



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, August 5, 2025

ATTENDEES:

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

OTHER: 15 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

None.

CONSENT CALENDAR

The minutes of the July 1 regular monthly PAC meeting and the closed session PAC Board meetings of June 25, June 30, July 3, July 5, July 11, July 16, July 23, July 28, and July 31 were approved as submitted, 5-0. (Witherspoon, Plocher)

REPORTS

Jay reported on behalf of Management that the first round of pruning, 100 trees, has been completed, and there will be three more phases. Two more retaining walls have been completed. The bench near Pump House #1 will be reinstalled, and landscape work done there. Bidding is in progress for asphalt repair work throughout the Park. Two new pieces of gym equipment have been installed. Work continues on fire abatement within the Park, including the clubhouse meadow. Bidding is complete to repair the water and termite damage to the clubhouse.

City staff and PG&E workers were in the Park yesterday looking at the electrical transfer switch, which has needed repair or replacement for years. The replacement would probably take a year to receive, and by that time PG&E will have begun work on a whole new line for the Park, obviating the need for the switch. Public comments were given by Alexis Friedman, Steve Brandon, Mary Currie, Ellen Jane Schulz, Bill Davis, and Sue Meyer.

Mary Currie, Chair of the Communications Committee, thanked by name the volunteers who distributed the tube flyers today regarding the resident workshop on August 10. She is working with select media about our negotiations with the City, and subcommittees are working with elected officials and local foundations. Our counter to the City's counteroffer is due soon to the City, and residents will receive a copy before the August 10 workshop. Residents may be called upon to attend the August 26 City Council meeting. Public comments were added by Erma Wheatley, Juliette MacLam, and Sue Meyer.

Regarding the Exclusive Negotiating Agreement (ENA) between the PAC Board and the City, the Board continues to meet in closed session regarding the negotiation process and strategy. Mary Currie and Juliette MacLam added public comments.

Steve reported as Board Treasurer that PAC's petty cash account is about \$200 and that of the annual budgeted line item of \$6,000 for PAC, almost \$5,900 remained at the end of the fiscal year. Steve reported for the Finance Committee that the debt service coverage ratio (DSCR) is currently well over 2.0, and the terms of the Park's bank loan only require 1.74. Our taxes are paid and up to date. 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 negotiations with the City have begun in earnest. David Gray added a public comment.

Bill Davis reported for the MVEST/Firewise Committee that the Novato Fire District (NFD) has provided the Park with a new Automated Electronic Defibrillator (AED). It is installed in the clubhouse lobby, and the NFD will also maintain it.

John Feld reported for the Home Owners League (HOL) that at least one of the Food Market refrigerators needs replacing. HOL's monthly meeting is August 7. Maggie Siegfried and friends will lead another songfest after Pub on August 8 in the Fireside Room. HOL will provide the pizza for the August 10 workshop. Mary Currie and Ellen Jane Schulz added public comments.

Carol-Joy reported that Mar Val will be presenting a Prohibition Repeal party on August 9, the annual Labor Day dinner on September 1, an Oktoberfest at Pub on September 26, and Black Cat on October 25.

OLD BUSINESS

None.

NEW BUSINESS

None.

NEXT PAC MEETING

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

ADJOURNMENT

The meeting was adjourned at 5:50 P.M.

Respectfully submitted,
Carol-Joy Harris, Secretary