



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, June 9, 2026

ATTENDEES:

BOARD MEMBERS: Brad Witherspoon (President), Meg Jordan (Vice President) (via Zoom) (see below), Greg Smyth (Vice President), Carol-Joy Harris (Secretary), Steve Plocher (Treasurer)
OTHER: 18 other residents in person in the ballroom and 18 on Zoom

CALL TO ORDER, ROLL CALL

Brad called the meeting to order at 4:00 P.M., and roll call of the Board was taken.

APPROVAL OF FINAL AGENDA

The agenda was approved 4-0. (Harris, Smyth) Meg joined the meeting immediately thereafter.

PUBLIC COMMENT

Public comments were offered by Brad Witherspoon, Bill Davis, Serena Fisher, Jay Shelfer, Carol-Joy Harris, Gail Usilton, and Greg Smyth.

CONSENT CALENDAR

The minutes of the June 6 annual meeting were approved as submitted, 5-0. (Harris, Smyth)

REPORTS

There was no report from Management.

For the Communications Committee, Serena Fisher reported that the committee continues its work with former and current City officials, local housing nonprofits, and the national nonprofit You Are the Power, all of which will be aiding in furthering the efforts to become a resident-owned community. Serena added that a detailed Resident Update will be sent shortly, and she urged residents to view the Park Documents section of marinvalley.net and to view updates on Marin Valley at <https://youarethepower.net/mvmcc/>. Public comments were added by Erma Wheatley and Alan Gump.

Brad and John reported on the ongoing negotiations with the City, which currently are focused on the Park's budget for FY 2026/27.

Steve reported as Board Treasurer that PAC's petty cash account remains minimal and that of PAC's annual budget of \$6,000, about \$1500 remains. Steve reported for the Finance Committee that the current debt service coverage ratio (DSCR) is about 1.36, which is in line with expectations.

Regarding funds for legal counsel and other costs related to resident ownership of the Park, Steve reported that we have successfully covered our expenses so far and there are no outstanding invoices. As negotiations continue, we will still need residents to donate to the PAC Legal Fund, whether monthly or otherwise. One example of the need for legal counsel is Karen Tiedemann's review of Steve's work to form a new 501(c)(3). Public comments were added by John Hansen, Alan Gump, and Erma Wheatley.

Bill Davis had no report from MVEST. John Hansen reported from the Firewise Committee that he will be pointing out to the City Council that MVMCC has been paying for wildfire mitigation that protects not only MVMCC but all communities within at least two miles.

John Feld reported for the Home Owners League (HOL) that there will be a drum circle on June 13, that there will be a lecture by All About Owls on June 14, that residents Will and Susi Banuelos will be beginning a new class on June 17, that Maggie Siegfried and friends will host a jam session on June 19, that Jay Shelfer will be beginning a class on June 22, that every first Friday there will be a music jam, and that there will be a "boot (trunk) sale" on July 25. 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. John reminded residents that the Park is poison-free because of our sensitive ecosystem.

Carol-Joy reported for Mar Val President Carolyn Corry that the Jazz Brunch will be June 13, that there will be a July 4 celebration, and that Pasta Pub night will be July 24.

There was no report from the PAC Board Emeritus Committee.

There was no report from the *ad hoc* PAC Committee Restructuring Committee. Public comments were added by John Feld and Judi Purdom.

OLD BUSINESS

None.

NEW BUSINESS

None.

NEXT PAC BOARD MEETING

Tuesday, July 7, 5:00 P.M.

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

ADJOURNMENT

The meeting was adjourned at 5:15 P.M.

Respectfully submitted,

Carol-Joy Harris
Secretary