



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, October 7, 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. (Harris, Shelfer).

PUBLIC COMMENT

Erma Wheatley, David Gray, Cecil Sherrod, and Serena Fisher made public comments.

CONSENT CALENDAR

The minutes of the September 2 regular monthly PAC Board meeting and the closed session PAC Board meetings of September 3, 19, 25, and 30 were approved as submitted except for the correction of a typo in those of September 30, 5-0. (Harris, Shelfer)

REPORTS

Jay reported on behalf of Management that the fourth round of tree pruning has been completed, that two more retaining walls have been completed, that the second phase of palm tree pruning is completed, and that the asphalt repaving work throughout the Park and the drainage ditch work under two homes is continuing. The dying trees near the Park entrance will be worked on, and the upper Scenic Drive area is being worked on. The bench near Pump House #1 has been reinstalled, and landscape work there is in process. Public comments were added by Mary Currie, David Gray, Sue Meyer, Debra Stone, and Tom Weeden.

Mary Currie, Chair of the Communications Committee, reported that the PAC Board and the committee continue to work with select media, key elected officials, and local foundations. As in-person negotiations get under way with the City, the committee will continue to inform residents about specific actions they can take, taking into account the strategic timing of such actions. This may include such things as letter-writing and attending City Council meetings.

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. The first in-person meeting with Novato City staff is expected to take place within the next week or so. Sue Meyer added a public comment.

Steve reported as Board Treasurer that PAC's petty cash account is less than \$200. Steve reported for the Finance Committee that of the PAC annual budget of \$6,000, only \$720 has been spent so far on expenses. The debt service coverage ratio (DSCR) is currently about 1.28, but this is skewed because of certain large bills that are not amortized over the year. Erma Wheatley and Mary Currie added public comments.

Funds raised 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 increase those funds as we enter a more intense negotiation phase.

Bill Davis reported for the MVEST/Firewise Committee that the so-called wildfire season is upon us, so vigilance is critical and home hardening is recommended where feasible. He thanked Kevin Mulvany for his continuing to monitor possible fire hazards surrounding the Park, such as encampments, and his work as a liaison with the Novato Fire District and Novato Police. Public comments were added by John Feld, Mary Currie, and Juliette MacLam.

John Feld reported for the Home Owners League (HOL) that the new play, which will be in vaudeville format, is still looking for acts. On November 6 there will be a mahjong tournament in the clubhouse, and there will be an HOL craft fair on December 14. The clubhouse library will now have current copies of magazines such as Consumer Reports, donated by residents. The Marin Valley Art Gallery has a new show. John also reported that plastic containers labeled #1, PE, and PET are now recyclable. Janie Crocker and David Gray added public comments.

Carol-Joy reported for Mar Val President Carolyn Corry that Black Cat, Mar Val's annual and only fundraiser, will be held on October 25.

OLD BUSINESS

None.

NEW BUSINESS

After a discussion about political activities in the clubhouse, and public comments by Bill Davis, Mary Currie, Juliette MacLam, Peggy Hill, John Feld, and Tom Weeden, the Board voted to table the item. 5-0 (Harris, Plocher)

After a discussion about lowering the flag at the clubhouse, and public comments by Bill Davis, Tom Weeden, Janine Bradley, Alan Gump, Mary Currie, Janie Crocker, Juliette MacLam, and Debra Stone, the Board took no action. Bill Davis volunteered to research relevant statutes.

Regarding the bingo machine and other irreparable and valueless items in the clubhouse that may or may not be part of the City's inventory, the Board voted to have them moved out of the way of current activities. 5-0 (Harris, Hansen). Public comments were made by John Feld, Bill Davis, Janie Crocker, Mary Currie, Ellen Jane Schulz, and Erma Wheatley.

NEXT PAC MEETING

The next PAC Board meeting will be Monday, November 3 at 5:00 P.M.
Special meeting/s may be called in the interim.

ADJOURNMENT

The meeting was adjourned at 6:55 P.M.

Respectfully submitted,

Carol-Joy Harris
Secretary