

FINAL Meeting Minutes

**PARK ACQUISITION CORPORATION (PAC)**

Marin Valley Mobile Country Club  
100 Marin Valley Drive, Novato, CA 94949  
Tuesday, September 3, 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: 18 other residents in person in the ballroom and 25 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 amended to allow the MVEST report to be the first report, and with that change was approved 5-0. (Harris, Hansen)

PUBLIC COMMENT (for issues not on the agenda)

Mary reported that she has been appointed to the Campaign Leadership Team to promote the Novato sales tax measure that is on the November ballot. Sue Meyer and Erma Wheatley gave other public comments.

CONSENT CALENDAR

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

REPORTS

Bill Davis of the Marin Valley Emergency Safety Team (MVEST) reminded residents of the September 4 presentation in the clubhouse ballroom by Novato Fire District Battalion Chief Jeff Whittet. Bill also recommended attending Ember Stomp at the Marin Civic Center on September 7. There will be a meeting on September 21 for MVEST block captains that will redefine their role. An overall assessment of the trees in the Park by the Novato Fire District is ongoing. Public comment was added by John Feld.

For the Communications Committee, Mary reported that there will soon be a Resident Update about rate increases for trash and sewer.

Dave Tetta of the Resident Ownership Discovery (ROD) Committee reported that the Articles of Incorporation have been filed for Marin Valley Cooperative. There will be a workshop held on September 19 concerning the initial resident votes required for the process of resident ownership, should that come to pass.

Steve, as PAC Board Treasurer, reported that there is approximately \$2200 in PAC's petty cash fund. The PAC's budget line item of \$6,000 remains, as we have so far spent nothing there. As Chair of the Finance Committee, Steve reported that the debt service coverage ratio (DSCR) for the current fiscal year (FY) is 1.65, which reflects only one month. The bank loan balance of about \$2 million will be paid off in December of 2027. Juliette MacLam added a comment.

Jay reported on behalf of Management about the ongoing negotiations with the City regarding the Park's most urgent infrastructure needs: the clubhouse roof, the clubhouse air conditioning unit, and the Park's main electrical transfer switch. Several items in the Park's operating budget are already exhausted, including those for retaining walls and for tree trimming. Residents who added public comments were Juliette MacLam, David Gray, Bill Davis, and John Feld.

HOL President John Feld reported that there will be a Song Circle in the Fireside Room on September 7. September's Last Monday Lecture will feature Lorna Sass on the subject of humor, and the Craft Market will be on September 14. On that day HOL is also sponsoring an ice cream social and another Newcomers Group meeting. David Gray is planning to present photographs of his latest African safari on October 8. Public comment was added by Janine Bradley.

Carol-Joy reported on behalf of Mar Val President Carolyn Corry that the September 13 Pub will include a special "reveal" of a generous Mar Val donor, and the September 27 Pub will include an Oktoberfest dinner for those who register.

### OLD BUSINESS

There was no update on the City Council's Ad Hoc Committee that was formed to negotiate with the Park because it has not met recently.

Our attorney continues to help the PAC Board with regard to the Exclusive Negotiating Agreement and its requirements of us. Steve reported that the PAC Legal Fund has paid all the Hansen Bridgett invoices, that the invoice about the City's legal expenses relating to the negotiations is currently being disputed, and that the Goldfarb Lipman invoice is being reworked by that firm. David Tetta and Cecil Sherrod added public comments.

### NEW BUSINESS

After a discussion, the Board voted 5-0 to direct Park Manager Matt Greenberg to provide the Board with a formal written policy regarding policies and procedures relating to the replacement of homes. (Harris, Hansen) Public comment was provided by John Feld, Janine Bradley, and Jan Thomas.

#### NEXT PAC BOARD MEETING

The next regular PAC Board meetings will be Monday, October 7 at 5:00 P.M. in the clubhouse and on Zoom.

However, there may be a special meeting or meetings in the interim.

NOTE: The November meeting will be Monday, November 11 at 5:00 P.M. in the clubhouse and on Zoom.

#### ADJOURNMENT

The meeting was adjourned at approximately 6:30 P.M.

Respectfully submitted,

Carol-Joy Harris  
Secretary