. The reason she brings this to the Board's attention (and as a sidebar, suggested that if the Board would like her to bring this to the proper PAC committee, she would be happy to do that), is that the new General Plan Program recognizes the need to preserve our Marin Valley Mobile Country Club and to possibly refinance the site in order to preserve money and to fund capital improvements. However, it modifies the existing program that recognized our relationship to the City's rental control ordinance and the restriction to the annual rent increases, limiting it to 100% of the CPI. So that is now deleted.

There is a new policy in there that generally says that for the City, that kind of protection exists, but it refers to apartments and doesn't refer to MVMCC any longer. Michele is bringing it to the attention of the Board in case the Board would want to create a subcommittee to discuss it, or perhaps the Board would want to issue a letter or take some other sort of appropriate action. She re-emphasized that the deadline is December 18th. Jay thanked Michele for bringing this to the Board's attention and stated that this is good information and stated that the PAC Board is certainly going to look into this development.

John Hansen brought up that in the past we have occasionally been late with the PAC Board election processes. John gave a heads up to our standing PAC Board election committee that we do have elections coming up early next year.

Ellen Jane stated that she just wanted to briefly take a moment to welcome Terri Beauséjour, the Recording Secretary, to the Zoom meeting and thanked her for attending.

Jay called for any further public comment, and there was none.

C. CONSENT CALENDAR

John Hansen moved for approval of the November 1st, 2022 meeting minutes, with a second by Steve Plocher. Jay called for discussion. Having none, the motion passed 4-0.

D. REPORTS

1. General Manager Report (Matt Greenberg)

Jay stated that Matt Greenberg had passed along some comments. Jay pointed out that Matt is still out on medical leave and working from home, although he does now come in several times per week. He is available via phone and email from home and is doing quite a bit of work. He passed along some notes to Jay as to what he has been doing in the past month. Starting off with a report on tree service, one of the large pine trees that

is behind Club View has been safely pruned. Now the V-ditch has been completely cleaned, and we are getting some more rain, which is very helpful.

We have had some comments over the month about problems with people getting into their cars in front of the clubhouse at night. The concrete blocks in front of all of the parking spaces along there are often difficult to see. Therefore, Matt has is looking into doubling the amount of light that is available for that area. He has had Mark Pierce install reflective tape on all the bumpers in that area. Now people walking into the street to enter their cars will be able to see these and avoid them. We are going to have additional lighting, and Matt is also looking into improving the lighting throughout the Park in general. He is looking into LED lights, which are of an intensity that will not provoke people. There are many people who do not like very bright lights because it affects their ability to see at night. Matt is moderating the temperature of the LED so that it will be more of a yellow light, while still being effective.

Vicki pointed out that the parking strips, where one brings one's car in and which indicate the space that the car is supposed to be parked within, need to be repainted, as they are very hard to see.

Ellen Jane thanked Matt for addressing the lighting issues. She stated that she had advocated for this issue being addressed for quite some time, and she went on to elaborate a variety of reasons she had been given as to why this wasn't able to be fully addressed in the past. She said she was pleased that somebody changed their mind, because she has recognized it as quite a tripping hazard.

Michele commented on the issue of "light glare," in that by increasing our light, we are going to be reducing the visibility of our night sky, which is one of the reasons that she appreciated joining the community, was because of the ability to see, for example, the darkness, the moon, etc. She went on to share that there is something called a lighting plan, where one can become informed about lumens per square foot and understand what the intensity is at a given point. For example, one wants the intensity closest to the steps to be high, whereas as one moves away from that area, the intensity should be diminished such that the people in their mobile homes are not impacted, as well as to avoid residents suffering impacts on their sleep.

Jay thanked Michele and stated that he would bring that up with Matt again. Jay further shared that he and Matt have talked about this issue and the need for the street lighting to not be reflected into the homes, and we are working toward that, but Jay promised to reiterate these concerns to Matt as well.

Regarding water usage, Jay stated that the water usage from October is actually up from the previous year. Usage for October 2021 was 33,400 gallons. For October 2022 the usage was 34,332, which is around a 1% increase.

Jay called for any questions. There were none.

2. PAC Treasurer Report (Steve Plocher)

Regarding the PAC petty cash fund, we didn't spend anything in October, so the balance is still \$2,453. In the Park budget, of the PAC annual budget of \$4,000, we have to date, over the past 4 months, spent \$1,005; thus we are currently a little bit under budget.

3. MVMCC Finance Committee Report (Steve Plocher)

The DSCR figure is very low, 1.20, but this is due to the front-loading of the bush trimming, tree removal, and all the fire remediation. When we balance that out with the rest of the year, then the DSCR is expected to be raised up to 2.08, which is still low, but acceptable.

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

The auxiliary pump for the pump station #1 has been installed and is up and running. Therefore, in the event of any problems with pumping the sewage up the hill, it would be gravity fed back down to pump station #2, which has been replaced. We are waiting for a start date, but obviously, with the rains, that is not going to happen until after the winter. So at least we will be safe until that point.

