

MINUTES
Inverness Ridge Association Board Meeting
September 11, 2021
Via Zoom

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

Absent: Chris Eckert

Minutes of July 10

Approved.

Treasurer's Report

The balance as of July 1, 2021, was \$12,655.50. Income from July 1 to September 20 was \$2,610.92 (including checks for \$1,800.00 for dues and chipping fees (breakdown to be available in November, \$433.11 PayPal (\$192.81 dues and \$240.30 chipping fees), \$297.75 Venmo (\$100.00 dues, \$200.00 chipping fees, less \$2.25 transfer fees), plus \$0.06 interest) with expenses of \$4,009.02 (Squarespace fees of \$23.02, chipping refund of \$100.00, and Inverness Garden Service fees of \$3,886). As of September 20, our balance is \$11,257.40.

Firewise

Discussion focused on fencing along our roads and the progress of the Measure C funded vegetation management project for Sunnyside. Fences that are located within the road easement close to the road can pose problems that should be better understood by community members. Fences that are made of combustible materials are potential fire hazards. Fences that include wire may have build-ups of leaves and other plant debris that are also fire hazards. Fences that are too close to the roadway or that have narrow openings may make it difficult for emergency services to access property. David Wilson and the Firewise committee will prepare some materials to be shared with the community that discuss best practices for fencing on our hill. There are materials available on the web about fencing that will be referenced. PRERAB may use this as the basis for establishing a road fence policy for PRE.

Jennifer and Tamia met with Jordan Reiser and Gavin Albertoli on Sunnyside to discuss vegetation cutting to improve evacuation routes using Measure C funding from the Marin Wildfire Prevention Authority. To date all but two property owners who have been approached have given permission for work to occur on their land. Approximately \$100,000 will be available to create a shaded fuel break that will improve routine and emergency traffic flow on PRE, increase safe access for fire departments in the event of an approaching wildfire, and enhance evacuation safety routes. It is expected that overhead clearance may go as high as 15

feet and that clearance of the roadside will be somewhat more extensive than has been done to date. Work will begin as soon as October 4. The plan is for work to begin at the gate at the end of Sunnyside and proceed as far as possible, given funding, towards Drake's View Drive. Contractors will be hired on a per day basis.

Tamia informed us about two upcoming informational meetings with Jordan Reeser and Gavin Albertoli of Marin County Fire Department. Jordan is spearheading Measure C/MWPA vegetation management projects county-wide and Gavin will work under him on West Marin projects. The first meeting will be in person on September 27 at 10AM at the end of Sunnyside Drive. Please plan to walk or carpool since parking is extremely limited. The second meeting will be on September 28 at 10AM on Zoom (information to follow). Please direct any project related inquiries to Gavin Albertoli at 415-717-4511 or galbertoli@marincounty.org.

Tamia also reported that Patty Wimpfheimer and Nadav Savio had worked with her to improve the IRA website presentation of fire information including emergency numbers, how to trace fire movements, and how to improve defensible space and home hardening.

Paving Task Force

Ken Drexler reported that we are getting close to being able to submit our petition to the county so that we can move forward with a ballot measure to support the project. To date over 150 signatures have been obtained on the petition, meeting the target of 70% of homeowners required by the county. There are a few remaining issues to be resolved with the county prior to submission of the petition.

PRERAB

Mike Ongerth reported that there will be some ditch clearing and culvert maintenance this fall. Some new potholes are appearing but at this time there are no plans to fill them.

Chipping

Mike Ongerth reported that the next IRA-sponsored chipping would take place on September 13-15, possibly extending to September 16. Fifty-one tickets have been subscribed by residents and some trees that constitute hazards will also be removed at this time. No new chip piles will be placed in staging areas this time because sufficient chips continue to be available from past events. Some chips may be removed from Douglas near a turn-around area.

Signage

Ron Bennett described the proposed sign for the bottom of Drake's View Drive. Preliminary designs for the sign will be circulated. Ron has obtained an estimate for the cost of 8 X 8 redwood posts and recommends that routing on the sign and stonework be carried out by professionals. The Board voted to approve an initial expenditure of up to \$2000 for work on the sign. Ron also suggested that the board reconsider the wording for the sign, adding the words "Paradise Ranch" to clearly designate the entrance to our community.

Fire Insurance

Sydne Bortel related her recent experience with cancellation of fire insurance on the Bortels' PRE home and subsequent efforts to obtain new coverage. She recommends viewing the Firewise Marin webinar on this subject. Four suggestions were made that might be useful to other homeowners in the event of cancellation of their own fire insurance. First, avoid CA Fair Plan as an insurer unless no other provider can be identified. Second, do not expect that the company that cancels your insurance will relent if you remediate defensible space and home hardening issues identified by the fire department or the insurer. Third, in the event of cancellation, be prepared to spend a fair amount of time seeking new coverage. Fourth, be on the alert for possible cancellation as many companies are revoking coverage even after many years of insuring particular properties and are unlikely to take on new liabilities in wildfire areas. The Bortels obtained insurance from AAA and recommend this company.

Next Meeting

Date: November 13, 2021

Venue: Zoom