

Minutes
Inverness Ridge Association Board meeting
May 12, 2018
at the home of Bill and Linda Tichy
21 Dover Road

Present:

Helen Chapman, Tim Stanton, Julie Merk, Bill Tichy, Mike Ongerth, Sydne Bortel, Myn Adess, David Wilson, Ron Bennet, Ken Drexler.

Guest: Steve Bowers.

Meeting called to order at 9:40.

1. March minutes: approved

2. Treasurer's report:

Previous balance:	\$13,683.92
Dues collected, March and April:	\$350.00
Interest earned:	\$.47
<i>Total income:</i>	<i>\$350.47</i>
Expenses:	\$67.00
(PO Box rental and stamps)	
Balance, 4.26.18:	\$13,967.39

Announcements

3. Point Reyes Disaster Liaisons needed for PRE.

Steve Bowers, area coordinator for Disaster Council, issued a plea for liaisons: know your neighbors, in emergency see if there's damage, etc. and call it in on the radio. Most important, know where frail individuals are living.

Current liaisons:

To 100 DVD: Hal Wahlborg

Lower Robert and Baywood Place: Lee Seidner—will be assisted

Douglas Drive and Lower Dover: Mike Ongerth

DVD: 100-328 plus Carleton Place: **needed**

Upper Robert: **needed**

Sunnyside Dr.: Kate Carolan

Dover: Tom Anderson and Kay MacMahon

330-355 plus Pinecrest and Sunshine Court: Nina Howard
Above 355, including Buck Point and Elizabeth: Lew Rosenberg

We'll talk it up in the next communication.

4. IRA business cards and PRE directory

Sherry Stanton made business cards for us, especially good for new neighbors.

All info on the PRE directory sent to the board is derived from public information, *but is for board members' information only*; those columns will be stripped from general distribution.

5. NMWD tank replacement – update? No news.

6. Firewise community application.

David Wilson reported. Benefits: eligibility for grant funds, possible insurance discounts. Complicated process: file application, fire assessment of every piece of property for compliance with the recommendations needed. David will be meeting with Christie Neal and PRS fire station re the assessment process. 140 lots are built on. (180 paid taxes; another dozen tax-exempt: gov't or water district). Need to commit to spend \$25/yr/household on fire prevention efforts. (Part of road money—\$35,000-40,000/yr, still being used for vegetation management.)

We receive dues from 65 people x \$25, so don't collect enough from dues to meet the requirement, but Mike thinks we can easily show that we do spend at least that amount per household.

Possible sources: increase the dues (those paying subsidize those not contributing); road initiative include flashy fuels; impose chipping program fee.

Mike and Ken and David will discuss how to show we qualify financially.

David moves to commit the association to the per household expenditure (including but not limited to \$25/household/year). Mike seconds.

Discussion: find out about controlled burns, proper methods and procedures.

Motion: passed.

Old business

7. Fire safety and vacant lots inventory request.

Christie Neal has asked for list of vacant lots to put pressure on them for clearing for fire prevention. Mike will help Sherry develop a list.

8. Road re-paving task force. Ken:

Taskforce of the IRA and Road Adv Bd to oversee the paving of DVD and other roads and related work, like replacing drop boxes where needed. Will need 2/3 vote to approve parcel tax. Work will be overseen by road division of Dept of Public Works, Marin County. Task force members: Ron Bennett, Julie Merk, Jennifer Howard, John Levy, Ken Drexler, Mike Ongerth, Tim Stanton

On the verge of hiring consulting engineer: Irv Schwartz, ILS in Novato, working with Dick Daley who was with the county when the road was paved in the early 1990s; work order and MOU in hand; has handled paving on other parts of the county and in Tiburon.

How ILS was chosen: County recommended 6 firms; Mike talked to each. Too small a job for 3 of them. One couldn't get out here to look at the job. Of the last two, one didn't want to supervise the work once determined.

Process beings once the contract with ILS is completed. Side road improvements not decided: what are the cost implications. DVD most important. Detailed plan will be put together over next 2-3 months.

County will pay \$25,000 toward engineer costs. Estimate from ILS is \$80K.

All paving details needed so we can price the paving job it and describe in full detail to residents what we're doing.

Hope for a couple of meetings of the community to explain what we need to do and get buy-in.

Vote must be held between 88 and 95 days after approval of petition from 10 landowners asking for maintenance plan and tax to do it. Renters can vote. Last time (early 1990s): 65 votes were needed to pass, 67 voted for the measure.

9. PRERAB update. Three pending projects:

- Flashy fuel work by end of May/early June. Mike getting estimates from Inverness Garden Service. Important to get it done well and soon, will cost a little more because high season. Must comply with county and state rules: the service we hire must pay living wage, workers comp. Have had problems with other contractors who didn't know neighborhood well enough.
- Need at least temporary fix on subgrade and slope failure on Douglas. Road board feels need to build shoe-fly, move the road edge over without affecting drainage or slope. Mike will get bids from a couple of contractors: include filling the potholes on the dirt road system, take out a couple of washboards, but do grading in the fall when drop boxes cleaned. Done within next two months. Will restore a couple of repair piles but not fully till fall.

- Pothole work needed, probably every 6 months. DVD, Lower Dover, Lower Robert, Baywood. Hard to get paving contractor this time of year. Hope to complete by end of June, early July.

10. 2018 Chipping Program.

Tim explained that we've agreed to try out a pay-to-play system this year and as membership inducement. Need a few folks to write out a plan: cost, charge to break even, subsidize? Rates for dues-paying vs others. Volunteers: David, Mike, Ron, Helen.

11. Trail clearing project.

Sydne said new date for trail clearing will be in the fall (old date conflicted with Western Weekend). Will discuss more later: the date, the trail to be cleared.

New business

12. Realtors' road signs.

Mike explained that signs are on the road board easement. Board approved the following resolution:

It is IRA policy that no signs (real estate and other, including political) can be placed in such a manner that will block sight lines.

Approved.

Road board will enforce.

13. Snail mail to members without email addresses.

We will continue snail mailing to keep communication flowing to members who may not be online.

Meeting adjourned at 10:55.

Next meeting July 14 at Myn's: 330 Drakes View Drive