

FINAL Meeting Minutes

PARK ACQUISITION CORPORATION (PAC) BOARD

Marin Valley Mobile Country Club
100 Marin Valley Drive, Novato, CA 94949
Monday, May 6, 2024

ATTENDEES

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

OTHER: General Manager Matt Greenberg

Approximately 16 other residents in person in the ballroom

Approximately 26 other residents via Zoom teleconferencing

CALL TO ORDER

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

APPROVAL OF FINAL AGENDA

The final agenda was approved with one change, moving the Old Business item regarding the budget closer to the beginning of the meeting, 5-0. (Hansen, Currie)

PUBLIC COMMENT (for issues not on the agenda)

Serena Fisher reminded everyone that Novato has banned gas-powered leaf blowers. Tom Weeden spoke about Novato's Rent Control Ordinance, and Alan Gump asked whether we will have goats this year.

CONSENT CALENDAR

The minutes of the April 1 meeting were approved with the correction of a typographical error. 5-0 (Harris, Hansen)

The minutes of the April 12 meeting were approved as submitted, 5-0. (Currie, Hansen)

The minutes of the April 29 meeting were approved as submitted, 5-0. (Hansen, Currie)

OLD BUSINESS

Matt Greenberg reported that the proposed operating budget's line items that are being proposed for change are an increase in the tree removal and pruning to \$125,000; increasing

the fire abatement to \$125,000; and increasing electrical repair to \$20,000. In the capital expense budget, the proposed changes are \$350,000 for the clubhouse roof replacement, air conditioning, thermal panels, and preparing the roof for future solar panels; and \$350,000 to replace the Park's main electrical switch. All the increases total almost \$1 million. Matt added that because of a grant, this year we will have goats and hand crews, all at no cost to the Park. Public comments were added by Serena Fisher, Judi Purdom, Juliette MacLam, Cherrie Dougherty, Sue Meyer, and Tom Weeden. The Board approved including \$80,000 for needed engineering reports and \$100,000 for legal fees during negotiations, 5-0. (Harris, Hansen)

REPORTS

For Management, Matt reported on drainage work that has been done, some concrete and driveway repair, some V-ditch pipe repair, routine Park maintenance, and planning and preparing for work to be done once the 2024-25 budget is approved. Juliette MacLam added a public comment.

Mary reported that the Election Committee has been formed with Timo Navsky as the Chair, along with Charlotte Weiser, Susan Hoff, Charlotte Kells, Sandy Zeichner, and Richard Wilkerson. The Board voted 5-0 to allow the variance from the Election Handbook for this election to have a second Meet the Candidates meeting. (Harris, Currie). Those meetings will be held May 25 at 10:00 a.m. and May 29 at 6:00 P.M.

Mary reported from the Communication, Outreach, and Legal Liaison Committee that workshops, PAC Board meetings, emailed and "tubed" Resident Updates, and *Echo* articles will continue to be important as we strategically approach the budget process and the negotiations with the Ad Hoc Committee of the Novato City Council.

Dave Tetta of the Resident Ownership Discovery (ROD) Committee reported that we are now part of the PRICE grant application by ROC-USA, which could garner \$7 million for MVMCC capital improvements. The committee may hold another workshop in late May to provide residents more information about current developments and challenges the committee is learning about and working on. Dick Park and Judi Purdom added public comments.

As Board Treasurer, Steve reported that the PAC's petty cash fund is about \$2,200. For the Finance Committee, he reported that the current debt service coverage ratio (DSCR) is 2.35.

For MVEST, John reported that the Marin Wildfire Prevention Authority and the Novato Fire District have allocated \$25-30,000 for MVMCC, for the goats and the hand crew work that will start in June. There will also be controlled burns.

HOL President John Feld reported that David Gray will present some of his Costa Rican photographs on May 23 in the ballroom; Sharon Damerell will speak on hospice on May 25; the next monthly lecture on issues of interest to older adults will be a presentation about games;

and MVMCC's Gay Pride parade and celebration will be on June 9. HOL is planning a new group to help orient new residents, starting with an ice cream social for the whole Park.

Carol-Joy reported on behalf of Carolyn Corry, Mar Val President, that the Memorial Day barbecue will be May 27, and the jazz brunch will be June 15.

OLD BUSINESS

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

Jay reported that the Exclusive Negotiating Agreement (ENA) between PAC and the City of Novato has now been signed, so negotiations can begin soon. Tom Weeden added a public comment.

Steve reported that of the money collected for our legal fund, half was raised within the first month and the other half in the nine subsequent months. We are current with paying our legal bills, but just barely. If the final 2024-25 budget does not include legal fees, we will need more money from residents, as we will need to have a legal representative present during our negotiations with the City, and we will have other needs for counsel, such as the preparation of legal documents. Marlene Montalvo, Tom Weeden, Julie Manson, and Judi Purdom added public comments.

NEW BUSINESS

The Board voted 5-0 to change the name of the Communication, Outreach, and Legal Liaison Committee to the Communications Committee. (Currie, Harris)

There was a discussion about the use of residents' "tubes." Public comment was given by Juliette MacLam, Julie Manson, Alan Gump, Judi Purdom, Tom Weeden, Ellen Jane Schulz, Marlene Montalvo, Peggy Hill, Anita Flantz, Janie Crocker, Erma Wheatley, and John Feld. The Board voted 5-0 to continue for a 6-month period, for further study and input, the traditional tube usage for only official Park business: information from Management, PAC Board, HOL, Mar Val, MVEST, and all committees of any of those. (Currie, Harris) The issue will then be revisited.

NEXT PAC BOARD MEETING

The annual PAC meeting will be Saturday, June 1 at 11:00 a.m. However, there may be a special meeting or meetings in the interim.

ADJOURNMENT

The meeting was adjourned at approximately 7:20 P.M.

Respectfully submitted,

Carol-Joy Harris
Secretary