



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, May 5, 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: 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. (Plocher, Shelfer)

PUBLIC COMMENT

None.

CONSENT CALENDAR

The minutes of the April 7 regular monthly meeting were approved as submitted, 5-0.
(Witherspoon, Plocher)

REPORTS

John reported on behalf of Management that work on the clubhouse roof is nearing completion, including installation of new HVAC equipment; the quarterly sewer maintenance is in progress; several trees have been removed; and electrical repairs have been done at both pump stations. The draft of the Park's annual budget is soon going to the City for further review.

For the Communications Committee, Serena Fisher reported that the April 29 resident workshop featured the nonprofit You Are the Power, which will be aiding in furthering the

efforts to become a resident-owned community. Residents are encouraged to view and share their 18-minute video about MVMCC, which is available at <https://youarethepower.net/mvmcc/>. Serena urged residents to attend the May 12 City Council meeting to offer public comments.

Brad and John reported on the ongoing negotiations with the City. They, along with David King of the PAC Board's Finance Committee, will meet on May 6 with Novato city staff regarding the draft MVMCC budget for FY 2026/27. Alan Gump, Bill Davis, and Tom Weeden added public comments.

Steve reported as Board Treasurer that PAC's petty cash account remains minimal and that of PAC's annual budget of \$6,000, less than half remains. Steve reported for the Finance Committee that the current debt service coverage ratio (DSCR) is about 1.47.

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 is prepared for the upcoming PAC Board election, which will proceed if there are more than three candidates for the three open seats.

Bill Davis and John reported that the MVEST/Firewise Committee will now be able to use the massive data amassed by the Marin Wildfire Prevention Authority's Community Wildfire Protection Plan.

John Feld reported for the Home Owners League (HOL) that the new Art in the Park exhibit is now hung; the health and wellness fair will be held on May 23; David Gray will present photographs from his latest Africa trip on May 30; more than \$200 from the bottles and cans with CRV markings, now being collected in the breezeway and taken to Bottle Bank weekly by Jill Boland, has been donated to Extra Food; on June 14 there will be a lecture, complete with live birds, by All About Owls; there is a drum circle being planned; and HOL is considering reinstituting the Resident Input forms process, possibly online. Alan Gump and David Gray added public comments.

Carol-Joy reported for Mar Val President Carolyn Corry that the Memorial Day event on May 25 will honor Park residents who are veterans as well as the veterans living at Homeward Bound. The Jazz Brunch will be on June 13.

OLD BUSINESS

None.

NEW BUSINESS

The Board voted 5-0 to form a committee of former PAC Board members to consult with the PAC Board (Harris, Hansen). The Board voted 5-0 to appoint John as chair of the as-yet-unnamed committee (Harris, Witherspoon). Public comments were made by Tom Weeden and Alan Gump.

NEXT PAC MEETING: PAC ANNUAL MEETING

The PAC Annual Meeting, for all residents, will be Saturday, June 6 at 11:00 a.m. The new PAC Board will be seated at that time.

Special PAC Board meeting/s may be called in the interim.

ADJOURNMENT

The meeting was adjourned at 6:35 P.M.

Respectfully submitted,

Carol-Joy Harris
Secretary