

**Inverness Ridge Association  
Annual Meeting  
January 19, 2019  
At Barbara Jay's Home**

The meeting was called to order at 10:30 am by IRA Board Chair Tim Stanton, who welcomed everyone to what might be the 37<sup>th</sup> annual meeting of the IRA.

Tim explained that the IRA board is elected by Association members to work on behalf of the residents, and that PRERAB is a group of volunteers who work many hours to keep the roads in as good shape as they are. Anyone who would like to join IRA or PRERAB boards can nominate themselves during the elections later in the morning. Members of the IRA and PRERAB boards introduced themselves. Thanks were offered to Barbara Jay for hosting and all the board members who did the work to make this meeting happen.

**Treasurer's report:**

|                   |   |
|-------------------|---|
| Previous balance: | \$8,542. (Oct 27)   |
| Income            | \$475. (\$200 dues; chipping fees \$275)  |
| Interest earned:  | \$ .31  |
| Expenses:         | \$100.<br>((\$50 annual Squarespace website subscription; \$50 to Yosemite West visitors) |
| Balance:          | \$8,917.85, all funded by dues.   |

Helen reminded everyone to mail dues, if not paid today, to PO Box 342, Inverness, CA 94937.

**Program**

**1. Supervisor Dennis Rodoni:**

Introduced himself: Worked on this hill as general contractor for 35 years; grew up in Point Reyes, now lives in Olema.

For an update on the first 2 years of his term, see his newsletter on his website under the County Board of Supervisors, District 4.

Lessons learned about wildfires: Dennis and supervisor Judy Arnold have created a document on what can be done to be fire safe; find it at Lessons Learned on the Marin County website.

Accomplishments related to PRE: Got terms for the county loans for road repair extended from 5 to 10 years; dropped interest rate from prime +2 to prime +1. "The county will be there when you're ready to do your road repair."

Water tank: worked out a compromise to enable full height of the tank plus \$5,000 to the Youngs to plant landscaping on their property to shield their view. Appeal period through January 29. If anyone appeals this decision, the matter will have to go to Coastal Commission.

Fire protection and emergency preparedness were added as among the 5 major priorities for the Bd of Sups, with \$1 million allocated so county depts can address those issues, including improving ingress and egress from roads for firefighter access. Also, just bought a chipper.

## **2. Fire Safety and Prevention: David Wilson**

More than 100 properties in PRE inspected for fire safety last year, only 39 passed.

- What individuals can do:

- ✓ 100 ft of defensible space or to the property line: limb up 10 ft on your property, clearance from ground, 15 ft in the easement; keep brush away from your house; week whack the flashy stuff. Fire dept now red tagging. Insurance companies may deny insurance if inadequate defensible space.
- ✓ Chipping program IRA runs and partly subsidizes—see flyer handed out on this and evacuation list.
- ✓ Get auto shutoff feature for propane tank.
- ✓ Register with Marin Alert so you know about evacuation orders.
- ✓ Have hoses in place for firefighters' use. Shut windows and doors, but leave them unlocked.
- ✓ Keep gutters clean: embers in gutters spark fire.
- ✓ Harden your home: no flammable material around it; check attic and foundation vents—new ones don't let embers get through them.

*Q: What about neighbors who don't live here and don't clear their property?*

A: Not much legally fire dept can do but write official letters to them. Dennis: in conversation, may develop ordinances to reinforce what fire dept doing: county go in and do the needed work and attach cost to the owners' property bill. Common practice elsewhere. Should happen in the next 12 months, max.

Michael: PRERAB can enforce clearance requirements to make safe for fire equipment. We will encourage property owners to do their own pruning; if not, PRERAB will cut back brush to make safe. We'll cut trees that are at risk of falling.

*Q: End of Sunnyside high fire danger, lots of saplings. Could the fire dept declare an emergency and take care of it?*

A: Need to establish where the boundaries are between the park and private properties.

