

PARADISE RANCH ESTATES ROAD ADVISORY BOARD

Meeting Summary for August 20, 2016

- Pothole patching on Drakes View.
- Drakes View Drive Repaving.
- Work on Dirt Roads
- Evacuation Maps
- More below. . .

Minutes

Paradise Ranch Estates Road Advisory Board

August 20, 2016

The Paradise Ranch Estates Road Advisory Board met on August 20, 2016, at the Ongerth residence in Paradise Ranch Estates. The meeting was attended by members John Levy, Mike Ongerth, Tamia Marg Anderson, Ron Bennett, Joe Burgess and Ken Drexler, Secretary. In addition, Alan Bortel was present. In the absence of Laurie Stetson, John Levy led the meeting.

1. Pothole Patching of Drakes View. Mike Ongerth reported that Lunny Grading and Paving had started patching Drakes View Drive and had progressed down to Tank #2. The crew is using a back hoe, not a saw, to remove the old pavement and then adding tack oil and 2 inches of asphalt. Mike described the work so far as a “first rate job.” There is more work to do on Drakes View and on East Robert.

Mike said that at the top of Drakes View, he had marked a large alligatored area for patching. The area is 1 ½ inch of asphalt over dirt. Mike plans to watch how the patched area holds up and, if necessary, add additional asphalt.

2. Drakes View Repaving Project. The board members noted Laurie Stetson’s report in an email that Marin County had been inundated with paving projects and had decided to adopt on a procedure for handling them before proceeding with any project. John noted that this meant that the financing of the repaving project would not move ahead until 2017 at the earliest and the repaving would not start until at least 2018. Laurie’s email noted that as the project moves forward, the board will have the advantage of the work done by John and others to define the project and its cost.

John noted that there were questions about how the Mello-Roos funding would work and what it would cost. He asked, if two or more road division projects were combined for Mello-Roos purposes, would that mean there would be only one financing? And would each of the combined road divisions vote together?

Mike said that as the repaving project moves forward, he believes that the Road Board should put together a description of the project together with an explanation of its features for consideration by the IRA and residents.

3. Dirt Roads. Mike said that the dirt roads were “basically” in good shape with the exception of Behr Lane and a gully on Douglas at Lower Dover (which needs a culvert). He is talking to Ismael about work needed on ditches, potholes and drop boxes. He believes that drop boxes should be installed on Douglas north of No. 7, on Dover at the driveway to Nos. 61, 71 and 81, on West Robert where the water runs across the pavement and on Sunnyside at the top of the paving leading to the PRNS gate where debris washes across the road. This work will be scheduled after the Drakes View patching is completed. Mike plans to tour the roads with Ismael to discuss the work and its cost.

4. Vegetation Management. Tamia Marg Anderson reported that except for a few SOD trees on Drakes View, there were no urgent projects. She also asked the board members to find someone living in PRE full time who would take over the vegetation management process.

5. Evacuation Maps and Signs and Mirrors. Tamia said that the emergency exit map for PRE is now on the IRA website, www.invernessridgeassn.org, in a printable format. Ron Bennett added that the emergency exit sign for 7 Douglas had not been approved by Rip Goelet. The emergency exit sign at the foot of Douglas will be moved to fork of the road and trail by Burton Eubanks.

Joe Burgess asked that a mirror be installed on Sunnyside at the blind curve before his house. Joe said that he would mark a location for the mirror and allow the use of his fence for its mounting. John said that he had a mirror and would install it.

6. Membership. In an email to the board, Laurie noted that she and Ed had listed their home on West Robert for sale and expected to move to Washington State. This prompted discussion of a new chair for the Road Advisory Board. Mike and John declined to serve, although John said that he would be willing to handle internal board communications as long as someone else handled communications with others.

The board briefly discussed new members: Mike said that he had spoken to Dr. Colin Hamblin who lives on Sunnyside and reported that he was “interested” in the board.

7. Miscellaneous. Mike said that he would ask Inverness Gardening Service to place large rocks on the inside of the following curves in an effort to protect the road edge at the following intersections: Bucks Point and Drakes View, Sunnyside and Dover, Dover and Lower Dover.

NEXT MEETING: November 5, 2016 at the Ongerth Residence.

KD 9/21/2016 (Ver. 2)