



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, August 4, 2026

ATTENDEES:

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

OTHER: 85 other residents in person in the ballroom and 60 on Zoom

CALL TO ORDER, ROLL CALL

Brad 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. (Harris, Jordan)

PUBLIC COMMENT

A public comment was given by Erma Wheatley.

CONSENT CALENDAR

The minutes of the July 7 monthly meeting and the July 24 closed session meeting were approved as submitted, 5-0. (Smyth, Harris)

REPORTS

There was no report from Management.

From Serena Fisher of the Communications Committee, there was no report.

There was no report on the status of negotiations with the City.

Steve reported as Board Treasurer that of PAC's annual budget of \$6,000 for fiscal year ending June 30, \$5012 was spent. He reported that the current debt service coverage ratio (DSCR) is about 1.93, well over what is required by the terms of the bank loan.

David King, Chair of the Finance Committee, gave a report on the current state of the Park's finances. This may be found under Park Documents on the marinvalley.net website.

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.

From Bill Davis, Chair of the MVEST/Firewise Committee, there was no report.

From John Feld, Chair of the Home Owners League (HOL), there was no report.

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

From John Hansen of the PAC Board Emeritus Committee, there was no report.

From Meg of the *ad hoc* PAC Committee Restructuring Committee, there was no report.

OLD BUSINESS

Meg requested that the discussion and possible action regarding the PAC committee structure be tabled until the September PAC Board meeting.

NEW BUSINESS

The Board voted 5-0 to appoint Serena Fisher as Chair of the Communications Committee. (Harris, Smyth)

The Board discussed the Park's lack of compliance with the Americans with Disabilities Act (ADA). The needs include wheelchair accessibility in the clubhouse bathrooms, and chair lifts for the pool and hot tub. John Hansen and Brad will continue to pursue this in their ongoing discussions with Novato City staff.

NEXT PAC BOARD MEETING

Tuesday, September 1, 5:00 P.M.
Special PAC Board meeting/s may be called in the interim.

ADJOURNMENT

The meeting was adjourned at 5:30 P.M.

Respectfully submitted,

Carol-Joy Harris
Secretary