

FINAL Meeting Minutes

PARK ACQUISITION CORPORATION (PAC) BOARD

Marin Valley Mobile Country Club
100 Marin Valley Drive, Novato, CA 94949
Tuesday, February 6, 2024

ATTENDEES

BOARD MEMBERS: Jay Shelfer (President), John Hansen (Vice President), Carol-Joy Harris (Secretary), Steve Plocher (Treasurer and Chairman of the Finance Committee), Mary Currie (At Large) (via Zoom)

OTHER: Approximately 30 other residents in person in the ballroom and 33 via Zoom teleconferencing

CALL TO ORDER

Jay called the meeting to order at approximately 5:03 P.M.

APPROVAL OF FINAL AGENDA

The final agenda was approved 5-0. (Currie, Hansen)

PUBLIC COMMENT (for issues not on the agenda)

Sue Meyer asked about the PGE&E transformer switch. Marlene Montalvo asked questions about PAC Board elections and about PAC Board meeting minutes. Erma Wheatley informed residents that the website is undergoing changes. Joe DeAvila asked a question about the Zoom video.

CONSENT CALENDAR

The minutes of the January 8, January 19, and January 30 meetings were approved as submitted, 5-0. (Harris, Hansen)

REPORTS

Dave Tetta of the Resident Ownership Discovery (ROD) Committee reported that the committee continues its research, particularly with regard to the possibility of MVMCC becoming a Limited Equity Housing Cooperative (LEHC). Anila Manning read a letter submitted by Larry Cohen. Jan Thomas, Charlotte Weiser, and Janet Shouldis added comments.

For the Communication, Outreach, and Legal Liaison (COLL) Committee, Mary and Carol-Joy reported that the committee continues to send information to residents via Constant Contact. The strategy is to send information about topics that will be on PAC Board meeting agendas before those meetings take place. Jay added that the PAC Board has sent a letter to the City in response to their updated Housing Element regarding the fact that MVMCC remains committed to being a low-income community for seniors.

Michele Rodriguez spoke in favor of that and reported that she also sent a letter to the City on that topic. Meg Jordan added a comment.

Jay reported on behalf of Management that the clubhouse roof was recently damaged so that further temporary repairs were performed, that the storm drains and main V-ditch have been cleaned out, that the main kitchen refrigerator is scheduled for repair, that tree work necessitated by recent storm damage is scheduled, that the midyear budget review has been prepared, that the hillsides continue to be inspected for stability, and that there has been a replacement stove installed in one of the staff housing units. Janet Willett commented that the V-ditch near Marin View Drive had not been cleaned before the storm but has now been cleaned by Park staff.

Steve, as PAC Board Treasurer, reported that the PAC petty cash account balance remains at about \$2200. The PAC annual budget line item in the MVMCC budget has been reduced from \$4000 annually to \$2000 for this fiscal year because of the required cuts to our budget. We are over budget on that item, largely because of payments for the PAC Board's recording secretary. Since Carol-Joy has taken over that role, those expenses are now eliminated.

As Chair of the Finance Committee, Steve reported that the Debt Service Coverage Ratio (DSCR) is about 1.89. In calculating this, he noted an error in the City's bookkeeping, about which he will inform Amy Cunningham, the City Manager.

John reported that Bill Davis will be taking a larger role in MVEST, which will be providing another first aid class on March 24. Jay reported that the local mosquito abatement organization is interested in giving a presentation to inform residents about fogging certain areas of the Park. Residents with comments, most of whom spoke against the idea, were Anita Flantz, Juliette MacLam, Alan Gump, Serena Fisher, Bill Davis, Sue Meyer, and Cecil Sherrod. Anila Manning reported a recent sighting of a mountain lion very near Scenic Drive.

HOL President John Feld reported that there will be a health and wellness fair on February 24 in the ballroom and Fireside Room. The Extra Food program continues to be very successful. A monthly lecture series on issues of interest to older adults will begin in February, to be held on the last Monday of each month.

Carol-Joy reported on behalf of Carolyn Corry, Mar Val President, about the Mardi Gras celebration on February 10.

OLD BUSINESS

The Board is awaiting further information from the City before approving an invoice for \$26,774.58.

Because the City Council is considering changes to the Novato Rent Control Ordinance for mobile home parks, the PAC Board has drafted a letter asking for a workshop to be held at MVMCC to further educate our residents and those of the three other mobile home parks in Novato. After Board discussion and public comment by Ed Johnson, Anila Manning, Michele Rodriguez, Dave Tetta, Jan Thomas, Sue Meyer, Tom Weeden, Bill Davis, Juliette MacLam, and Meg Jordan, the Board approved sending the letter to the City Council, 5-0. (Currie, Harris)

NEW BUSINESS

Jay reported that we are awaiting a finalized exclusive negotiating agreement, or ENA, before we continue discussions with the ad hoc committee created by the Novato City Council regarding the future ownership of the Park, among other things. The approved ENA is anticipated to be in place soon, and the next meeting is tentatively scheduled for February 23.

Steve reported that we are current with our legal fees and have another \$10,000 in the legal fund. However, it is anticipated that our legal expenses will increase in the near future as negotiations intensify. Residents are encouraged to plan to give on a monthly basis to eliminate the need for repeated requests for funds, and to look at this as preserving the Park not only for ourselves but also for future residents. Erma Wheatley and Tom Weeden added comments.

After a discussion and resident comments, the Board approved the motion that the ROD Committee continue to work with ROC (Resident Owned Communities) USA and the California Center for Cooperative Development (CCCD), toward becoming a resident-owned nonprofit Limited Equity Housing Cooperative (LEHC). 5-0 (Hansen, Harris) Comments were made by Erma Wheatley, Judi Purdom, Meg Jordan, Ed Johnson, Tom Weeden, and Judy Rejebian.

Dave Tetta, Serena Fisher, and Alan Gump of the ROD Committee presented an update on their research to date and rationale for the direction they are taking. The Board approved the Committee's planning of workshops to further inform residents on what the process involves. 5-0 (Harris, Currie). The first is planned tentatively for the afternoon of Wednesday, February 21. Vicki Waddell and John Feld added comments.

The Board is awaiting follow-up by the City regarding the \$202,870.13 invoice for Pump Station #1.

The Board approved moving the regular monthly PAC Board meetings to the first Monday of the month, except for March 2024. 5-0 (Currie, Hansen)

NEXT PAC BOARD MEETING

The next regular PAC Board meeting will be Thursday, March 7 at 5:00 P.M. in the clubhouse and on Zoom. However, there may be a special meeting or meetings in the interim.

ADJOURNMENT

The meeting was adjourned at approximately 7:30 P.M.

Respectfully submitted,

Carol-Joy Harris
Secretary