



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, February 3, 2026

ATTENDEES:

BOARD MEMBERS: John Hansen (President), Jay Shelfer (Vice President), Carol-Joy Harris (Secretary), Steve Plocher (Treasurer), and Brad Witherspoon (At Large)
OTHER: 12 other residents in person in the ballroom and 10 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, Plocher)

PUBLIC COMMENT

None.

CONSENT CALENDAR

The minutes of the January 6 regular monthly PAC Board meeting and the January 27 closed session PAC Board meeting were approved as submitted, 5-0. (Shelfer, Harris)

REPORTS

Jay reported on behalf of Management that the rusted and broken furniture and the bingo equipment have been disposed of. The PG&E work to repair that part of the Park's infrastructure, including streetlights, will commence in 2027. All routine maintenance continues. Alan Gump, Bill Davis, and Kevin Mulvany added public comments.

For the Communications Committee, Serena Fisher reported that media relations are continuing. Julie Manson added a public comment.

Brad and John reported on the ongoing negotiations with the City now that the Exclusive Negotiating Agreement (ENA) between the PAC Board and the City has been terminated.

Though resident ownership remains the long-term goal, our negotiating team's near-term priorities include the following:

- Requiring residents' approval of any future offer for the Park in recognition of the \$18.5 M paid by the residents (equity)
- Rezoning of MVMCC as a mobile home park
- City refunding ENA expenses
- Expanding the use of the legal fund: We would have legal representation by an attorney to review all documents, and this would be included in the annual MVMCC budget.

Public comments were added by Kevin Mulvany, Alexis Friedman, Erma Wheatley, and Steve Brandon.

Steve reported as Board Treasurer that PAC's petty cash account remains minimal and that of PAC's annual budget of \$6,000, about half remains. Steve reported for the Finance Committee that the current debt service coverage ratio (DSCR) is about 1.22.

Regarding funds for legal counsel and other costs related to possible purchase of the Park, Steve reported that we have successfully covered our expenses so far and there are no outstanding invoices. However, as negotiations continue, we will still need residents to donate to the PAC Legal Fund, whether monthly or otherwise. Pat Higgins and Bill Davis added public comments.

Bill Davis reported that the MVEST/Firewise Committee will present a 6-minute drill/workshop on March 22 that will cover things such as CPR and stop-the-bleed. The committee has invited firefighters to an upcoming Mar Val event. Details on both of these events are forthcoming.

Erma Wheatley reported for the Home Owners League (HOL) that there will be a craft fair and flea market in the clubhouse on February 7 and an after-Pub concert/jam on February 13. New owl boxes and bat boxes are in the offing. A company is offering a discounted group rate for gutter cleaning, window washing, and power washing. A health and wellness fair is being planned for late spring. Bottles and cans with CRV markings will be collected in the breezeway and taken to Bottle Bank weekly for cash, the use of which is yet to be determined. New Park directories have been distributed.

Carol-Joy reported for Mar Val President Carolyn Corry that the Mardi Gras event on February 14 will feature live music.

OLD BUSINESS

None.

NEW BUSINESS

The Board elected Steve Plocher to oversee the 2026 PAC Board election, 5-0. (Plocher, Shelfer)

NEXT PAC MEETING

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

ADJOURNMENT

The meeting was adjourned at 6:15 P.M.

Respectfully submitted,

Carol-Joy Harris
Secretary