

PARADISE RANCH ESTATES ROAD ADVISORY BOARD

Meeting Summary for March 3, 2018

- Task Force Meeting with Consultants
- Review of Expected 2018 Work in PRE
- More below. . .

Minutes

Paradise Ranch Estates Road Advisory Board March 3, 2018

The Paradise Ranch Estates Road Advisory Board met on March 3, 2018, at the Ongerth residence in Paradise Ranch Estates. The meeting was attended by members Mike Ongerth, John Levy and Ken Drexler, Secretary. Tim Stanton, IRA President, and Julie Merk and Randy Merk also attended. Ken Drexler led the meeting.

1. New PRERAB Member. Building on a discussion before the meeting began, the first order of business was to add Randy Merk as a member of PRERAB. Ken said that he would add Randy to an updated version of the PRERAB contact list.

2. Task Force and Consultant Interviews. Mike Ongerth said that ILS Associates would be making a presentation to the IRA/PRERAB Paving Task Force on March 22 at 10:00 a.m. and that he expected to schedule a presentation by OberKamper on March 8th or 9th. Mike said that both firms appeared to be interested in being considered for the work. A third firm, CSW-Stueber, had not responded to contacts.

Mike proposed that the interviews be for an hour with thirty minutes of presentation followed by thirty minutes for questions. Mike suggested that some of the issues to be explored included: How would the work be billed? Who would be assigned as project manager? How would the details of the paving be determined? Ken Drexler suggested and others agreed that a key issue would be whether the entire road would be paved or only a portion of it as that would set the scope of the project and have an impact on its cost.

One of the Board members noted that the North Marin Water District was starting a project to rebuild the water tank at the top of Drakes View and this would cause cement trucks to travel up Drakes View. There was a consensus that the paving project should proceed only after completion of the NMWD work.

LATE NOTE: After the meeting, OberKamper decided not to make a presentation and the ILS Associates presentation was moved to 1:30 p.m. on March 22.

3. Project Planning. The board then discussed the expected work for 2018.

- Drakes View Patching: Mike noted that Drakes View and sections of some side roads were developing potholes which would need patching. He said that this work could be done whenever there was a dry spell.

- Dirt Road Maintenance. Mike noted that the recent work on the dirt roads had held up well and that it was unlikely that work would be needed until the end of summer.

- Vegetation Management. The flashy fuel and sight line clearing work will need to be done this year. Mike suggested that it be targeted for the end of April. (When Pacific Slope did the flashy fuel work in 2017, its bid and work excluded the clearing of sight lines.)

- SOD Tree Work. We need to do a survey to locate SOD trees that endanger the roads and then wait until after the end of nesting season to schedule the work.

- Drop Boxes. Several of the culverts in PRE lack drop boxes. Mike suggested that we should identify locations where these need to be installed.

- Signs and Mirrors. John Levy said that he had ordered two traffic mirrors. One will be installed on Dover at the woodshed near No. 21; the second one will be held in reserve. Mike said that he had a "Private Road, No Outlet" sign for installation on Douglas below the intersection with Lower Dover.

4. Budget Planning. Ken distributed a spreadsheet showing the amounts spent on various road-related tasks from 2011 through 2017. It showed that in 2017 revenue was \$74,800, \$45,800 from regular property tax and \$29,000 from the now-expired "vegetation management" parcel tax. Members noted that this information will be useful in developing a tentative budget for the work in 2018.

Next Meeting: PRERAB members tentatively set its next meeting for 9:30 a.m. May 5, 2018, at the Ongerth residence.

KD 4/9/2018