

**Minutes of Inverness Ridge Association Board Meeting  
9:30 AM, Saturday December 12, 2009, at David Wilson's, 21 Upper Robert Drive**

Present: Tamia Anderson, Jerry Block, Sydne Bortel, Sue Brown, Bill Carlin, Alicia Jackson, Harvey Freed, David Starkweather, Faye Starkweather, Eleanor Stern, Ed Stetson, Mary Anne Warren, David Wilson.

1. President David Wilson opened the meeting at 9:45 AM.
2. The Minutes of November 12 were accepted with two corrections: (1) LCP is the abbreviation for Local Coastal Plan, not LCD; (2) 4, not 5, is the limit on B&B rental units before a permit is required.

**3. Treasurer's Report: Alicia Jackson**

Wells Fargo Checking.....	\$7,536.20
Luther Burbank CD.....	<u>2,389.99</u>
	9,926.21

**4. Legal Status: David Starkweather**

The Franchise Tax Board wants more information on the history of our finances by February 2, 2010. David is simultaneously filing the Federal forms.

**5. PRERAB: Harvey Freed**

PRERAB will meet in January to assess the state of the roads and decide what still needs to be done.

There are still some SOD trees to be removed, but we don't have money to do this just now.

**6. Revision of Coastal Plan: David Wilson**

In the early 1980's PRE got much attention in the Coastal Plan and the Inverness Plan. The Coastal Plan is being revised, but the Inverness Plan will not be revised for three years, which means that we could be subject to inconsistent regulations. Jack Leibster said that there is a procedure to prevent our being subject to competing demands, but David needs to call him for clarification.

David said that PRE needs to submit its material by the end of January. Harvey said that we should probably take more time because we have to address some issues with care, such as B&B's, on which there will be strong differences of opinion. David said that the County is already getting the public input that they will need to revise the Coastal Plan, so we cannot afford to wait. Mary Anne suggested that we stick to points of consensus.

David Starkweather asked what restrictions on B&B's Harvey wants to see. Harvey replied that adequate parking on the property should be required; and that perhaps more than 2 rooms should require a permit, not more than 3.

David suggested these points to present at the General Meeting:

- (1) A permit is required for a B&B with more than 3 rooms.
- (2) Sufficient parking spaces on the property to accommodate all residents and guests should be required.
- (3) The primary use must be residential.
- (4) Parking that obstructs emergency vehicles is prohibited.
- (5) There will be no new permits for second units.

In addition, we will raise as a discussion point whether new permits for B&B's should be prohibited.

David had some comments on the existing LCP for Inverness. These include:

The old LCP appears to prohibit removing B&B's from service.

It also appears to require that new visitor services not become destinations in their own right.

The rule that new subdivisions on the Inverness Ridge be not less than 10 acres for each dwelling does not apply to PRE properties.

The PRE Lots Consolidation plan is moot, having never been implemented.

The PRE Design Guidelines limit height to 25 feet, 18 feet on the ridge line.

References to Upper Robert and Pine Crest Road should be removed.

**General Meeting:** Saturday January 16, at Joe Burgess's, 180 Sunnyside Drive, 11:00 AM.

Eleanor will invite Norman Solomon to speak about his recent trip to Afghanistan.

Eleanor and Alicia will send e-mails and cards about the General Meeting and the LCP modifications. David will circulate his suggestions for LCP changes to members, along with the portion of the original LCP that pertains to PRE.

Board members should bring a main dish. Everyone should bring folding chairs if they have some.

Eric Rekdahl is leaving the Board. All others members wish to continue. David will continue as President (*very* good news!!).

The meeting adjourned at 12:10.

Submitted by Mary Anne Warren, Secretary, January 11, 2010.