



FINAL Meeting Minutes

PARK ACQUISITION CORPORATION (PAC) BOARD

Marin Valley Mobile Country Club
100 Marin Valley Drive, Novato, CA 94949
and via Zoom Teleconferencing
Tuesday, May 6, 2025

ATTENDEES:

BOARD MEMBERS: John Hansen (President), Jay Shelfer (Vice President and Director of Operations), Mary Currie (Vice President and Director of Communications), Steve Plocher (Treasurer and Chair of the Finance Committee)

ABSENT: Carol-Joy Harris (Secretary)

OTHER: 13 other residents in person in the ballroom and 9 on Zoom

CALL TO ORDER, ROLL CALL

John called the meeting to order at 5:00 P.M., and roll call of the Board was taken.

APPROVAL OF FINAL AGENDA

The agenda was approved, 4-0. (Currie, Shelfer)

PUBLIC COMMENT

Kevin Mulvany posed some questions about the possible Park purchase by residents. Mary Currie announced her decision not to run for re-election to the PAC Board, mainly due to health considerations, adding that she is endorsing Brad Witherspoon for that seat on the Board.

CONSENT CALENDAR

The minutes of the April 1, 2, 16, 23, 28, and 30 meetings were approved as submitted, 4-0. (Currie, Shelfer)

REPORTS

Jay reported on behalf of Management that the work is continuing on repairs from water and termite damage under the clubhouse, including installing new sump pumps. The hot tub's water heater has been replaced. The saunas are closed for the foreseeable future. Juliette MacLam and Erma Wheatley added public comments.

For the Communications Committee, regarding the status of the Exclusive Negotiating Agreement (ENA) between the PAC Board and the City of Novato, Mary reported that the Board and its committees are working on our due diligence and other requirements of the ENA. The Board's goal is to submit the financing proposal for the purchase to the City in early June. Michale Dancer is gathering information from Novato businesses and other organizations toward their support of our efforts to purchase the Park. Mary and others are keeping elected officials, local and otherwise, informed of the situation in case their support is needed.

Mary is writing an opinion piece for the Marin Independent Journal. She also requests that MVMCC residents send her a short explanation of why we moved here and want to remain here. She noted that some of the PAC Legal Fund monies have been used to pay the City's attorney costs for work on the ENA. John Feld and Ellen Jane Schulz made public comments.

Steve reported as Board Treasurer that PAC's petty cash, rarely used, is almost \$800 and that of the annual budgeted line item of \$6,000 for PAC, almost \$5,900 still remains. Steve reported for the Finance Committee that the debt service coverage ratio (DSCR) is currently 2.1, and the terms of our bank loan only require 1.74. Fundraising for our legal counsel and other costs related to possible purchase of the Park have successfully covered our expenses so far, including the nearly completed engineering report. We will need to continue and increase those efforts as negotiations with the City ramp up.

There was no report from the Resident Ownership Discovery (ROD) Committee, whose work is basically complete.

John Hansen reported that MVEST/Firewise Committee's efforts have been successful in adding money to the budget for tree work needed in the Park, but those funds, as well as funding for the goats, will not be available until the start of the next fiscal year on July 1. Mary thanked Bill Davis for his efforts in this regard. John Feld added a public comment.

John Feld reported that the Election Committee as of now only has two nominations for the two Board seats, Steve Plocher as an incumbent, and Brad Witherspoon. If there are more nominations before the closing of the nomination period on May 23, there will be a balloted election, which would cost about \$1,250.

John Feld reported that the Home Owners League (HOL), will hold a craft market and ice cream social on May 10. He reported that Kamala Allen has rejoined the HOL Board. He reported that Janie Crocker is working on reorganizing the gym equipment. There will be a chair yoga class in the near future. He reported that the Contractors Rating Guide will be expanded to include all sorts of businesses. The Yard Maintenance Subcommittee is again starting up, headed by Michale Dancer. The Buddy Program has been cancelled for lack of use, and the Just One Hour program needs someone to run it.

On behalf of Mar Val President Carolyn Corry, Mary invited residents to the Memorial Day dinner on May 26.

OLD BUSINESS

None.

NEW BUSINESS

The proposed draft MVMCC 2025/26 budget was presented and discussed. It assumes a rent increase in January 2026 of two to four per cent. That is tied to the Consumer Price Index (CPI), which is announced in September. It provides for a raise for Matt Greenberg and for considerable increases for tree work and fire abatement work. It calls for reinstatement of the Humanitarian Fund for short-term, one-time rent relief. Steve noted that if the Park becomes resident-owned, yearly insurance costs will be over \$100,000 less than what we pay through the City. The Board voted to approve the proposed budget, 4-0 (Currie, Shelfer).

NEXT REGULAR PAC BOARD MEETING

Tuesday, June 3, 2025, 5:00 P.M.
Special meeting/s may be called in the interim.

ADJOURNMENT

The meeting was adjourned at 6:20 P.M.

Respectfully submitted,

Carol-Joy Harris
Secretary (from Zoom recording)