

Minutes of Joint Meeting

Paradise Ranch Estates Road Advisory Board and the Inverness Ridge Association Board

July 9, 2016.

The Boards of the Inverness Ridge Association and the Paradise Ranch Estates Road Advisory Board met jointly on July 9, 2016, at 9:35 a.m. at the home of Susan Fisher in Paradise Ranch Estates.

Present: IRA Board members Susan Fisher, Bob Lundstrom, Sydne Bortel, Ron Bennett, Alicia Jackson, Diane Harley, David Wilson, Julie Merk. Road Advisory Board members Laurie Stetson, John Levy, Mike Ongerth, Ed Stetson, Ron Bennett and Ken Drexler, PRERAB Secretary. Guests: Alan Bortel and Bruce Baum . The meeting was chaired by Susan Fisher, President of the IRA.

Minutes of the IRA meeting May 14, 2016, were approved.

The Treasurer's Report indicated a balance of \$10,414.32.

1. **Fire warning / Evacuation route signs** – Susan Fisher reported that evacuation signs have arrived. Ron Bennett will lead work to get them put up. Susan also reported a letter has been received from Victor Stangenberg expressing continued concerns about property clean-up.
2. **Dust palliative project** – Laurie Stetson, reporting for Tamia Anderson, and noting that she needs more information from Tamia, said Matt Hayeman quoted the cost for palliative application at \$7200 and a great deal of water. Susan Fisher asked whether it was too late to start; Laurie said if palliative is to be applied, it is best to do this after May. Mike Ongerth noted that three miles of dirt road would be the area for spray application and the spray has a tendency to migrate downhill, depending on the slope of the road. He also noted the spray rig can be turned on and off during the application and that the palliative would stay for six months. Sydne Bortel asked whether it is better to apply dust palliative this year or next. No immediate next steps were established.
3. **Flashy fuels bid update** - Laurie Stetson reported that the flashy fuels clearance bid went to Inverness Gardening Service for \$8400. Pacific Slope had bid the job at \$9897. Work was planned to begin the following Monday, July 11. The job time estimation is about ten days, and work cannot be performed on Spare the Air days. Chipping will take place in the fall.

4. **Pothole repair bid status** – Ron Bennett said the bid for repair of existing potholes went to Lunny Paving for \$26,300 (per Laurie Stetson.) Another bid was rejected by the county because it lacked traffic control. Ron will coordinate with Lunny Paving regarding a start time.

5. **Dirt/gravel road maintenance plan** – Mike Ongerth reported that most of the dirt and gravel road maintenance would wait until the flashy fuel clearance and the removal of waterbar material on Lower Dover was completed, as non-4-wheel drive vehicles are encountering difficulty going up that hill. Both Sydne and Alan Bortel affirmed that the Lower Dover stretch did indeed pose problems to sedan-style vehicles. Further maintenance work on other roads will include pothole filling, and clearing slides, major ditches and culverts. Additionally, Diane Harley expressed concern about the fire department being lost along the PRE roads. Ron Bennett stated the fire department should have maps to show all roads and fire hydrants.

6. **Discussion: Future repaving costs, financing** - Susan Fisher spoke about the County's response to IRA inquiries regarding the structuring of a November ballot measure to finance costs of road repaving. According to Lisa in Steve Kinsey's office, the preference of the County is to develop an Inverness/Inverness Park Mello-Roos District. Susan said IRA was recently contacted by Inverness residents who find themselves in the same boat as IRA residents concerning road paving costs. Alan Bortel explained that Mello-Roos bonds, a form of parcel tax which uses real estate as security, were developed after Proposition 13 as a vehicle for small neighborhoods to tap into the bond market. They can be perpetual, but are usually structured as 30-year bonds. A 2/3 approval by those voting in the election is required. Questions arose as to what the Mello-Roos bond might cover, and whether or not Drakes View Drive needed to be entirely repaved – could we do it for less? Diane Harley reminded the group that many homeowners would have a difficult time with a tax increase. In response to a question by Susan Fisher regarding patching, Mike Ongerth, noting that as the road continues to age, patching costs will escalate, gave his assessment and priority recommendations of current conditions of sections of Drakes View Drive. His recommendation was to give greatest priority to the first and last points on this list:

- Bottom of DVD to bulletin board: many potholes in need of repair
- Between bulletin board and Tank 1: one pothole
- Between Tank 1 and Douglas Drive: a few potholes
- Between Douglas and Tank 2: Road sections starting to separate. Could be dealt with using crack sealing (cheaper)
- Tank 2 to Sunnyside: a number of pavement failures; could be held with patching
- Sunnyside to Tank 3: two significant spots
- Tank 3 to Sunshine Court: a few failures. This and the previous section could probably last for 5 years.

- Sunshine Court to Peter Behr: some potholes
- Behr Lane to end of pavement: surface in terrible shape

Regarding paving, the group used the cost estimation calculations developed by John Levy to prioritize portions of the overall project with a mind to cutting what could be cut. John will take the group's decisions and, in light of cuts made, and with an eye toward having accurate numbers to present for development of a Mello-Roos bond, will re-crunch the numbers. John said he would do three scenarios with the numbers when he re-crunches.

7. **November Election** – A discussion developed regarding whether it would be possible to have a Mello-Roos bond on the November, 2016, ballot. Sydne Bortel wondered whether items at the end of the ballot might be ignored – there will be a great many other issues to study. Diane Harley wondered whether the June, 2017, election would be a better time. It is the next scheduled election and would not create additional costs as would be the case with a special election. David Wilson noted we are facing a time issue in getting the populace educated. Laurie Stetson suggested getting information out on Next Door. Susan Fisher asked Diane Harley if she would do the next newsletter. Diane said that she would in September. A website update was suggested.

8. **Housekeeping / Comments** – Susan Fisher noted that, as she is leaving the area, Tim Stanton has agreed to be Interim President. She also noted how helpful it has been to go to road board meetings. Appreciation was expressed by Sydne Bortel and David Wilson for Susan Fisher's leadership and the role her diplomatic presence has made in the improved relations between IRA and PRERAB. The next meeting will be held on September 10.

The meeting adjourned at 11:35.

Respectfully submitted,
Julie Merk