Peggy Hill raised a question, and Jay gave her the floor. Peggy asked what is going on with the rules and regulations. Jay stated that this was again discussed at the 2X2 meeting. Matt is in conversations with Chris Blunk of the City of Novato's Public Works Department as to dealing with the legal issues. Although there has been no further movement, Matt continues to make efforts to get more input into the administration of the rules and regulations. Jay has no further update other than that, but it is still in the hands of Chris Blunk.

Connie Marelich stated that it has been too long coming, too many years, and that it is the responsibility of the PAC Board to oversee this and ensure that these things are addressed. She cautioned that the lack of progress should not be "blamed on Matt." It is her opinion that the 2x2 meeting has done nothing.

Jay thanked Connie for her comments and called for any further comments. There were none.

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

John Hansen stated that there were no items to discuss with respect to Project Planning for this month's meeting.

6. MVEST/Firewise Committee Report (John Hansen)

John Hansen reported that MVEST is moving along, but there is nothing at this point to report. He stated that there would be agenda items and progress to report at the next PAC Board meeting.

One item he wanted to mention was regarding Covid-19 planning. He stated that we have been addressing the Covid-19 issue. He pointed out that the pandemic is still not over, and that right now roughly 90% of the deaths resulting from Covid are people who are 65 years old or older. We are not really out of the woods. He doesn't know exactly how many variants there are and doesn't know who does, but he believes there are now over 300 variants moving around the world in various forms and in various places. Some of those are very resistant to the vaccines and to our immune system. He emphasized that he is not really saying that we are in trouble or anything, and he thinks that we have done a really good job here in the community in keeping our Covid problem to a minimum. He would just like to encourage everyone to continue with that effort.

Jay added that the Covid cases are actually on the rise in the last weeks and that we are having a very bad flu season on top of that. So there is probably a bit of a crossover because since so many people are self-testing, the symptoms for Covid and flu are quite similar. It is really essential for us, since our community members are all over 55 years old, to be really diligent about trying to avoid catching it. As we are exposed to it and are catching it, it really impacts our heart, lungs, and kidneys. The recovery is much more difficult for people our age. It is unfortunately going to decrease your health and can essentially reduce your life span. He encourages everyone to pay attention to avoidance, since there doesn't seem to be a magic bullet to kill it. It is very similar to the flus that are around, and unfortunately, it may be with us for a long, long time. So please be careful.

7. HOL Report (John Feld)

There was no one at the meeting to present the HOL report.

8. Mar Val Report (Carolyn Corry)

Vicki reported for Carolyn Corry, opening with the comment that December is such a fun month in terms of events, starting with the Ugly (and Pretty) Sweater Contest this coming Friday at Pub. Prizes for the ugliest and prettiest sweater will be given out. The prizes will be bottles of wine.

Spotify has been installed, which was a wonderful mood enhancer for last week's Pub.

The holiday party is December 17th. Please get your reservations in as soon as possible.

The New Year's Eve party will have Charles Watson as the D.J., and everyone is invited to come to that event.

Most especially, Mar Val would like to express their appreciation to HOL for their wonderful job at decorating the clubhouse for the holiday. It looks just wonderful.

E. OLD BUSINESS

There is no old business.

F. NEW BUSINESS

Nancy Bingham commented that there is a company that is theoretically going around checking our energy usage to see if we can boost it up, for lower income residents, etc. Her advice is that nobody let them into their house. She stated she is now going to be out almost \$5,000 because of a new stove. They called PG&E in, and she knew something was wrong with the stove, but she was confused about PG&E's role in it. As a sidebar, she stated that this year she didn't plan her normal Thanksgiving; otherwise it would have been much worse. But she stated that her stove "had been taken away from her" on Wednesday afternoon at 4:00 o'clock. There was also some sort of misunderstanding related to her supposedly energy-efficient hand-held shower head being replaced or being recommended to be replaced. She stated that overall, these "young men" did not know what they were doing. She would not recommend them. She elaborated further that they had taken out her good energy-efficient light bulbs and replaced them with LED without asking her. She knew her oven needed repair, and that is going to have to go. She just didn't appreciate them going around turning things off and taking things out and such.

Vicki stated that she also has concerns about these people and this program. She wondered how they know how much money people make. She also was uncertain what PG&E's role is in this program, but in her view, it is "kind of strange, the way this company is handling this matter."

Jay said they had visited him as well, and they asked if he was on Social Security and that they stated that in order to get any potential relief, they would have to see his benefit statement.

Vicki stated that they never asked Vicki's household for anything. Vicki said they further told her when she called the company for information and clarification, that there were no rebates and that they were not replacing anything. She concluded that people are receiving conflicting information from different individuals at this company and that she finds this to be very problematic and that she has reported this situation to Matt.

