



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, July 7, 2026

ATTENDEES:

BOARD MEMBERS: Greg Smyth (Vice President), Meg Jordan (Vice President), Steve Plocher (Treasurer), Carol-Joy Harris (Secretary)

ABSENT: Brad Witherspoon (President)

OTHER: 24 other residents in person in the ballroom and 10 on Zoom

CALL TO ORDER, ROLL CALL

Greg 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, Harris)

PUBLIC COMMENT

A public comment was given by Erma Wheatley.

CONSENT CALENDAR

The minutes of the June 9 monthly meeting and the June 13 closed session meeting were approved as submitted, 4-0. (Harris, Smyth)

REPORTS

Jay Shelfer reported from Management that Management is reviewing the budget as approved by the Novato City Council. Five trees in the Park are scheduled to be removed. The perimeter around the Park is being cut back, and the herd of goats is scheduled to arrive on July 8. One retaining wall has been completed, and another will be replaced in the near future. One driveway has been completely redone. PG&E's infrastructure project is moving forward and is planned to break ground in 2027. Public comments were added by Serena Fisher and Erma.

For the Communications Committee, Serena 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. She urged residents to view the Park Documents section of marinvalley.net and to view updates on Marin Valley at <https://youarethepower.net/mvmcc/>.

John Hansen reported on the ongoing negotiations with the City, including meetings with current City Council members.

Steve reported as Board Treasurer that PAC's petty cash account remains minimal and that of PAC's annual budget of \$6,000, about \$2500 remains, which does not roll over to the next fiscal year. Steve reported that the current debt service coverage ratio (DSCR) is about 1.55.

David King reported that the Finance Committee will henceforth be analyzing the monthly reports from our management company, the Helsing Group. A simplified analysis will be presented to residents at monthly PAC Board meetings and posted on the MVMCC website. The committee is also working on a financial model for the time when the Park becomes resident owned. Judi Purdom and Serena added public comments.

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. Public comments were added by Serena and Judi.

Bill Davis, John Hansen, and David Gray reported from the MVEST/Firewise Committee that the Purple Air monitor now in the clubhouse will be repaired, and that another has been ordered for the exterior of the clubhouse. John added that Erma is working on a new brochure about the committee that will be given to new residents. John Feld and Alan Gump added public comments.

John Feld reported for the Home Owners League (HOL) that the vibrating chair in the library will soon be repaired and that the library has a new section dedicated to owls and other birds. The real estate agent Mark Adams has donated \$500 to the Park, which will be used for a new bench on the path between Fallen Leaf and Panorama. John encouraged residents to fill out resident input forms, which may be found near the desk of Matt Greenberg in the Park office.

John added that Janie Crocker is offering free small classes in the gym about using the equipment properly. There will a "boot (trunk) sale" on July 25, followed by a free ice cream social in the clubhouse. On August 1 there will be another drum circle. Serena added a public comment.

Carol-Joy reported for Mar Val President Carolyn Corry that Pasta Pub night will be July 24, the Prohibition Party will be August 15, and the Labor Day celebration will be on September 7.

Carol-Joy added that KC Casey is stepping down as the Chair of Mar Val's Greeting Committee, and Pat Higgins and Richard Wilkerson will assume her duties.

There was no report from the PAC Board Emeritus Committee.

Meg reported from the *ad hoc* PAC Committee Restructuring Committee that the work is in process. There will be resident workshops to explain and refine the structure. Public comments were added by David King and Serena.

OLD BUSINESS

None.

NEW BUSINESS

The Board voted 4-0 to appoint David King as Chair of the Finance Committee. (Harris, Jordan)

NEXT PAC BOARD MEETING

Tuesday, August 4, 5:00 P.M.

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

ADJOURNMENT

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

Respectfully submitted,

Carol-Joy Harris
Secretary