

Minutes of Inverness Ridge Association Board Meeting
9:30 AM, Saturday May 9, 2009, at Mary Anne Warren's, 415 DVD

Present: Tamia Anderson, Richard Blair, Bill Carlin, Harvey Freed, Bob Lundstrom, Michael Ongerth, Russell Ridge, Ed Stetson, David Starkweather, Mary Anne Warren, Katherine Williams, David Wilson.

1. President David Wilson opened the meeting at 9:45 AM.
2. The Minutes of the April 17 meeting were accepted.

3. Treasurer's Report

Alicia is ill and has not sent the newsletter out, so it is unlikely that there is much change in our roughly \$8,000 total.

David and Alicia spent most of a day in the bank, getting Alicia installed as Treasurer.

4. Legal Status

David Starkweather said that we are best categorized as a 501 C4 organization, the homeowners' association category. He is filing in California for this tax exempt status, and will also file with the Federal government.

5. PRERAB

The minutes of PRERAB meetings will soon be available on our web site.

Harvey said that our regular vegetation management will be done in July, probably in the third week.

We are planning an IRA chipping program along with the vegetation management. We are considering two options. Ismael has offered to chip 4'X4'X8' piles of brush for \$80.00; the IRA would contribute \$40 per household up to a total of \$3,000. Alternatively, the IRA could purchase 2 or more days of Ismael's chipping at \$1,500 per day. Another possibility would be to subsidize individual property owners; in the past we have contributed \$100 or \$200 per household towards the total cost.

David Starkweather noted that we have many SOD oaks that need to be removed, as well as slash left from those that have been removed, which is a fire hazard. Michael said that about 28 trees were removed last month at the cost of \$11,000. He noted that some slash was left on the ground to save money, but that much of what looks like slash is the result of trees being blown down by the wind. PRERAB will do another round of monitoring SOD trees in the fall.

Michael reported that many potholes have been repaired, and some shoulder work has been done where the asphalt has crumbled. Ismael did a great job, after

Mr. Lunny (who has done this work in the past) was unresponsive to our calls to him.

David Starkweather moved that the IRA develop a program for reimbursing members for chipping. The motion was seconded and passed unanimously.

Neighborhood Relations

The Board went into Executive Session to discuss matters involving neighborhood relations.

Emergency Preparedness: Bob Lundstrom

Bob has had cards printed with emergency phone numbers and the combination to the gate at the end of Sunnyside. This will be sent out with the newsletter.

IRA Website: Invernessridge.net

The site is up and running. David said we should pass suggestions to Katherine.

Katherine has decided to include names and phone numbers of IRA officers, but not their e-mail addresses. She needs a description of the function of PRERAB. Ken Drexler has offered to provide one that he wrote earlier.

Katherine asked about including links to other organizations, such as PRNS and the Dance Palace. David suggested we send suggestions to her. She would also like to have scenic photos of PRE or the views from it.

The Minutes and Agendas of IRA and PRERAB are being posted. Newsletters will also be available.

New Business: The Marin County Plan

Alicia went to one of the workshops that the County held. In June there will be another, at which the County will present the draft housing plan. The issues of concern to us include second units, commercial operations, and housing density in West Marin.

Second Units

Second units are banned in PRE by the County, with existing ones grandfathered in. Guest bedrooms may be built if they have no kitchens or bathrooms. We will need to consider whether we want the rules eased in PRE.

Discussion followed. There was a consensus that the ban on second units in PRE should be continued, primarily because the extra traffic on our roads would create additional risk. David Wilson suggested that we send a letter stating our support of the existing ban, which creates an exemption for PRE with respect to second units, which are permitted elsewhere in the County.

Richard Blair noted that he and Kathleen got their start in PRE in Russell and Marge's second unit, and that much of the extra traffic on our roads is not due to second units.

David said that no one seems to want to restrict rentals of existing second units, or vacation rentals.

Mary Anne moved that David write a letter to the County stating that the IRA Board strongly supports the existing ban on additional second units in PRE. The motion was seconded. David asked that it be amended to say that the letter will not be sent until he has sent Board members an e-mail asking whether anyone objects. The motion passed with no dissent and one abstention (Tamia Anderson).

Commercial Operations

David noted that the existing County rules do not permit B&B's in PRE, or any commercial operation that will be open during ordinary business hours. It would be interesting to know the exact wording of this regulation. Eric Rekdahl is working on this, and David will ask him to find out the exact wording.

Housing Density

David spoke of the larger picture in West Marin. How do we want to see Point Reyes Station develop? There is a question about Section 8 affordable housing, which was attempted in Point Reyes Station but did not happen as planned, although there are some affordable units. There is room on the Mesa for more housing, which would be for workers who must now live elsewhere and commute.

Michael Ongerth suggested that we table this issue at present. He noted that the Inverness Association, to which he is our liaison, wants little additional building.

10. Next Board Meeting: 9:30 AM, Saturday July 11, at David and Faye Starkweather's, 71 Lower Robert Drive.

11. The meeting adjourned at 11:45.

Submitted by Mary Anne Warren, Secretary, July 7, 2009.