

PARADISE RANCH ESTATES ROAD ADVISORY BOARD

Minutes of Meeting

June 7, 2009

The Paradise Ranch Estates Road Advisory Board met on June 7, 2009, at the Ongerth residence in Paradise Ranch Estates. The meeting was attended by Harvey Freed, Chair, and members Mike Ongerth, John Levy and Tamia Marg Anderson. Tim Edwards was absent. Ken Drexler, Secretary, also attended.

1. Drakes View Repairs: Mike Ongerth reported that the Inverness Gardening Service (IGS) had done a good job of repairing the asphalt on Drakes View. The work involved cutting deteriorated sections of the road surface with a saw, digging out the area and then applying a tack coat and fresh asphalt. Harvey said that he would send Ismael a note thanking him for the work.

Mike said that when Bob Lewis and he had recently toured the roads (see below), Bob had noticed cracks in the asphalt on DVD in the road surface between the wet spot on DVD and Upper Roberts, near 100 DVD and at the bottom of DVD between Anderson and Braun. Bob suggested that sealant be applied to these cracks. The Board agreed with Bob's suggestion and asked Mike to contact Ismael and ask if IGS could do this work and, if so, the cost.

2. Summer Dirt Road Work: Mike said that on June 6th, Bob Lewis and he has toured the dirt roads in Paradise Ranch Estates to identify work which might be done this summer. Bob's initial suggestion for work included the following:

- Dover: Repair potholes from #21 to #61, nothing beyond #90.
- Dover & Lower Dover intersection: Add material to repair wear.
- Douglas bottom end: Minor grading work.
- Douglas: Smooth road from #2 to #7 and at the DVD intersection.
- Lower Robert: Repair DVD transition to dirt; repair potholes between the first and second canyons and above the slide area to Baywood; grade from Carlin to the payment at Seidner.
- Upper Robert: Repair the transition from dirt to pavement.
- Carlton Place: Clear ditches.

- Behr Lane: Clear water bar below #90.
- Sunnyside: Clear ditches; grade at Burgess; apply cement treatment to potholes from #15 to #20, above #32 and near #60.
- Pinecrest, Sunshine Court, Bucks Point and Elizabeth Place: No work.

Bob estimated if all of this work was done, it would require about \$14,000 in road base, depending on its current price. Mike reported that Bob would get a current price for road base from the quarry and would use that information to prepare a quote for the above work. The Board could then review it and determine which projects will be done this summer.

Mike said that Bob recommended that in the next year or two, the Board consider adding road base to Sunnyside beyond No. 200 to cover the rocky native surface.

John Levy suggested that a berm be placed at the top of the potential slide adjacent to the McFarland and Buckley properties. After discussion, Mike and John said that they would look at the area together and make an evaluation of this suggestion.

3. Summer Vegetation Management Work: The Board members reviewed the draft of a letter to be sent to residents notifying them of the vegetation management work to be done by IGS in 2009 and allowing residents to opt out of such work on their property. (The letter was prepared by Tamia Marg Anderson with input from John Levy and others.) Tamia said that she would incorporate the Board's comments in the letter and then deliver it to Ivan and Eleanor Stern who would arrange for it to be mailed. The work is expected to be done by IGS in mid- to late July.

Tamia said that she would meet with Ismael to discuss areas where he anticipated there might issues with either ornamental planting or the extent of the trimming.

Note: This summer the Inverness Ridge Association will conduct its own chipping program independent of the work being done by the Road Advisory Board and is polling its board members on how to structure its program.

4. Parcel Tax Review: Ken Drexler distributed summaries of the finances of the permanent road division from fiscal year 1989-90 through fiscal year 2007-08. The Board members compared

the information concerning the parcel tax for vegetation management approved in November 2006 with the pre-election projections. This comparison showed that for fiscal year 2007-2008, about \$5,000 less had been collected and \$1,100 more had been spent than had been projected.

The Board noted that the parcel tax would have to be reauthorized every four years after its adoption by a majority vote of the voters in PRE. The first of these reauthorization elections will be in 2010.

5. Communications: Tim Edwards was not able to attend the meeting so the Board did not discuss the status of the IRA website (<http://invernessridge.net>) and the portion of the site which will hold Road Advisory Board information.

Ken noted that a list of the current members of the Road Advisory Board had been posted on the bulletin board at the foot of Drakes View and said that he would forward the minutes of the Board's April meeting to Tim for posting on the IRA site.

6. Miscellaneous: The Board noted that construction activities at 200 Sunnyside for the Watts Conference Center had been ordered to stop by the County of Marin. One Board member expressed concern about the impact the construction and later operation of the Center might have on emergency ingress and egress from Paradise Ranch Estates. The Board noted that a letter had been sent to the resident who was concerned about road work on Behr Lane and that the fence on Sunnyside at the foot of Behr Lane had been removed.

NEXT MEETING: The next meeting of the Board will be in January on a date to be determined. The Board noted that if developments warranted, it might hold a meeting in September or October. The dates and times of these meetings will be announced in advance.

K.D. 6/25/2009

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