

# PARADISE RANCH ESTATES ROAD ADVISORY BOARD

Meeting Summary for January 6, 2024

- PRE Paving Project
- PRERAB Finances
- Pending Road Work
- Road Board Leadership and Membership

---

---

## Minutes

The Paradise Ranch Estates Road Advisory Board met on January 6, 2024, via a Zoom video conference arranged by Randy Merk. The meeting was attended by John Levy, Tamia Marg Anderson, Randy Merk, Julie Merk, Tim Stanton, Christian Winslow and Ken Drexler, Secretary. Ken led the meeting.

1. PRE Paving Project: Ken reported that as of the date of the meeting QA, the paving contractor, had completed all of its work on the Paving Project. Only the finances are yet to be resolved. QA bid \$993,975 on the Project. When the 10 percent contingency is added, the total is \$1,093,372. So far QA has billed \$1,053,723. This amount includes \$9,215 in extras plus the cost of asphalt delivered to PRE in excess of quantities estimated by Mike Evans in July 2022. There is a \$26,000 or so in cost to be resolved between CSW and QA. So far CSW, the Project Manager, has billed a total of \$56,607 vs. an estimated cost of \$80,000.

As to the payment for the paving, Randy noted that the first payment on the loan from the County would be made in September 2024. Then payments would continue for 9 years rather than the 10 years originally discussed. He said this change would save about \$40,000 in interest. John Levy asked if any of PREPRD's funds were used to pay for private paving. Ken said he doubted that having occurred.

2. PRERAB Finances: Before the meeting, Ken distributed a Work Log showing that July 2023, the start of the fiscal year, the Road Board had \$98,101. Since then about \$32,500 in taxes has been received and \$49,100 has been spent on road maintenance, leaving about \$81,501 on hand. These figures exclude any parcel tax funds.

3. Pending Road Work: Ken reported on December 3, Tim, Christian and he had toured the roads in PRE and made a list of work that they believed needed to be done. A copy of this list and a later revised version of it prepared by Randy was distribute to Road Board members. Most of the items on it are paving related issues such as high drop offs at the edge of the paving and a need to make the new curbs more visible. Ken said that

PRERAB had received messages from residents concerning potholes on Sunnyside, water flows on Lower Dover and questions about one or more water bars. During discussion John and Tamia suggested that the pavement edges be marked in some locations and that reflectors or paint be put on some of the new curbing. John said he would contact the County's sign shop in Nicasio about road reflectors and paint.

Christian also suggested that the Road Board should be more transparent about the work it was doing and the schedule for it. Tim, John and Ken agreed with his suggestion. John suggested that a section entitled "Road News" could be added to the IRA website.

4. Road Board Leadership and Membership: The discussion then turned to the need for new leadership of the Road Board, including a new chair and someone to monitor the roads and identify needed work. Randy suggested that maybe a civil engineer be hired to take on some of this work. Ken said he was worried about this because of its potential cost. Christian suggested that the Road Board's leadership be split between a chair and a "road lead" and that a summary of each of their roles and responsibilities be drafted.

The members also briefly discussed the need to recruit new members for the Road Board and to adopt a process for their appointment. Randy volunteered to draft notice for the IRA News which would invite PRE people to consider joining the Road Board.

5. County Procedures: Randy noted that County mandated procedures have made it difficult or impossible for the Road Board to act quickly when work was needed. In response John asked if the County would be willing to approve a long term contract with NCRC to do road maintenance. Tim recalled that last year, the Paving Task Force had met with the County and was able to negotiate a more favorable interest rate for the Paving Project and suggested that might be a model to follow. This discussion led to the creation of a "bureaucracy" group to identify examples of County-related work delays. Randy, Tim and Ken agreed be part of the group.

6. Miscellaneous Matters: Tamia asked if the Road Board wanted to have a Paradise Ranch Estates sign restored at the foot of Drakes View. Tim said that the IRA Board had considered that topic and tabled it. This prompted Christian and others to say they supported a new sign. Another member noted that a sign project would need a leader.

KD  
1/19/2024