

**Inverness Ridge Association  
Annual Meeting  
January 13, 2018  
At Barbara Jay's Home**

The meeting was called to order at 10:30 am by President Tim Stanton, who welcomed everyone to what might be the 36<sup>th</sup> annual meeting of the IRA.

Tim introduced members of the IRA and PRERAB boards and mentioned folks can learn more about the work we do on the website: [InvernessRidgeAssoc.com](http://InvernessRidgeAssoc.com).

Tim expressed his thanks to board members and board members' thanks to Barbara Jay for hosting for the third year.

**Treasurer's report:**

Previous balance: \$12,403.91

Interest earned: \$ .49

Expenses: \$56.37 (\$50.00 annual G Suite website subscription; \$6.37 postage)

Balance, 12/28/17: \$12,348.03, all funded by dues.

Helen explained that IRA funds are used for vegetation management, the IRA website and p.o. box, and printing and mailing. There were 64 paid members at end of 2017.

**Speakers**

**Christie Neil, Battalion Chief, Vegetation and Fuels Management Program, Marin Fire Dept.**

Christie reviewed the importance of owners maintaining defensible space and knowing what to do in case of emergency. She offered the following resources:

**AlertMarin.org:** notification system run by sheriff's dept. to be notified of an emergency or evacuation: can register up to 5 numbers—landlines and cell phones. Go to [Alertmarin.org](http://Alertmarin.org) to register phone numbers wherever you live.

**Evacuation:** incident commander of the fire dept. will decide whether alert/evacuation is needed. Comes through sheriff's dept. Two orders: warning, then evacuation order.

**FireSafe Marin.org** (nonprofit org with wide county representation): lots of resources: defensible space, evacuation guidelines and orders, preparation, roofing materials, coatings fencing etc. information sheets all available on the website. All about keeping your home fire safe. Sign up to get newsletter by email.

**ReadySetGo program:** having a plan in case of wildfire. Ready: Defensible space: annual cleanup, roofs and gutters are the most vulnerable. Handout about how to create defensible space. Set: plans for where to go if need to evacuate, family plan, animals, go pack. Go: when evacuation order comes, you're ready to go.

**Defensible space:** seasonal program, goes through neighborhoods starting in May to inspect. There are 12,000 residents and only 4-6 people doing monitoring. Inverness is at the top of her

list for next summer. Inspectors in uniform in Marin Cty fire vehicles, with nametags, will ask permission to inspect outside: 30 to 100 feet. Looking for what's required by state law: limbs and needles cleaned up—trees limbed to at least 6 feet above ground or as far as you can reach, on slopes create more space between trees, clean out dead and dying material, and other requirements. An ordinance requires a fuel break on the line of the property if less than 100' for the home; empty lot owner is required to clear a fuel break 20-50 feet wide along property line so that the neighbor who has a house can get their 100' defensible space. Christie can do an inspection and write a threat letter. If no response, you can clear their property, but you pay for it. Long process to put a lien on their property to reimburse.

Results of the monitoring are digitally sent to state. Look also at driveway, water sources, address posted, access/egress. Insurance companies are cancelling (Allstate, Farmers) due to high fire area: call Christie or PRS fire guys, who will come out and do inspection for the insurance company and confirm that the house meets state law.

Christie works with the park service, which is funding her crew to pay for boundary work as the park's resources diminish.

Christie: "We're seeing fires acting in ways we've never seen before."

**Re evacuation routes:** These should be IRA's main priority so fire dept. can get in and we can get out. Advice: keep doing more to make a difference. Need 15' of height and as much width as possible to get fire trucks and medics up.

**Communication between county and residents re extent of danger:** County task force now in place to figure out gaps in light of Napa and Sonoma experience.

Q: Any pressure we can bring to bear on the park removing their dying pines?

A: The most important thing you can do is know your neighbors, know who needs extra time to get out. If you've done everything you can do, focus on helping others who might need extra help to do defensible space, not have a cell phone. Make sure you know all the routes out of the neighborhood, including alternate routes. Re prevention: worst threat period out here is summer months and late Sept-Oct with the dry north winds. Be extra careful during those times; stay aware of the conditions.

Option to help with home insurance: We could become a "Firewise USA" community, [firewiseusa.org](http://firewiseusa.org): 5 steps to be certified: community fire assessment to document risk and hazards, inspections, develop a community action plan, \$2/capita or work day to clear defensible space. There's a workshop in February to find out more—Tim is going. If the community is certified, USAA will insure residences.

