



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, April 7, 2026

ATTENDEES:

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

ABSENT: Jay Shelfer (Vice President)

OTHER: 9 other residents in person in the ballroom and 9 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 4-0. (Plocher, Witherspoon)

PUBLIC COMMENT

A public comment was made by Brad Witherspoon.

CONSENT CALENDAR

The minutes of the March 3 regular monthly meeting and the March 6 and 13 closed session meetings were approved as submitted, 4-0. (Witherspoon, Plocher)

REPORTS

John reported on behalf of Management that work on the clubhouse roof will begin the week of April 13 and that sewer line cleaning continues.

There was no report from the Communications Committee.

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

- Eliminating unnecessary insurance coverage for workers' comp and cybersecurity, saving MVMCC \$78,000 annually
- Legal representation for MVMCC in ongoing negotiations
- In updating the Delegation Agreement, returning to PAC its original responsibilities
- Receiving more complete and accurate information from the City, especially regarding finances

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 1.24. The Committee is working on the 2026-27 Park budget for approval by Helsing and the City. Steve continues to request that Helsing convert from cash-basis to accrual-basis accounting for improved accuracy and alignment with City and accounting standards.

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.

Steve reported that the Election Committee has been formed in preparation for the upcoming PAC Board election. John Feld added a public comment.

Bill Davis reported that the MVEST/Firewise Committee's 6-minute drill/workshop in March was well-attended and may be repeated. He urged residents to report any nearby homeless encampments that could pose wildfire risks.

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 offered a discounted group rate for gutter cleaning, window washing, and power washing is now performing that work. 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; over \$150 has already been accumulated. The gym open house was very successful. Board Game Night has been cancelled for this month. The new Art in the Park exhibit will be hung on April 26. David Gray will present photographs from his latest Africa trip in May. There is a drum circle being planned. The health and wellness fair will be held on May 23. In June there will be a "trunk sale," possibly including sales of larger items at residents' houses.

Carol-Joy reported for Mar Val President Carolyn Corry that the April 11 event will honor Park residents over 90 years old as well as all Mar Val volunteers. Cinco by Mayo will be at the May 1 Pub night, and the Memorial Day dinner will be on May 25.

OLD BUSINESS

None.

NEW BUSINESS

The Board appointed Mary Currie as Chair of the Election Committee for the upcoming PAC Board election, 4-0. (Harris, Plocher)

The Board voted to direct Matt Greenberg to research replacing the clubhouse lot's parking bumpers with bollards to improve pedestrian safety, 4-0. (Harris, Witherspoon) John Feld added a public comment.

The Board voted to direct Matt to increase the frequency of cleaning the clubhouse trash and compost bins, to improve their labeling, and possibly add more bins, 4-0. (Hansen, Harris) Public comments were added by Tom Weeden, John Feld, David King, Erma Wheatley, and Bill Davis.

NEXT PAC MEETING

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

ADJOURNMENT

The meeting was adjourned at 6:25 P.M.

Respectfully submitted,

Carol-Joy Harris
Secretary