Inverness Ridge Association Board Meeting

November 13, 2021

Via Zoom

Present: Ron Bennett, Joe Burgess (honorary member 2021), Chris Eckert, Ken Drexler (for the road repaving discussion), Jennifer Howard, Leah Light, Julie Merk, Michael Ongerth, Marcus Thygeson, David Wilson, Patty Wimpfheimer

Absent: Sydne Bortel, Tim Stanton

Minutes of September 11

Approved.

Treasurer’s Report

The balance as of September 9, 2021, was $11,257.40. Income from September 21 to November 9 was $1,196.17 consisting of checks totaling $800.00 ($150 dues and $650.00 chipping fees), $196.12 in PayPal (chipping only with $3.18 fees), $200.00 Venmo ($150.00 dues, $50.00 chipping fees), and $0.05 interest. Expenses came to $4,236.00 (Squarespace fees of $216.00, Inverness Garden Service fees of $4,020.00). As of November 9, our balance is $8,217.57.

DVD Paving Task Force

Ken Drexler reported that our petition to the county to hold a vote for repaving our roads was submitted to the county on October 8, 2021, with signatures from about 75% of individual property owners. A few owners have written to the county to suggest that one or more of their holdings would not benefit from the proposed repaving project. In accordance with state law, their requests to be exempted from any assessments associated with the project will be considered by the county; for an exemption to be granted it would need to be shown that access to a property does not occur via Drake’s View Drive or the network of roads in the Permanent Road Division connected to it. It is anticipated that the Board of Supervisors will discuss the petition in January. If the petition is approved, an election may be set for some time in April. Following the vote, if the proposal is approved by residents, specs for bids will be prepared and sent out for bid. It is possible, but not guaranteed, that actual paving could occur in 2022 given the need for favorable weather conditions.

PRERAB update

Michael Ongerth reported that rainfall at his house since October 1 was approximately 12 inches.

* Paved roads are in fair condition. There are some potholes on lower Drake’s View Drive and East Robert. These will get worse if there is more rain or extreme cold weather. At present there are no plans for fixing these this year unless they get much worse and/or we are unable to start the repaving project this year.
* Dirt roads are in pretty good shape and not too muddy given the weather we have experienced. At present they are fairly well-compacted. There is not much gullying (thanks to the presence of water bars which divert runoff) but there is some on Sunshine Court. Minor washboarding in a few places has been observed. A few potholes will be addressed by grading later in the season.
* An experiment in traffic calming will be undertaken on Sunnyside. Some water bars now used for directing water flow will be replaced by depressions that are effective in calming traffic and diverting water without posing bottoming-out problems for drivers. These depressions should also mitigate gullying.
* Measure C brush clearance and tree removal have begun on Lower Dover and Sunnyside. Some of the work carried out would have otherwise been done and funded through PRERAB so the Fire Department work is a boon for us. A big tree is down on Baywood, but no action will be taken to remove it unless it proves to be a hazard.
* In the past grading and clearing of culverts, drop boxes, and ditches have been carried out in tandem. However, this year these two activities will be bid and carried out separately because of procurement issues. A bid to accomplish the former is expected from the Inverness Garden Service.

FireWise Task Force

David Wilson filled us in on Fire Department work funded by Measure C. As noted above, work on brush clearance and tree removal has begun. Because of the rains and because crews are engaged in a variety of other projects, work on our roads will be intermittent and is expected to continue into 2022. Once areas adjacent to the park have been dealt with, work on privately owned lots will begin. PRERAB has been facilitating Fire Department work by closing roads when work is carried out and will notify property owners when work is scheduled. Two further matters were discussed. First, our application for continued designation as a FireWise Community has been accepted for 2022; annual renewal will be needed to maintain eligibility for Measure C funds. Second, escape routes other than Lower Dover and Sunnyside (e.g. Robert) need consideration.

Chipping Program (Michael Ongerth & Patty Wimpfheimer)

There appears to be considerable demand for both IRA-sponsored and Measure C chipping days. There was some confusion about whether piles placed for clearance were intended for Measure C or for IRA chipping days and careful scheduling of days for these events will be needed. Scheduling is complicated because the timing of Measure C chipping days is not known well in advance and the number of Measure C slots is limited. Consideration of these issues will continue.

Signage

Ron Bennett reported that he has acquired 8 x 8 posts for the monumental sign to be placed at the bottom of Drake’s View Drive and that he will be drafting some designs for evaluation. No signs have been placed at the top of Drake’s View Drive to date. A potential alternative parking area on private property has had wood rounds placed, making it less likely to be usable.

Propane Tanks

Members of the Board noted that some propane tanks along our roads may be vulnerable to damage from cars going off the road. Michael Ongerth will survey the scope of the problem. Property owners are urged to consider risks to their propane tanks and to consider mitigation by placement of protective barriers when appropriate.

Annual Meeting

The 2022 IRA annual meeting will be held on January 22 or 29 via Zoom. There was general agreement that planning for an in-person event would be imprudent given concerns about the Covid pandemic and the health risks of a large gathering even for those who have been vaccinated. In addition, it was noted that last year’s Zoom meeting was very well-attended and successful. Tim Stanton, Jennifer Howard, Leah Light, and Patty Wimpfheimer volunteered to serve as an organizing committee. The meeting date will be decided when the availability of potential guest speakers is determined.