Jay pointed out that the lighting situation was agendized under New Business but that this had already been discussed earlier in the meeting. John pointed out that since that was the case, the item will be included at next month's meeting under Old Business. That will give Matt an opportunity to speak to these issues and to give us more input.

Vicki asked if we could talk about the bonfire at the end of Sunrise. Jay opened the floor to her concern. She stated she understands that the dancers want to stay warm, but wondered if an alternative solution could be pursued that would allow them to stay warm, as opposed to an open pit, and she asked if anybody had any ideas in this regard. Jay clarified that it was not an open pit but instead was like a barbecue pit, a pit that was raised up off the ground, and Steve elaborated that it also has a screen over it. Vicki stated that it did not have a screen over it when she saw it as she was backing up to go to Pub. She said they put a grate on it as she was proceeding up the street and that it was good that they did so, but she stated she was still uncomfortable with it. Steve stated that the fire department had come and had approved it. Vicki said that she understood that, but that although the rains have now come, and thus it is now of less concern, that at the time the rains had not yet come and just one spark could cause a problem.

Vicki asked if the dancers could relocate on nights when it is really cold, or whether they could they use rooms at the clubhouse. There are areas where they could dance outside of the clubhouse as well. Steve reiterated that the fire department had approved of the fire and that there was a hose and a fire extinguisher nearby as prescribed and that the ground was all wet. Furthermore, “we would never do that in the spring, summer, or fall.” Vicki stated that other neighbors were also disturbed by it, that we do have rules and regulations for other areas of the Park, such as the pool, but perhaps we don’t have rules addressing the topic of bonfires.

John chimed in and explained that he understands Vicki’s concerns, but that from his perspective, it is very useful for people to understand what causes a fire. But it is also perhaps as useful, in that situation, to know what would NOT cause a fire. There are three things that are required for a fire; it is called a “fire triangle”: heat, oxygen, and fuel. There are a number of things that influence those things. Because it was moist and because it was chilly, and although it was not raining at that time, it had been, so the ground was moist, the fuel was moist, and the humidity was up. That essentially and effectively removes fuel from that equation in terms of fire. It may sound very analytical, but if you really learn and understand what causes a fire and see whether or not those things are present in the situation, then hopefully cooler minds will prevail.

Vicki asked who we could count on to oversee whether it would be appropriate on any given occasion. John stated that it would probably be HOL, but that perhaps they have been deficient on setting up policies and procedures for bonfires. Ellen Jane stated that it is important to note that three firemen came and stated that “it was fine.”

Jay also noted that Matt has been working with HOL and the people who have been operating those dances and has offered the use of the clubhouse in the event that the clubhouse is not already booked for other events on those nights when the ballroom is not being used and people want to use it for dancing and also use the same sound system on those cold nights. The blanket use of the clubhouse by the HOL removes the necessity for those groups operating these events to have insurance for those types of events.

Peggy Hill asked who owns or is in charge of that property that is open space. Jay clarified that the City of Novato, purchased that property from TPL, the Trust for Public Land. It is currently deeded solely to the City of Novato. The federal government oversees what activities and usages can be made of that area, which is designated for recreational use.

Peggy asked whether the federal government has actually been involved in that usage and whether we had checked in with the government to ensure that it is a legal usage of the property in that area. Jay stated that he personally had not. Peggy imagined that there must be rules and regulations governing the type of activity under discussion. Jay stated that he imagines that such rules and regulations would be in keeping with those of the fire department. For example, at recreational properties such as Samuel P. Taylor or Redwood Park, you can have a fire similar to what was going on in that area of MVMCC.

Peggy then asked about another issue, which is that there is old furniture strewn about that property, which she observed is technically “open space” and stated she personally would prefer that if it indeed falls under the auspices of open space, that it be just that – a place that one can walk and that it be kept in its natural state. Jay stated he felt that one could probably

go out and walk and that one could have a picnic and that one could even have a fire. Jay, however, cautioned that he is uncertain if there is any particular individual or supervisor at any department that oversees this particular area.

Ellen Jane said that, as opposed to using the ballroom, the dancers rather like being outside. There is the Covid issue, and it is healthier to be dancing outside and, in her view, it is rather nice. Jay said, yes; however, the ballroom could still be an option if it is raining or snowing or otherwise inclement.

G. DETERMINATION OF NEXT PAC BOARD MEETING

Tuesday, January 3, 2023 at 6:00 P.M.

H. ADJOURNMENT

Prior to adjournment, John thanked Terri Beauséjour for joining us this evening. Terri stated that she wanted to let everyone know that she had adjusted her other work schedule and should be able to be attending the monthly meetings on a regular basis for the foreseeable future. John and Jay stated that this is excellent news.

The meeting was adjourned at approximately 6:40 P.M.

Respectfully submitted,

Terri Beauséjour
Recording Secretary