

MINUTES
Inverness Ridge Association Board Meeting
March 13, 2021
Via Zoom

Present: Tamia Anderson (for Firesafe discussion), Ron Bennett, Sydne Bortel, Joe Burgess (honorary member 2021), Den Drexler (for the road repaving discussion), Jennifer Howard, Leah Light, Julie (and Randy) Merk, Michael Ongerth, Glen Sherman (Guest), Tim Stanton, Marcus Thygeson, David Wilson, Patty Wimpfheimer

Absent: Chris Eckert, Jon Wurtzel

Introductions

Tim Stanton introduced Glen Sherman, a new owner on Carleton, and Joe Burgess, a prospective board member in 2022. Joe will attend Board meetings and contribute their expertise on various issues.

Minutes

The minutes of the Annual General Meeting of January 23, 2021 were approved.

Treasurer's Report

Patty Wimpfheimer reported on the state of our finances. The previous balance as of January 21 was \$8,632.21. Between January 15 and March 12 we have taken in \$800.00 in dues paid by check and \$1,063.55 dues paid by Paypal and \$0.05 in interest for total income of \$1,863.60. Expenses during this period were Paypal fees of \$36.45 and \$260.00 paid to Brandon Barragan for technical assistance with our annual meeting via Zoom. The balance as of March 12, 2021, was \$10,235.81.

Announcements

Jennifer Howard reported that the new water tank at the top of Drake's View Drive is nearing completion. The heavy work has been accomplished and a review of the road condition on Drake's View Drive indicated no damage to the road surface by heavy equipment. Staining of the concrete remains to be done. The road sign relating to tank construction at the bottom of Drake's View Drive will be removed.

Road Repaving Task Force

Ken Drexler reported that ILS has now provided us with the information needed to permit final tweaks of the proposal to be sent to the county for approval. Once that is accomplished, the plan will be presented to the community via email, letters, and other modes of communication prior to a community meeting to be conducted by Zoom.

PRERAB

Mike Ongerth reported that both paved and unpaved sections of our roads are in pretty good condition. There are few potholes on the paved roads. Vegetation management issues, however, continue. We need to work on sightlines, overhead, and side vegetation at this time. Mike recommended that we tour surrounding roads where paving problems exist that demonstrate what our roads might look like if we do not move forward with the repaving project (e.g., Pierce Point Road near the outer dairies before the elk fence, Highway 1 outside the Palace Market) as well as Rannoch Way where Private Road Division Inverness 2 has recently carried out a repaving project overseen by ILS.

Firesafe Committee

David Wilson reported that funds from Measure C for one day of chipping will certainly be available, with a second day possible. In addition, there is considerable fiscal year 2021 funding available for other projects. The Firesafe Committee met with Christie Neill's successor Jordan Reiser in late February to discuss proposed vegetation management work along evacuation routes on Sunnyside and Drake's View Drive. It was recommended that all roads be surveyed for needed work. David Wilson argued for prioritizing Sunnyside and Drake's View Drive. Surveying will include walk throughs, noting areas that need work by owners, including areas in which tree canopies meet across roads so that Drake's View Drive (and other roads) can at least partially provide a barrier to spread of canopy fires. Tamia Anderson has been in touch with Jordan and he will get back to the Firesafe Committee about our plans. Sydne Bortel noted that all of this was good news and expressed the gratitude of the Board for the efforts of the Firesafe Committee.

2021 Chipping Program

Discussion focused on the number and timing of proposed chipping days as well as issues related to charges for chipping and IRA subsidies for the program. Given that Measure C funds will be available for one, or possibly two, days of chipping, it was decided that we should plan for a total of three days of chipping, with at least one day covered by Measure C funds. Three chipping days are well subscribed and merited given vegetation management needs, especially in a year of expected low rainfall. It was also decided that the first chipping day would follow the Memorial Day weekend with a second after the Labor Day holiday, with exact dates for the second day to be determined when the Measure C date(s) is known. We contract with Inverness Garden Services for chipping and Michael Ongerth advised us that the price per pile is pretty well established and that the best strategy would be to contract for two days with the possibility of canceling the second IGS date if Measure C funds become available for that. Over the past few years the cost per pile chipped (as counted by IGS) has been about \$70 (with a range from \$60-\$75). It was agreed that we should charge \$50 per pile for chipping with the remainder to be subsidized by IRA. There is typically some discrepancy between the amount we estimate based on the number of tickets sold for chipping, the charges we receive from IGS, and the subsidy needed from IRA. The slippage occurs for several reasons. These include calculation of pile size—IGS calculates size based on six feet along the road and accounts for the number of piles for each address but residents do not always adhere to the designated pile size measurement,

especially for the length of piles along the roadside; default on payment by some residents; and last year some confusion about which piles should be chipped and billed to Measure C or to us. Randy Merk estimated that the slippage is about \$1500 per chipping day and that we should assume that IRA's subsidy might run to \$3000 if we are doing two days. Patty Wimpfheimer noted that confusion also arises in accounting for payments because people sometimes sign up for two days at the same time, making for confusion when Measure C enters the picture. It was decided that we would solicit for one chipping day initially, alerting residents that a second may be forthcoming toward the end of summer. It has also become clear that we need to be more specific in letting the community know about pile dimensions to avoid billing confusion when IGS counts piles.

