



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, July 1, 2025

ATTENDEES:

BOARD MEMBERS: John Hansen (President), Jay Shelfer (Vice President), Carol-Joy Harris (Secretary), Steve Plocher (Treasurer), and Brad Witherspoon (At Large)

OTHER: 18 other residents in person in the ballroom and 18 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, 5-0. (Shelfer, Plocher)

PUBLIC COMMENT

Erma Wheatley, Cheryl Rebischung, Bill Davis, and Juliette MacLam offered public comments.

CONSENT CALENDAR

The minutes of the June 7 annual PAC meeting and the closed session PAC Board meetings of June 7, June 9, and June 11 were approved as submitted, 5-0. (Witherspoon, Plocher)

REPORTS

Jay reported on behalf of Management that the clubhouse repainting is complete, that five retaining walls have been replaced, and that asphalt repair work can now begin. Also, vegetation management work can now resume, in order of importance to health and safety, because the new fiscal year's budget takes effect today. The goats have returned as part of that effort. Mary Currie, Bill Davis, John Feld, Marty Gelman, and Michele Rodriguez added public comments.

Mary Currie reported that the Communications Committee is preparing to keep residents informed, as much as possible, on negotiations with the City regarding Park ownership, via Constant Contact emails, *Echo* articles, and Resident Updates.

John reported that the Board has submitted a proposal to the City of Novato in accordance with the terms of the Exclusive Negotiating Agreement (ENA). The Board continues to meet in closed session to prepare for the anticipated negotiation process. Mary Currie and Juliette MacLam added public comments.

Steve reported as Board Treasurer that PAC's petty cash account is about \$400 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 2.4, 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, but we will need to continue and increase those efforts as the anticipated negotiations with the City begin in earnest. Michele Rodriguez added a public comment.

Bill Davis reported for the MVEST/Firewise Committee that he is working with the Novato Fire District to have a presentation here by an expert on the importance of being prepared for an evacuation.

John Feld reported for the Home Owners League (HOL) that chair yoga classes will be on Thursdays only, that all meditation meetings are cancelled for the time being, and that there will soon be an herb walk in Tennessee Valley led by the herbalist who recently lectured at MVMCC, Catherine Abby Rich.

Carol-Joy reported that Mar Val's offerings this month are a July 4 dinner and a July 25 Pasta Pub.

#### OLD BUSINESS

None.

#### NEW BUSINESS

None.

#### NEXT PAC MEETING

The next PAC Board meeting will be Tuesday, August 5 at 5:00 P.M.  
Special meeting/s may be called in the interim.

#### ADJOURNMENT

The meeting was adjourned at 5:45 P.M.

Respectfully submitted,  
Carol-Joy Harris, Secretary