## Repaving DVD

PRERAB and IRA have been working for 2 or 3 years to determine when and to what extent the road will be repaved, what it will cost and how we will finance it. We have made a lot of progress this year, with a task force representing both boards working on it.

David Wilson provided the following history and background of the road:

In the 1950s, PRE was the brainchild of realtor/developer David Adams. Adams parked a bulldozer on SF Drake and worked his way up the hill, creating Drakes View Drive. Building

began; litigation followed during the 1960s—by conservation movement and Coastal Conservancy. Ultimately, Adams prevailed.

In the early 1980s the Coastal Commission conducted a major reappraisal and developed a proposal for restoration of PRE—the large document covers road, water, septic issues, fire danger. Lot of suggestions made, few followed. We're left with no traditional CC&Rs and a road the county wouldn't accept into its network because of its shortcomings. The water situation was solved by getting tied in with NMWD. Our HOA is not typical: we don't have monthly fees, we can't enforce anything.

Ken Drexler brought the story up to date:

In 1970, residents petitioned the county to set up a permanent road district—a mini-utility, governed by the county board of supervisors. Its purpose is to construct and maintain roads in PRE. .

1974: Residents petitioned the county for a tax to pave DVD for the first time.

1989: A project began to repave the road; the work was done in 1993. The asphalt was expected to last 15 years; we're at 25 and it's still livable, but it needs to be repaved. Now a task force made up of IRA and PRE board members Jennifer Howard, Julie Merk, Ron Bennett, John Levy and Ken Drexler, appointed by Michael Ongerth and Tim Stanton, are following county guidelines for the paving of non-county owned roads. Although in 1992 the county figured out what to pave and how to do the work, now Public Works wants us to hire an engineering consultant who will work with us to produce scope of work in detail: how much of the road should be paved, how wide, how thick the asphalt, etc. how to rehab the degraded sections of the road, culverts, drop boxes. Then the county will review the scope of work and prepare an estimate of the cost along with the cost of an election for a parcel tax to raise the funds to cover the work. In the past, elections in PRE have been by mail ballot. Need 2/3 vote of residents or owners registered here. Last time (1992) the tax passed by only 3 votes. If the ballot measure passes, then the county will loan the money for the project and collect repayment via the parcel tax, over 10 years.

The process of deciding what will be paved, etc. will be transparent between task force, IRA/PRERAB, and the community. Last year John Levy estimated possible cost at between \$400,000 and \$1 million depending on the scope of work.

The task force is talking with engineering firms recommended by the county. Two firms have already come out and looked at the project, both are local and have done work in PRE before. In the next few weeks the task force (and whoever else wants to attend) will interview the 2 or 3 consultants who want to apply for the job. The county will pay \$25,000 for the cost of consultant. The county will then put out a request for proposal to contractors for bids and choose one. The consultant will oversee the work.

Q&A:

Q: How will the road paving be paid?

By a parcel tax approved by the voters.

Q: How many parcels would pay?

There are 180 taxpaying parcels, both improved or unimproved. The tax will be the same for all, not based on value.

Q: What if the vote is lost?

We'll continue to use the \$40K/year we get from the county to do patching on the worst areas, but the whole road really needs to be paved. The longer we wait, the bigger the job will be in terms of the condition of the road

Q: Timeline?

Hoping to get the project done in 2 years. We're close to hiring the engineering consultant and getting the engineering planning work done.

Q: When will the election be?

We don't know. However, expect that the vote will be a mailed ballot which is not keyed to June or November Ballot.

Q: How about undergrounding wires during the construction: safer for fire trucks, no trees will knock them down.

That is a PG&E issue and is expensive, so it is unlikely to happen, despite lawsuits from the N Bay fire.

Q: What about the road impact fee that the old garbage company paid and the new one should pay but it's not in their contract?

Urge Supervisor Rodoni to support such a fee.

Q: How does the repaving financing work?

The county gives us a loan to cover the work and we pay it back from the parcel tax we pass. This allows us to spread the cost across 10 years. The ballot will specify the amount of the tax. Since 1992 PRE owners have been paying parcel taxes on our property tax bills for repaving (1992-2001) and for vegetation management until 2016 when a \$185/parcel tax expired).; because these charges have expired, a new parcel tax may seem like a big jump. It will include both the repaving and a renewed vegetation management program. Meanwhile, PRERAB has enough reserves to cover a couple of years of vegetation work. Although the road board does not have a fire safety mandate, it works to keep the roads clear of excess vegetation so fire trucks can get up.