*Q: Evacuation routes:*

A: Two routes: 7 Douglas/7 DVD (Rip Goelet's driveway--one driveway with 2 street numbers). Douglas-Laurel connection only available in emergency. Working with the neighborhood to improve it for usage.

*Q: Evacuation drills?*

A: Neighborhood liaison program would establish such procedures, but need a few more liaison volunteers. Need 3 people now for various neighborhoods. Work with fire dept to get people evacuated so fire dept can do its work.

*Q: Bd of sups in touch with PGE?*

A: Dennis: new program since the Camp Fire—more thorough trimming, may be mandated to shut off power under certain conditions to make sure they're not the spark that causes the fire.

They've been a decent partner, liability for some of the major fires, now trying to expand their maintenance and the distance they're trimming; no guarantee that in high winds won't spark fire, therefore shut down. Bankruptcy will have influence.

- What groups can do:

Application to be recognized as a FireSafe Community: national organization that certifies communities as having met certain criteria, including fire assessment. IRA board subgroup working on it (David, John Casaudoumeq and Mike Ongerth, with participation from Jennifer Howard and Tamia Anderson). Firesafe certification can be helpful for insurance coverage. Marin County Fire Dept will support you in that. Gives us access to grant funding for chipping and defensible space programs.

### **3. Road repaving Project—Ken Drexler, coordinator of road repaving task force**

Our private roads managed through the county as a mini public utility (PRE Permanent Road Division).

All roads last paved in 1993. We were told they would last 12-15 years—now 26 years old. Wear is evident, especially from SFD to bulletin board, even with aggressive patching throughout. We're now advised DVD should be repaved in the next 2 or 3 years or run the risk of the base underlying needing to be replaced, which would be very expensive. About 500 auto trips up and down DVD daily.

Paving task force: John Levy, Ron Bennet, Julie Merk, Jennifer Howard, Ken, Tim Stanton, Mike Ongerth.

County advised us to hire a consulting engineer and contributed \$25K to the cost. The consultant (ILS Associates, Irv Schwartz) helped us develop plans and scope of work: how much to pave, what kind of paving, etc. We now have a detailed preliminary map of the work to be done (the map is on the IRA website). Soon will get written description for each segment, recommendations for work, cost estimates. Once we have this, will hold a community meeting for Q&A.

We will need to fund the work, as last time, through a parcel tax that will need to be voted in by all those registered to vote here. Will be a 10-year tax, divided by the number of parcel owners in PRE.

After community input, will update the plan for review at a 2<sup>nd</sup> meeting to discuss it and how we get the parcel tax vote.

Any projects that would be hard on the road—culvert replacement at 20 DVD, new water tank at the top—will be completed before the road paving.

*Q: Pave Behr Lane to facilitate emergency egress via Sunnyside?*

A: May cause additional problems.

*Q: Do we see any of the 15% of our garbage fees that are designated for zero waste and "road impact"?*

A: Dennis: these are for county-maintained roads on the principle that the waste haulers travel over county-maintained roads to do their service.

*Q: Since the former parcel tax has expired, what are the resources of the road board, annual contribution from the county?*

A: About \$200K in the PRE Permanent Road Division account; we receive \$40K/yr in property taxes that we use to maintain the roads. Part of the parcel tax income was used for vegetation management. Plan to include restoration of those funds in the 10-year parcel tax.

Handout: FAQ about PRERAB (also on the website).

#### **4. Nomination and election of IRA Board members**

Nominated for renewal of 2-year terms: Tim Stanton, Ron Bennett, Kay McMahon, Julie Merk, Leah Light.

Moved and 2<sup>nd</sup>: unanimously approved.

New nominations: Mari Tamburo (330 DVD), John Wurtzel (2 West Robert); motion and 2<sup>nd</sup>.

Unanimous election of all members.

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

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.

11:50: Motion to adjourn. Meeting adjourned for the usual sumptuous lunch.

Minutes: Myn Adess, IRA Board Secretary