



FINAL Meeting Minutes

PARK ACQUISITION CORPORATION (PAC)

Marin Valley Mobile Country Club
100 Marin Valley Drive, Novato, CA 94949
Monday, November 11, 2024

ATTENDEES

BOARD MEMBERS: John Hansen (President), Jay Shelfer (Vice President and Director of Operations), Carol-Joy Harris (Secretary)

ABSENT: Mary Currie (Vice President and Director of Communications), Steve Plocher (Treasurer and Chairman of the Finance Committee)

OTHER: 20 other residents in person in the ballroom and 10 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 3-0. (Shelfer, Harris)

PUBLIC COMMENT (for issues not on the agenda)

Marty Gelman offered a public comment.

CONSENT CALENDAR

The minutes of the October 7 meeting were approved as submitted, 3-0. (Shelfer, Harris)

REPORTS

For the Communications Committee, Carol-Joy reported that Mary is working on a list of Frequently Asked Questions (FAQs) to be distributed in the next few weeks. Alan Gump added a public comment.

Serena Fisher of the Resident Ownership Discovery (ROD) Committee, reported that after working diligently with Resident Owned Communities USA (ROC USA), the California Center for Cooperative Development (CCCD), and our attorney, along with resident input, preparations are complete for the upcoming Marin Valley Cooperative member meeting to be held on

November 14. This is the first such meeting and thus is a historic event. Erma Wheatley, David King, and Juliette MacLam added public comments.

Note: At this point, Steve joined the meeting in person.

Steve, as PAC Board Treasurer, reported that there is over \$1700 in PAC's petty cash fund. As Chair of the Finance Committee, Steve reported that the debt service coverage ratio (DSCR) for the current fiscal year (FY) is 1.9, which reflects only three months, and said that we are essentially on track. John reported that the Finance Committee now has two subcommittees, one concerned with the Park's budgeting and one concerned with financial resources, both internal and external, for residents who might need them. Juliette MacLam and David Gray added public comments.

Jay reported on behalf of Management regarding recent work on retaining walls and guardrails, storm drains, and minor repairs in the clubhouse and spa and gym. Park General Manager Matt Greenberg is working with Novato City staff and their consultants regarding the Park's most urgent infrastructure needs: the clubhouse roof, the clubhouse heating and air conditioning unit, and the Park's main electrical transfer switch. It seems that progress, though slow and long overdue, is being made. Public comments were made by David Gray, Serena Fisher, Tom Weeden, and Juliette MacLam.

Bill Davis of the Marin Valley Emergency Safety Team (MVEST) reported on the ongoing work with the Novato Fire District (NFD) regarding the remaining tree work in the Park that was not completed before the Park's annual budget for that was depleted. The NFD may be able to help in getting the budget for this increased for this year. Public comment was added by Serena Fisher and John Feld.

HOL President John Feld reported that Game Night will be held November 12, Jeanne Skybrook's Fireside Room concert will be November 15, the Last Monday Lecture on November 25 will feature someone from the Buck Institute for Research on Aging, and David Gray will repeat his safari presentation on December 8. Resident Lu Damerell has set up a battery recycling program in the breezeway. The plaque in the clubhouse library will add these names as the new Volunteers of the Year: Jill Boland, Anne Lakota, and Ed Collins. The Extra Food program needs more volunteers. HOL is looking for a Park historian.

Carol-Joy reported on behalf of Mar Val President Carolyn Corry about the Thanksgiving dinner on November 23, the Holiday Event on December 14, and the New Year's Eve party on December 31.

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 and there are no meetings scheduled.

Steve reported that the PAC Legal Fund has so far been sufficient to pay all of our invoiced legal expenses, both from our former attorney, Hanson Bridgett, and the current attorney, Goldfarb Lipman. The need for more donations is ongoing.

Park Manager Matt Greenberg was asked to provide the Board with a formal written policy regarding policies and procedures relating to the replacement of homes. This might include traffic issues, communications to any affected residents, and the involvement, if any, of Park personnel. Carol-Joy noted that there is no such policy and that it might be included in any rules and regulations of the LEHC, should that come to pass. Public comment was provided by Tom Weeden, John Feld, and Alan Gump.

NEW BUSINESS

The Board voted 4-0 (Harris, Plocher) to upgrade the ballroom's technical capabilities, specifically with regard to Zoom teleconferencing, and authorized a committee, with David Gray as the chair, to spend up to \$3,000 for any necessary equipment. Public comment was added by John Feld, Alan Gump, Erma Wheatley, and Serena Fisher.

NEXT PAC BOARD MEETING

Tuesday, December 3 at 5:00 P.M. in the clubhouse and on Zoom.
Special meeting/s may be called in the interim.

ADJOURNMENT

The meeting was adjourned at approximately 7:10 P.M.

Respectfully submitted,

Carol-Joy Harris
Secretary