



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, March 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 11 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, with the addition of “receive Report from Election Committee,” 5-0.
(Harris, Hansen)

PUBLIC COMMENT

Public comments were made by Erma Wheatley, Bill Davis, Serena Fisher, Sue Meyer, and Ellen Jane Schulz.

CONSENT CALENDAR

The minutes of the February 3 regular monthly meeting were approved as submitted, 5-0.
(Harris, Witherspoon)

REPORTS

Jay reported on behalf of Management that the large unwanted items in and around the clubhouse have been disposed of. PG&E is now surveying the Park in preparation for their work to repair the Park’s infrastructure, which is planned to commence in 2027. Work to replace the HVAC systems and the roof of the clubhouse will start within a month. All routine maintenance continues. The Park budget process is underway.

For the Communications Committee, Serena Fisher and Alan Gump reported on the ongoing work of the committee, including using AI to compile, categorize, and search documents related

to ownership and management of the Park. There will soon be a resident workshop regarding the ongoing negotiations with the City. John Feld added a public comment.

Brad and John reported on the ongoing negotiations with the City. Though resident ownership remains the long-term goal, our negotiating team's near-term priorities include the following:

- Rezoning of MVMCC as a mobile home park
- Legal representation in ongoing negotiations
- Not being charged for all services to us, as no other Novato residents are
- In updating the Delegation Agreement, returning to PAC its original responsibilities
- Receiving more complete and accurate information from the City, especially regarding finances

Public comments were added by Bill Davis and John Feld.

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 1.69.

Steve reported that he is still searching for someone to be Chair of the Election Committee for the upcoming PAC Board election.

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.

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 Mar Val's March 14 St. Patrick's Day event. John Feld added a public comment.

John Feld reported for the Home Owners League (HOL) that the owl boxes have been cleaned and bat boxes will be built. The company that is offering a discounted group rate for gutter cleaning, window washing, and power washing has extended the deadline to March 15 to sign up. Bottles and cans with CRV markings are now being collected in the breezeway and taken to Bottle Bank weekly for cash to be used for a Humanitarian Fund; \$50 has already been accumulated.

Game Night will be March 12, the dump runs will be March 13 and 14, the gym open house will be March 21, a salon on how to get along with other people will be March 21, taiji practice is every Monday – Friday, craft & chat is every Tuesday, chair yoga is every Tuesday, and strength training is every Sunday. The vaudeville show has been cancelled. There will be a "trunk sale" in

the near future. A health and wellness fair is planned for May 23. The new art show in the Park Gallery will begin May 26.

John added that the Contractor Guide, both online and as hard copy in the clubhouse, is very useful, especially for new residents, and needs more input. For general information, there is an MVMCC group on Nextdoor for which residents can sign up. Anyone who is not receiving robocalls from Park Management needs to give their phone or email information to Matt Greenberg.

Carol-Joy reported for Mar Val President Carolyn Corry that the March 14 St. Patrick's Day dinner will have Novato Fire District firefighters from nearby Stations 64 and 65 as our special guests and will feature residents Tom Weeden and Jan Richey on bagpipes.

OLD BUSINESS

None.

NEW BUSINESS

The Board appointed John Hansen, Brad Witherspoon, and Serena Fisher to represent PAC in ongoing negotiations with the City of Novato, 5-0. (Harris, Plocher)

NEXT PAC MEETING

The next PAC Board meeting will be Tuesday, April 7 at 5:00 P.M.
Special meeting/s may be called in the interim.

ADJOURNMENT

The meeting was adjourned at 6:45 P.M.

Respectfully submitted,

Carol-Joy Harris
Secretary