

PARADISE RANCH ESTATES ROAD ADVISORY BOARD

Meeting Summary for March 6, 2021

- PRE Road Conditions.
- PRERAB Budget Planning.
- Roadside Debris.
- More below. . .

Minutes

Paradise Ranch Estates Road Advisory Board March 6, 2021

The Paradise Ranch Estates Road Advisory Board met on March 6, 2021, by video conference over Zoom thanks to Tim Stanton. The meeting was attended by members Mike Ongerth, John Levy, Tamia Marg Anderson, Randy Merk, Jennifer Howard, Marcus Thygeson and Ken Drexler, Secretary. Tim Stanton, Julie Merk and Billy Rose also attended. Mike Ongerth led the meeting.

1. PREPRD Finances: Ken Drexler reported that as of the meeting date, the Paradise Ranch Estates Permanent Road Division had approximately \$135,846 in funds including the property tax funds expected by April 10th. This fiscal year approximately \$39,950 has been spent on Road Division expenses, mostly by PRERAB. Ken said that he would send members a detailed report after the meeting.

2. Road Condition Report: Mike reported on the condition of the roads in PRE. As to Drakes View, he reported it was in “good shape” and noted that it did not seem that the heavy equipment involved with NMWD’s construction at the top of Drakes View had damaged the road. Although there had been spills on the road, they had been cleaned up. Mike noted that the edge of the road at Buck Point was crumbling although he did not relate it to the work by NMWD. As to the dirt roads, Mike said that they had held up very well this winter.

Mike reported that there had been two tree falls on Drakes View, from the McSweeney and Bennett properties, and two on Douglas.

3. Paving Task Force: Ken reported that ILS Associates had given the Task Force an updated cost estimate for the paving project and an updated map to accompany it. The list of costs had grown from two pages to three and the total estimated cost from about \$700,000 to about \$1,008,000. The Paving Task Force will meet on March 13, to review

and discuss the new information.

4. NMWD and Tank #4: Jennifer Howard reported that NMWD expects to complete the heavy work at Tank #4 during the week starting March 8th. She suggested that the Road Advisory Board do an inspection of the road for damage. Mike offered to accompany her.

5. Vegetation Management. Tamia Marg Anderson reported that she had met with Jordan Reeser of the Marin County Fire Department to talk about how to get Measure C funds directed to work in PRE. She said that she plans a walk with Jordan on Sunnyside and Drakes View. Jordan told Tamia that he would like to have the areas in PRE that have been cleared for fire safety maintained. He also wants to have growth beside the roads thinned, though he believes that any work beyond ten feet will require owner permission.

6. Roadside Fences. Mike suggested that PRERAB develop a policy on fences immediately adjacent to the roads in PRE. Ken said he did not recall that PRERAB have ever had such a policy, although the placement of fences right next to the roads had been discussed from time to time because of their potential interference with road grading. Mike(?) noted that Jordan Reeser was concerned about flammable fences next to the road and their impact on traffic during a fire. Members suggested that any policy on roadside fences would need to be structured so as not to alienate residents and would need to deal with older non-compliant fences. Mike said that he would work on a policy, and he invited others to work with him.

7. 2021-2022 PRERAB Budget. Randy Merk noted that the Road Division receives about \$60,000 annually from property taxes paid by owners in PRE. In recent years PREPRD has spent an average of about \$62,000 a year. This was possible because for ten of the last fourteen years PREPRD had the vegetation management parcel tax at \$185/parcel. Randy summarized the average spending as follows:

- Vegetation management	\$30-40,000/year
- Dirt road maintenance	\$30,000/year
- Paved road maintenance	\$ 8,000/year

Mike observed that Randy's summary made it clear that PREPRD to maintain a fund. As to the costs, he also observed that if the proposed paving is completed, that the amount needed to maintain the paved roads will decline for a few years.

8. Handling Roadside Debris. Mike noted that from time to time issues have arisen about how to deal with roadside debris, principally from fallen trees. Two recent examples are cut limbs and branches from the McSweeny and Bennett trees that fell on

Drakes View. Tim Stanton suggested three options for dealing with this: (1) PRERAB could hire a contractor to remove them, (2) Volunteers could load the debris and take it to Nicasio, and (3) The debris piles could be added to a chipping program. During discussion, members asked whether the owner whose tree fell was responsible and if they were, how to obtain better compliance. Ken suggested that this area might benefit from a published policy on owner responsibility. Mike agreed that he would lead a group to develop such a policy.

9. PRERAB Email? The discussion about owner compliance with PRERAB policies led Tim to say that he would support PRERAB getting its own email which could be used to communicate with residents in PRE. There seemed to be general support for this suggestion which led John Levy to say that he would obtain an account at gmail.com for PRERAB. The issues of who would be responsible for the account and how it would be used were left for later determination.

LATE NOTE: After the meeting John has obtained a PRERAB@gmail.com account.

10. New Member. At the end of the meeting Billy Rose said that he would like to work with PRERAB. After Billy left the meeting, the members resolved to invite Billy to join PRERAB as a member.

KD

3/30/2021