To summarize, the decision was to have IRA supported chipping after Memorial Day with a second day to be decided later, \$50/pile cost to residents with the remainder subsidized by IRA, one chipping date sign-up at a time with an explanation that another day will be announced.

Signage

The trash at the bottom of Drake's View Drive has been removed and the Firewise Community sign has been restored. Conversation centered on possible signs to be placed at the top of Drake's View Drive at the parking area adjacent to trail access and at the end of Sunnyside near the parking area adjacent to the gate to the fire road leading to Limantour Road. Signs would be placed with the goals of discouraging nonresident parking at these locations and preserving access for emergency vehicles. Tim Stanton reported that he had spoken to Julie Byerly, chief ranger, who indicated that the Park has no expectation that PRE would provide public access to trails and that signage is at the discretion of our group. Ron Bennett has been working with Jim Mayo (County Sign Shop) on the design of signs. One board member suggested that violators' cars could be towed. There were differing views expressed about our right to have vehicles towed and a board member thought that there might be both practical and legal consequences of doing so. For instance, IRA Board members speculated that towers might refuse to remove vehicles not owned by requesters, costs might be our responsibility, and there might be liability issues as well—but the legal picture here is not altogether clear and more information is needed. One solution proposed was to increase the number of parking spots for the top of Drake's View Drive at Buck Point or at the trail access point but the former involves private land and the latter would require removal of trees and depositing road base to the north of the current spaces. There was consensus that the problem was less acute at the Sunnyside fire road access point. Jennifer Howard suggested that we should refrain from parking at either location during times of imminent fire danger such as red flag days. After some discussion Mike Ongerth moved that Ron Bennett consult with Ben Ghisletta on parking restriction sign design and placement for the top of Drake's View Drive at the clearance area near the IRT trail. After confirming that this motion applied solely to Drake's View Drive and that no additional parking would be established, David Wilson seconded the motion. Marcus Thygeson made a friendly amendment to allow signage at Sunnyside if this were to be recommended by Ben Ghisletta. Mike Ongerth accepted this amendment. Although not part of the motion, Leah Light suggested that any sign(s) be worded "PRIVATE ROAD/RESIDENT PARKING ONLY." The motion was approved with one abstention.

Addendum

Note: In the course of preparing the minutes, I realized that I did not have a clear memory of the wording of the motion that was passed and that another board member with whom I spoke had a different recollection. Tim Stanton listened to the recording of the meeting that we made and the minutes enclosed here are accurate with respect to the original motion and the subsequent amendments to the motion that was ultimately passed. However, it became clear soon after we adjourned last Saturday that at least four additional people present at the meeting either were unclear about what was approved or had questions about the factual underpinnings of the motion or were unsure how to proceed given the actual wording. This level of concern suggested that additional conversation might be useful before proceeding further. Because we are between scheduled IRA board meetings, Tim convened the elected board officers (President, Vice-President, Treasurer, Secretary) to discuss possible ways to move forward, with the understanding that our primary concern as a community is safety in the event of an emergency. We decided that, consistent with the motion, Ben Ghisletta should be consulted and asked to do a tour of the parking areas at the end of Sunnyside and the top of Drake's View Drive with a group of us, including as many of the following as possible who are available to join him: Ron Bennett, Tamia Anderson, Julie Merk (the three who have been working on this issue for us) as well as Jennifer Howard and Leah Light. The task would be for Ben to advise us on emergency access issues at the two areas of concern. Following this meeting we would confirm via email our understanding of Ben's assessment and any recommendations he might have so that any decisions we make going forward have safety issues as the priority. This information would help us to structure a further discussion that also includes the issues before us at the May board meeting (e.g., what is needed for community safety, resident vs. nonresident parking, other parking solutions).

Election of Officers

The following were elected for 2021 terms: Tim Stanton, President; Jennifer Howard, Vice-President; Patty Wimpfheimer, Treasurer; Leah Light, Secretary.

Meeting with New Superintendent of Point Reyes National Seashore

Sydne reported on items from the interview of Craig Kenkel by PRNSA's Donna Faire, PRNSA's director. That interview may still be available on the PRNSA website.

We're eager to hear more about the Park's plans for fuel reduction as well as to share IRA's current fire reduction and safety planning, update on Coastal Plan process and issues, current funding and plans for Park maintenance, the Great American Outdoors Projects and more about future possibilities working with the Bureau of Indian Affairs. In addition, we would like to discuss issues related to trail access from Paradise Ranch Estates and evacuation routes, especially pertaining to Sunnyside.

Next Meeting

The next meeting is scheduled for May 8, 2021, via Zoom.