

FINAL Meeting Minutes

PARK ACQUISITION CORPORATION (PAC)

Marin Valley Mobile Country Club
100 Marin Valley Drive, Novato, CA 94949
Monday, August 5, 2024

ATTENDEES

BOARD MEMBERS: John Hansen (President), Jay Shelfer (Vice President and Director of Operations), Mary Currie (Vice President and Director of Communications), Carol-Joy Harris (Secretary), Steve Plocher (Treasurer and Chairman of the Finance Committee)
OTHER: 20 other residents in person in the ballroom and 15 via Zoom teleconferencing

CALL TO ORDER

John called the meeting to order at approximately 5:00 P.M.

APPROVAL OF FINAL AGENDA

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

PUBLIC COMMENT (for issues not on the agenda)

Cecil Sherrod and Suzie Lahr commented on unfinished tree trimming in the Park.

CONSENT CALENDAR

The minutes of the July 8 and July 12 meetings were approved as submitted, 5-0. (Currie, Shelfer)

REPORTS

For the Communications Committee, Mary reported that the problems with the robocall system that occurred during the recent Park-wide gas outage are being researched, and recommendations will be forthcoming. There will soon be a Resident Update that is a fact sheet about the Limited Equity Housing Cooperative (LEHC) process. Also in development is a general fact sheet for real estate agents who have listings in the Park. Janine Bradley added a public comment.

Dave Tetta of the Resident Ownership Discovery (ROD) Committee reported that in addition to the three well-attended “fireside chats” held by the committee in July, there will be a workshop

held on August 17 and another one in September. Possibly as soon as September there will be a membership drive for the co-op. Susie Harper and Alan Gump added comments.

Steve, as PAC Board Treasurer, reported that there is approximately \$2200 in PAC's petty cash fund. The debt service coverage ratio (DSCR) for the fiscal year (FY) that just ended was 1.92, less than the 2.0 required by our bank loan. This was mostly because the insurance was \$50 over budget and because many bills were paid at the end of the FY in June. Ellen Jane Schulz added a comment

Jay reported on behalf of Management about the tree trimming work being done in the Park, which is not complete, though much more extensive than last year's because of budget limitations for that FY. Negotiations continue with the City regarding the most urgent infrastructure needs: the clubhouse roof, the clubhouse air conditioning unit, and the Park's main electrical transfer switch. Residents who added public comment, mostly about the tree trimming, were Ellen Jane Schulz, Janine Bradley, John Feld, Jan Thomas, and Cecil Sherrod.

Bill Davis of the Marin Valley Emergency Safety Team (MVEST) recommended an overall assessment of the trees in the Park by the Novato Fire District. Public comment was added by John Feld, Janine Bradley, and Dave Tetta.

HOL President John Feld reported that the Yard Maintenance Fund has only enough for a few houses' yards, and there are more houses that are in need of such maintenance. The Craft Market will be moving to the clubhouse ballroom because the breezeway is needed for the Extra Food program. The Extra Food program needs more volunteers, especially as drivers to pick up the food. The recent Newcomers Group get-together was successful and will continue, possibly on a monthly basis. The Contractors Guide is very helpful but is quite underutilized for some reason. There is an ice cream social planned for September. The Marin Valley Gallery has a new exhibition. Public comment was added by Ellen Jane Schulz, Judi Purdom, Frank Simpson, and Suzie Lahr.

There was no report from Mar Val. Alan Gump added a public comment.

OLD BUSINESS

The City Council's Ad Hoc Committee to negotiate with the Park will meet again in August. Our attorney has helped MVMCC to meet the Exclusive Negotiating Agreement's (ENA's) requirements of us, particularly with regard to the title report and the Surplus Lands Act. David King, Alan Gump, and Ellen Jane Schulz added public comments.

Steve thanked the residents who have contributed any amount, large or small, and who continue to contribute to PAC's legal fund. We have enough funds to pay the final bill from our previous attorney, Dana Dean of Hanson Bridgett, and the first invoice from our current attorney, Karen Tiedemann of Goldfarb Lipman. More money will be needed as Ms. Tiedemann continues to represent us in our work with the City under the ENA.

NEW BUSINESS

None.

NEXT PAC BOARD MEETING

The next regular PAC Board meeting will be Tuesday, September 3 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 6:35 P.M.

Respectfully submitted,

Carol-Joy Harris
Secretary