

FINAL Meeting Minutes

PARK ACQUISITION CORPORATION (PAC) BOARD

Marin Valley Mobile Country Club

100 Marin Valley Drive

Novato, CA

Monday, August 1, 2023

CLOSED SESSION MEETING

ATTENDEES:

- BOARD MEMBERS: Jay Shelfer (President), John Hansen (Vice President), Carol-Joy Harris (Secretary), Steve Plocher (Treasurer and Chairman of the Finance Committee), Joan Cervisi (At Large)
- PARK GENERAL MANAGER: Matt Greenberg [absent]
- PAC BOARD ATTORNEY: Dana Dean
- RECORDING SECRETARY: Terri Beauséjour
- OTHER: Approximately 100 other residents in person at the clubhouse and 5 via Zoom teleconferencing

A. CALL TO ORDER

Jay called the meeting to order at approximately 5:30 P.M.

B. APPROVAL OF FINAL AGENDA

The final agenda was approved by motion, second, and 5-0 vote. (Harris, Plocher)

C. PUBLIC COMMENT

Serena Fisher and Tom Weeden had comments regarding the closed session item.

D. ADJOURNMENT

The Board and counsel adjourned for the closed session at approximately 5:40 P.M.

REGULAR MONTHLY MEETING

ATTENDEES

- BOARD MEMBERS: Jay Shelfer (President), John Hansen (Vice President), Carol-Joy Harris (Secretary), Steve Plocher (Treasurer and Chairman of the Finance Committee), Joan Cervisi (At Large)
- PARK GENERAL MANAGER: Matt Greenberg [absent]
- PAC BOARD ATTORNEY: Dana Dean
- RECORDING SECRETARY: Terri Beauséjour
- OTHER: Approximately 100 other residents in person at the clubhouse and 8 via Zoom teleconferencing

A. CALL TO ORDER

Jay called the meeting to order at approximately 6:00 P.M.

B. APPROVAL OF FINAL AGENDA

The final agenda was approved by motion, second, and 5-0 vote. (Harris, Hansen)

C. REPORT FROM CLOSED SESSION

No report.

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

Janet Bogardus, Martina Koeckritz, Ed Collins, Judi Purdom, Kamala Allen, Adrienne Ames, Erma Wheatley, Marty Gelman, Michale Dancer, and Inula Martinkat had comments and questions.

E. CONSENT CALENDAR

None.

F. OLD BUSINESS

Dana Dean clarified that she is the attorney for the PAC, the Corporation, and as such, she does not represent individual residents. She will be advising the PAC Board, which will take action and communicate to residents.

She stated that the City has presented a survey in the form of a push poll, which, in her opinion, starts with a conclusion of a particular outcome and then leads or directs the person being surveyed to a particular response. The PAC Board is required to distribute to the residents a legitimately presented survey. According to the Delegation Agreement with the City, the PAC Board has three days to communicate information that the City intends to be distributed to the residents. It must be communicated publicly, such as posted on the website. In this survey, one must answer all of the questions in order for any free-form comments to be considered. Ms. Dean stressed that though the PAC Board is contractually obligated to distribute the survey, individual residents are not obligated to return the survey. The PAC Board and the communications committee will continue communicating with the residents about this. Owen Haxton added a public comment.

Regarding the July 27 news release by the City of Novato, Ms. Dean read parts of her letter to the City in response. Specifically, her letter pointed out that rather than the PAC Board and other residents interfering and obstructing the City's attempt to distribute the survey, the City itself was not abiding by the terms of the Delegation Agreement about the proper process. She noted that the City has not apologized for their mischaracterization of the PAC Board, but they are now following the correct procedure.

Janine Bradley, David Krasnor, Jan Thomas, Judi Purdom, Juliette MacLam, Michele Rodriguez, Cheryl Dougherty, Miriam Spross, Karin Mortensen, Gary Appleman, and Richard Lisowski made public comments on this item.

