

FINAL Meeting Minutes

**PARK ACQUISITION CORPORATION (PAC)**

Marin Valley Mobile Country Club  
100 Marin Valley Drive, Novato, CA 94949  
Wednesday, March 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 165 other residents in person in the ballroom and 35 via Zoom teleconferencing

CALL TO ORDER

Jay called the meeting to order at approximately 5:10 P.M.

VOTE ON PROPOSAL

Residents approved the proposal to begin the process of forming a public benefit corporation that will have newly approved articles of incorporation and an elected board of directors.  
Yes-283, No-2, Abstain-1

ADJOURNMENT

The meeting was adjourned at approximately 5:40 P.M.

**PARK ACQUISITION CORPORATION (PAC) BOARD**

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100 Marin Valley Drive, Novato, CA 94949  
Wednesday, March 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 18 via Zoom teleconferencing

## CALL TO ORDER

Jay called the meeting to order at approximately 5:55 P.M.

## APPROVAL OF FINAL AGENDA

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

## PUBLIC COMMENT (for issues not on the agenda)

Tom Weeden, Sue Meyer, Bill Davis, Ellen Jane Schulz, Frank Simpson, Jan Thomas, and Dave Tetta made comments, mostly about the possible change in Park ownership.

## CONSENT CALENDAR

The minutes of the February 6 and February 24 meetings were approved as submitted, 5-0. (Currie, Harris)

## REPORTS

Dave Tetta of the Resident Ownership Discovery (ROD) Committee offered that committee's thanks for the approval of the proposal to form a public benefit corporation.

For the Communication, Outreach, and Legal Liaison (COLL) Committee, Mary and Carol-Joy reported that the committee may soon ask residents to participate in a letter-writing campaign regarding possible grant funding.

Jay reported on behalf of Management about temporary repairs to the clubhouse roof, completion of cleaning of the Park's storm drains and perimeter V-ditches, downed tree removal, and the upgrading and replacement of some of the Park streetlights. Management is still pursuing replacement of the PG&E transfer switch for the Park. Comments were added by Kevin Mulvany, Bill Davis, David Gray, and John Ewing.

Steve, as PAC Board Treasurer, reported that the PAC petty cash account balance remains at about \$2200. The PAC's budget line item in MVMCC's annual budget is \$2000, and we are over budget on that item, now at about \$5,600.

As Chair of the Finance Committee, Steve reported that the Debt Service Coverage Ratio (DSCR) is about 1.91, close to the 2.0 required in our loan agreement.

John reported that MVEST will be providing another first aid class on March 24. Kevin Mulvany added that based on his monthly monitoring of the area around the Park, there are no active encampments.

HOL President John Feld reported that Vivalon will be presenting an 8-class series on balance. There is a Gay Pride day planned, possibly for June. The Extra Food program continues to be very successful. The monthly lecture series on issues of interest to older adults has begun.

Carol-Joy reported on behalf of Carolyn Corry, Mar Val President, that the Spring Awakening dinner will be April 20, and May 3 will be the Cinco de Mayo celebration at Pub.

NOTE: At this point in the meeting, the Zoom program failed.

#### OLD BUSINESS

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

There was no update on the ad hoc City Council committee.

We are current with our legal fees.

The \$202,870.13 invoice for Pump Station #1 has been paid.

#### NEW BUSINESS

Due to the Zoom failure, the one item in New Business was tabled, 4-0 (Harris, Hansen)

#### NEXT PAC BOARD MEETING

The next regular PAC Board meeting will be Monday, April 1 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 7:00 P.M.

Respectfully submitted,

Carol-Joy Harris  
Secretary