

**Inverness Ridge Association**  
**2017 Annual Meeting**  
Barbara Jay's home, 100 Douglas  
January 14, 2017

Minutes of the Business Meeting

Meeting convened at 11:00 a.m.

**1. Welcome**

Interim President Tim Stanton welcomed everyone to the meeting, noting it was at least the 35<sup>th</sup> one to take place. He thanked Barbara Jay for hosting the meeting and those board members who had done so much work to organize and staff the meeting. IRA and PRERAB board members in attendance introduced themselves. Stanton welcomed special guest Supervisor Dennis Rodoni, and gave a brief overview of the IRA, encouraging people to view the website for further information.

**2. Treasurer's Report**

Treasurer Helen Chapman gave a brief financial report:

Previous balance:	\$10,874.15	
Dues collected:	\$0.00	November
	\$0.00	December
Interest earned:	\$0.22	November
	\$0.20	December
Total Income	\$0.42	
Expenses:	\$0.00	November
	\$0.00	December
Total Expense	\$0.00	
Balance 1/14/17	\$10,874.57	

Helen encouraged everyone to pay annual dues: a modest \$25 per household; can send check to PO Box 342, Inverness 94937.

**3. Road Board Update**

John Levy, vice chair of the PRE Road Advisory Board, gave a brief overview of PRERAB's role, history and current activities. He then focused on the DVD repaving project. His summary prepared for and distributed at the meeting is attached. Estimated cost of repaving is about \$1 million. In addition, there will be financing costs, which we cannot determine now because we are still exploring a number of options. Most likely financing will come through the County or what is known as Mello-Roos. County financing requires two-thirds or more of voting residents to approve, Mello-Roos requires three-quarters. It may be a year from now before plans can be set. Please review the PRERAB website, which is accessed through the IRA website.

Following Levy's report there were several questions and comments, most of which were informational.

#### **4. Remarks from Dennis Rodoni**

Dennis thanked the IRA for the invitation to attend the Annual Meeting, noting that this is the shortest distance from his home to any meeting he has attended since taking office. He explained changes being contemplated at the County in terms of how they will relate to private road associations (legally known as Permanent Road Divisions) such as PRE. This may involve change in our status and relationship to the County and changes in the terms of any loans they can make to enable us to finance the repaving (egg, from 10 years to 5 years). Once he gets settled, he will be in touch and work with us to ensure that we can organize a successful and economically feasible repaving project.

Dennis informed us that Liza Crosse is staying on as his PA for 3 months while he assembles his own staff.

He added that laws passed in the last legislative session in Sacramento aimed at making it easier for homeowners to add second units that contribute to needed low- and moderate-income housing needs in the state are now under study at the County to see how they affect related County codes, including the second unit restriction in PRE. It may be that these restrictions will be declared unlawful. Interim President Stanton said that this issue may be one the IRA Board will want to examine in the future. He thanked Dennis for his informative presentation and support for this community.

#### **5. Nomination and election of new and renewing Board members**

Bob Lundstrom nominated slate of 3 members standing for reelection to the Board:

Leah Light, Myn Adess, Ron Bennett.

Seconded & passed unanimously.

Leah Light nominated Kay McMahan as a new member to the board.

Seconded & passed unanimously.

Board officers will be elected by the Board at its March meeting.

Meeting adjourned at 11:50 am, followed by the traditional generous and delicious potluck lunch.

Minutes by Tim Stanton and Leah Light, with assistance from John Levy.