

FINAL Meeting Minutes

PARK ACQUISITION CORPORATION (PAC) BOARD

Marin Valley Mobile Country Club
100 Marin Valley Drive, Novato, CA 94949
Monday, April 1, 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 25 other residents in person in the ballroom and 25 via Zoom teleconferencing

CALL TO ORDER

Jay called the meeting to order at approximately 5:05 P.M.

APPROVAL OF FINAL AGENDA

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

PUBLIC COMMENT (for issues not on the agenda)

Valerie Barbour thanked the residents who moved the huge plant from Richard Wilson's house to the ballroom and also reminded residents about the celebration of Richard's life on April 13.

Michele Rodriguez reported that she submitted comments to the City of Novato regarding their draft Housing Element 2023-2031, some of which were then incorporated.

CONSENT CALENDAR

The minutes of the March 6, March 10, March 16, and March 24 meetings were approved as submitted, 5-0. (Hansen, Harris)

REPORTS

Jay reported on behalf of Management that the pool tables and cue sticks in the clubhouse have been repaired and refurbished; that the ice machine, which was beyond repair, has been replaced; that the main clubhouse men's bathroom has new countertops and sinks; that the broken sliding glass door in the kitchen will be replaced; and that work is being done to repair termite damage in the downstairs card room. PG&E has investigated replacing the main electrical switch to the Park and will give us an estimate, which will be included in next year's

budget. Bill Davis commented, questioning the ability of the balusters in front of the electrical box to prevent auto accidents' causing damage to the box at that dangerous curve.

Dave Tetta of the Resident Ownership Discovery (ROD) Committee reported that the articles of incorporation for the proposed public benefit corporation are undergoing legal review. The committee plans workshops for residents in April and resident votes, probably in May. Anne Nadler had a question about individual residents' financing.

For the Communication, Outreach, and Legal Liaison (COLL) Committee, Mary and Carol-Joy reported that the article that appeared on the front page of today's Marin Independent Journal about MVMCC will be sent out as a Resident Update tonight via Constant Contact. The COLL committee will soon ask residents to participate in a letter-writing campaign regarding the re-funding of the MORE grant program, for which we may be eligible. Mary is also working on an op-ed piece for the IJ. Supportive comments were added by Erma Wheatley, Dave Tetta, Sue Meyer, and Jan Thomas.

There was no report from the PAC Board Treasurer or the Finance Committee.

Bill Davis reported that MVEST held a successful first aid class on March 24.

HOL President John Feld reported that HOL's monthly meetings will now be held on the first Thursday of the month. The Extra Food program continues to be very successful. The monthly lecture series on issues of interest to older adults will continue on April 29 with Meg Jordan. There will be an Earth Day, April 22, cleanup on Marin Valley Drive at the entrance to the Park, organized by Peggy Hill. Strength training classes are starting soon.

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

OLD BUSINESS

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

After a discussion about the City of Novato's consideration of changes to its Rent Control Ordinance for mobile home parks, which included comments by Charlotte Weiser, Dave Tetta, and Janine Bradley, the Board voted 5-0 to have Jay send a letter to the City with our minor suggested changes. (Shelfer, Harris)

NEW BUSINESS

There was no update on the ad hoc City Council committee because the Exclusive Negotiating Agreement (ENA) is not yet final. Juliette MacLam and Todd Rogers added comments.

We are current with our legal fees, but more money will be needed as we enter negotiations with the City. Michele Rodriguez and Dave Tetta added comments.

The Board voted 5-0 to appoint Mary to oversee the election committee for the upcoming PAC Board election. (Hansen, Shelfer) Jay's, John's, and Carol-Joy's seats will be up for election. Timo Navsky has again volunteered to chair the committee. John Feld added a comment.

There was a discussion about the proposed MVMCC budget for FY2024-2025. Matt Greenberg of the Helsing Group prepares the initial draft and sends it to the City and to the PAC Board. As in years past, Jay and Steve will continue to work on it with Matt, and they may hold a resident workshop on the budget. Jan Thomas added a comment.

NEXT PAC BOARD MEETING

The next regular PAC Board meeting will be Monday, May 6 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 6:45 P.M.

Respectfully submitted,

Carol-Joy Harris
Secretary