G. NEW BUSINESS

After an explanation by Mary Currie, Chair of the Strategic Planning and Legal Liaison Committee, there was a motion to change the committee name to the Communication, Outreach and Legal Liaison (COLL) Committee so as to better fit its function. The motion passed by a vote of 5-0. (Harris, Hansen)

A new *ad hoc* committee, described by John Hansen, proposed to be entitled the Resident Ownership Discovery Committee, was discussed. Its composition would be the following residents: Serena Fisher, Michele Rodriguez-Rogers, Todd Rogers, Dave Tetta, Joan Cervisi, and John Hansen. Mike Higgins, Jan Thomas, and Martina Koeckritz made public comments. The committee's establishment was approved by a motion, second, and vote of 5-0. (Hansen, Harris)

There was a discussion about the Extra Food deliveries to the breezeway, which are becoming quite frequent and popular. John Hansen described the new state program that provides for businesses to more readily distribute food items that are technically past their sell-by dates but are still viable. Some Board members felt that dealing with this program may be more within the purview of HOL. Kevin Mulvany and John Feld made public comments. The motion to establish the committee (Harris, Plocher) failed, 2-3.

H. REPORTS

1. Communication, Outreach, and Legal Liaison Committee (Mary Currie)

Mary Currie, Chairperson of the COLL Committee, reported that the Democratic Central Committee of Marin and the Novato Democratic Party will be considering at their next meetings resolutions in support of our efforts to not be sold. She has also been contacted by the Marin Organizing Committee, which is willing to provide free assistance to us in helping to organize the community around any initiatives with which we may benefit from their help, including the issue of the sale of the Park. The COLL Committee has also provided their draft plan to the PAC Board, which Carol-Joy will be distributing to all residents via Constant Contact.

2. Capital Projects and Maintenance (Matt Greenberg)

Matt was not in attendance, so there is no report. Carol-Joy noted that the asphalt work is nearly completed, and the impacted parking spots near the clubhouse will become available again very soon.

3. Treasurer (Steve Plocher)

The petty cash account balance is \$1,789. Out of the PAC budget, which is \$4,000, we have spent \$3,437.

4. Finance Committee (Steve Plocher)

Steve has been told by the Helsing Group that there were adjustments to the year-end income statement to bring the DSCR in line with the 2.0 goal. Steve has requested those financial statements but has not yet received them.

5. Project Planning (Jay Shelfer and John Hansen)

The two major maintenance issues are the transfer switch bringing electricity into the Park and repairing the roof on the clubhouse. Jay reported that we are communicating our desire to take care of this work this year to the Mayor and to the City Manager. We have not heard back yet.

6. MVEST (John Hansen)

Fire season is projected to be later this year, probably in late August and into September. MVEST has three recommendations, as follows:

- 1) Red Flag Days: When the Novato Fire District notifies us of these, we put a red banner in front of the clubhouse and at the top on the hill and a red flag there too,

indicating that residents should use extreme caution and keep their eyes and nose alert to the possibility of fire.

- 2) Pick up an evacuation checklist from the main counter at the office if you haven't already done so.
- 3) Prepare your "go bag" and have a plan and rehearse the plan regularly and time yourself on it as well.

The Novato Fire District and the Marin Wildfire Prevention Authority (MWPA) have renewed grants available to anyone over 60 years old. It is a simple process: just call them for an appointment, and they will visit and tell you what you need to do, you send in your invoice, and they will pay you for half of the work you have done up to \$1,000 for defensible space and up to \$5,000 for some home improvements that are fire-safe.

5. HOL

John Feld reported that Grandkids Day has been postponed.

6. MARVAL (Carolyn Corry)

Joan Cervisi reported for Carolyn Corry. The Pink Flamingo event will be on August 12, with prizes for the best costume. The last summer event will be September 4 for Labor Day. It will be an old-fashioned barbeque, serving hamburgers and hotdogs.

I. DETERMINATION OF NEXT PAC BOARD MEETING

Tuesday, September 5 at 6:00 P.M.

NOTE: There may be a special meeting or meetings in the interim.

J. ADJOURNMENT

The meeting was adjourned at approximately 7:30 P.M. so that the PAC Board could resume their closed session meeting with counsel.

Respectfully submitted,

Terri Beauséjour
Recording Secretary