Q: NMWD is installing 90K gallon tank at top of the hill; how will they mitigate the damage the trucks will do to the road?

Three task force members spoke with NMWD. They've been good to work with, but they're not talking about compensation; however they will do video before and after of the road.

Handout available today: FAQ about road maintenance.

Q: How can everyone be of help to the small group of Task Force members?

Come to public meetings with the engineers, come to PRERAB meetings.

Suggestion: Send monthly or bi-weekly email bulletins so people know what's happening and what they can do. Shorter and more frequent communication.

### **Announcements:**

Russ Ridge, a wonderful community member who served on the IRA board for a long time died a few weeks ago. Marge Ridge will be staying and welcomes company; drop by if you know her.

Harvey Freed, who was instrumental in setting up the road board and getting the North Marin Water District connection, died a few months ago.

Both Russ and Harvey played a big role in Paradise Ranch Estates and will be missed.

### **Nomination and Election of Board Members**

Alicia Jackson and Bob Lundstrom have both resigned from the board after years of service.

Current board members Dave Wilson and Mike Ongerth are standing for reelection, and Jennifer Howard, who joined the board last summer, is nominated for a full term.

Alan Bortel nominated the slate, Bruce Baum seconded.

Further nominations: none.

Please think about how you might contribute as a member of either board or in other ways.

Vote: The three nominated board members approved unanimously.

### **Ron Bennett: how to unlock the hasp locks at the end of Sunnyside and Fire Road to Limantour.**

We have locks on each end of the fire road from the end of Sunnyside to Limantour Road. Combination is 0911. To open: Push the hasp *in* first then pull to open.

### **Emergency Response: Bob Lundstrom**

Neighborhood Disaster Council Liaison program: only 3 people are actively assigned in the 9 areas we need to cover.

We have a siren outside 328 DVD. It is tested on the first Saturday of every month at noon. If you hear it at any other time, evacuate.

Know your evacuation routes: Pick up or ask for a yellow laminated card showing the routes; maps and other information also on the website: [InvernessRidgeAssoc.com](http://InvernessRidgeAssoc.com).

Suggestion: invite people to walk evacuation routes.

### **Kellen Dammann: Marin County Community Devt Agency**

Kellen informed the members about various County programs residents can take advantage of to improve energy efficiency. His presentation touched on the following information that he provided in an email to the IRA before the meeting:

#### **Energy Upgrade California Home Upgrade**

Home Upgrade provides rebates of up to \$5,500 for homeowners that make energy efficiency (and comfort) improvements to the home. Eligible projects include improving

insulation, envelope air sealing, furnace replacement, duct replacement, window upgrades, and more. See <https://www.bayareaenergyupgrade.org/>

There is a no-cost support service through the Home Upgrade Advisors by calling (866) 878-6008. They are there to answer Bay Area homeowners' questions about home efficiency, rebate programs, special energy efficiency financing, and more. They are sponsored by the rebate program and are not financially connected to any contractors, so you can count on getting a third-party non biased opinion.

### **Wood Stove Rebate Programs (Bay Area Air Quality Management District + Marin County)**

BAAQMD is getting ready to launch their new rebate program. It will only be available to folks that are PG&E CARE recipients, are registered sole-source homes, or are in high wood smoke impact areas (which includes Inverness).

Last year, BAAQMD's program provided rebates of up to \$12,000 for many projects in Marin. The rebate amount depends on a few factors (income, location, sole-source or not). Here is the BAAQMD page: <http://www.baaqmd.gov/grant-funding/residents/wood-smoke-rebate>

This year's program may see some reduction in the rebate amounts. People can sign up to receive notification for when the new program is up and running here: <https://www.surveymonkey.com/r/WSRIP>.

The County also provides a rebate for removing wood stoves and fireplaces. We encourage folks to take advantage of BAAQMD's program first in order to maximize the rebate and because BAAQMD requires that you register your project with them before starting. For the County's rebate you can turn in your paperwork after you complete the project, no prior registration necessary. [www.maringreenbuilding.org](http://www.maringreenbuilding.org)

**Sustainability Resources Toolkit** for homeowners. This is now posted on the Inverness Ridge Association website: [InvernessRidgeAssoc.com](http://InvernessRidgeAssoc.com).

The meeting was adjourned at 12:04 pm and all repaired to the ample and delicious lunch and conversation.

Minutes: Myn Adess