

PARADISE RANCH ESTATES ROAD ADVISORY BOARD

Meeting Summary for November 5, 2022

- PRE Paving Project.
- PRERAB Finances.
- PRE Road Conditions
- More below. . .

Minutes

The Paradise Ranch Estates Road Advisory Board met on November 5, 2022, by video conference over Zoom arranged by Randy Merk. The meeting was attended by Mike Ongerth, John Levy, Tamia Marg Anderson, Randy Merk, Julie Merk, Jennifer Howard and Ken Drexler, Secretary. Randy Merk led the meeting.

1. PRE Paving Project: Ken Drexler reported that the work on the PRE Paving Project had been deferred to mid-2023. Although DPW approved the specifications and cost figures for the Project prepared by Mike Evans of ILS Associates on September 12, 2022, it turned out that the time needed to get final approval from the Board of Supervisors, solicit bids, award the contract and for work to start would push the work into mid- or late-November. This late in the year, it was unlikely that the weather and temperature conditions would allow an asphalt paving project to proceed.

Ken then summarized the steps needed for the Project to move ahead in 2023: A construction manager needed to be hired, as neither ILS nor Mike Evans were able to take this on, the estimated project cost needed to be updated and an agreement needed to be reached with the County on the rate of interest to be charged on funds borrowed by PREPRD. Randy reported that the current prime rate was about 8 percent and said that if the County insisted on charging PREPRD one percent over prime, the financing cost would limit the funds available for the paving to about \$900,000.

2. PREPRD Finances: Ken Drexler estimated that as of the meeting date that PREPRD had about \$100,000 and that in December 2022 would receive an additional \$30,000 in regular property tax support for a total of \$130,000. The figures were uncertain because the County had not responded to requests for information on recent charges to the PREPRD account.

During the meeting a member noted that the paving parcel tax had been added to the property tax bills in PRE at \$968/parcel. This information lead to a brief discussion of how the scheduling of the Project might be managed to reduce the amount borrowed from

the County. Two members suggested that the Project might be split into multiple phases, be done in separate years or the work be delayed until more funds were accumulated.

3. Current Road Conditions: Mike Ongerth reported on the work needed to maintain PRE's paved and dirt roads.

As to the paved roads, he reported on three pending projects:

A. Patching potholes on Drakes View. Mike said that he and Ron Bennet had marked 47 potholes on the lower end of DVD that needed to be patched. Mike described this work as essential to avoid the deterioration of the subgrade on which the current paving rests. Mike has requested proposals for this work from both NCRC, the company that took over from Inverness Gardening Service, and from Lunny Grading. Neither has responded to his request. Mike guessed the cost of this work would be about \$35,000.

B. Potholes on paved side roads. Mike has also asked NCRC and Lunny for proposals to patch eight potholes on East Road, six potholes on Baywood, five potholes on West Robert and to reconfigure the water bar below No. 45 West Robert. If this work proceeds it would be done at the same time as the work on DVD to reduce costs.

C. Clearing of culverts and ditches. This is work that PRERAB does every fall to prepare the roads for the winter rains. Mike said that he would seek bids for this work in the next week or so. He said that the recent inspection of culverts done to prepare for the paving project had identified five culverts that at least partially blocked.

As to the unpaved roads, Mike suggested that portions of Douglas, Dover, Sunnyside, Sunshine Court, East Robert, Elizabeth Place and the unpaved portion of Drakes View had gullies and potholes and should be graded. Also the road base piles along the dirt roads needed to be restored. Although Mike did not describe this work as essential, he urged that this work be considered. He estimated it would cost \$15,000.

Jennifer Howard asked why the Board was only considering the minimum to keep the roads in shape and asked what PRERAB's budget for dirt road maintenance was. In response, Randy recalled that he had summarized the amount spent on dirt road maintenance in the past and said he would prepare and circulate a possible budget for future dirt road work.

4. Fire Safety: Tamia Marg Anderson noted that Jason Weber of Marin County Fire Department had recently sent a letter advising Pre owners that a local private contractor under the direction of Fire Department staff would be doing fire safety clearing on DVD using Measure C funds and that this would help make DVD a safe evacuation

route. This prompted a question about whether similar work would be done on other roads. Mike recalled that three years ago PRERAB spent about \$15,000 on such work and earlier this year had spent over \$8,000 on “flashy fuel” work on DVD and the dirt roads. Tamia suggested that FireWise should promote fire safety maintenance by property owners. Jennifer suggested that a plan for future fire safety work be prepared so residents would know what was being done and how it was paid for.

5. New PRERAB Members?: At the end of the meeting, Randy asked the group to consider recruiting new PRERAB members. Mike said that he supported doing this and noted that at its last meeting, PRERAB had added Michael Portman as a member. Mike said he had talked to Katherine Dillman about joining PRERAB but she said was not ready at this time. Others mentioned persons who might join, such as Alex Morrison. Tamia suggested that to get non-Board members involved in road work, PRERAB might have work parties in which residents would participate. Mike said that he would give this some heavy thought.

NEXT MEETING: January 7, 2023.

KD
11/10/2022