

INDIAN VALLEY ASSOCIATES  
MINUTES OF MEETING  
AUGUST 11, 2016  
AT THE BRETT'S HOUSE

Craig brought the meeting to order at 7.40 pm. Present were Craig Knowlton, Tom Tharsing, Barry Sheppard, Bill Stewart, Lyn Perry, Nita Bruinsslot, Vicki Martinez, Jonell O'Day, Kent Aue and Monica Brett. Also present was emeritus member, Bob Abeling.

Craig inquired if there were any amendments to be made to the minutes of the last meeting. However, since there was no quorum at that meeting, there are no formal minutes.

Craig reported that he had been contacted by Tom Lai regarding property at the end of Gage Lane and the proposed house to be built there. When Mr. Maiero planned to buy the 44 acre property, he wanted to split it into 2 approximately similar lots. Then he wanted to build a 7000+ sq.ft. house on the larger portion of the land. Apparently he was told that he could do that. When he closed on the purchase, he was instead told that in fact, the land was subject to the RUG restrictions and was therefore not splittable. He still wishes to build the large new house, but the Specific Plan limits building on lots within Indian Valley to 7,000 total sq ft. There appears to be a challenge as to whether the 7,000 sq ft maximum applies to A10 and A60 zoned properties. Craig will follow up with Tom Lei.

Craig went on to discuss the proposed extension at the Barnicutt property at 1742 IVR. The planning department was allowing more than the 10% floor ratio but when questioned, an amended plan which opens up the cabana to make it an unenclosed space was then required. Now the building area is under the 10% limit for the lot size.

Next there was a discussion regarding the Medvedev plans to build a house on Tanglewood. There were comments that several good size oak trees had been cut down without apparent permits to do so.

Nita indicated that we are not receiving plans of proposed building in time to comment. Sometimes we are only given 2 or 3 days. Also, the County seems to want to send out plans online and hard copies are not forthcoming or are late.

Treasurer's report:

Jonell reported that we have \$10,519 in the checking account and \$225 in the flower account.

### Chipper Days:

Tom announced that Chipper Days would be October 8 and 9 and October 15 and 16. He has talked to FIRESafe Marin for funding and they have \$3000 for us. Novato Fire Dept. has funds but Tom felt that he should wait to ask them for help in the spring, for the May Chipper Days.

### Website:

Payment has been made to Nancy. We are waiting for the credentials from her in order to get R&R to start maintaining the website.

Tom talked about the postcards announcing Chipper Days. He wanted to know who should do the postcard. R&R? Or should we ask Nancy to do it? Then he made a motion that he would ask Nancy to do the fall Chipper Days postcard. Vicki seconded

### Permits:

Nita talked about the 2 acre lot on Tanglewood on which a 4400 sq.ft. 2-story house is proposed. The color will be white and the house is a modern design. Nita said that several good size oak trees had been cut down and she could find no evidence of permits. The County only gave us 2 days to respond, so she called Tom Lai. He feels that the County won't like the style and color of the house considering the rural nature of the area. We may get an extension of time to consider the plans. Nita asked whether we should write a letter. Craig asked Nita to document everything so we can talk to the County about being speedier with the distribution of the plans to neighbors.

The Goldin property a 1758 IVR. There is no timeframe yet for this project. Nita is looking for the original plans when Thomas was going to build his house there (approximately 15 years ago).

### Annual Meeting:

The meeting is planned for September 10. There was a discussion about the kind of meeting we should have. It was decided that this year we should have only a morning meeting, serving coffee or tea and cookies and/or rolls and that we should have a general meeting/barbecue next year. Jonell will do the coffee and tea and Lynn Perry will do the cakes and cookies. We should plan for 70 people. There was talk about where we should get the chairs. It was decided that we would rent from Big 4 Rents or All Star Rentals who would deliver and pick up. Craig will call Judy Arnold and possibly the Sheriff or CHP or Fire Dept.

Newsletter:

Because of pressure of work etc., the newsletter is not ready so it was decided to instead send a flyer announcing the meeting and also including an envelope for people to return with their dues. Jonell will start the flyer.

Elections:

Craig said he would do the ballot. Those up for re-election this year:

Sherman Leland

Tom Tharsing

Gary Frugoli

Skip Fenner

Open Time:

Vicki suggested that once the website is up and running and the minutes are uploaded in a timely fashion, we should do a section on what's new in Indian Valley. We should keep it up every month to keep up interest. We could share the duty of writing the paragraph.

Monica asked about the \$10,000+ balance in the Association's account. Should we do something with the money to improve something in Indian Valley? Several people said that we need to keep a good reserve in the account as a good practice. Craig said a request was made that some signs be installed at the beginnings of Indian Valley, warning people to slow down and respect walker, equestrian and wild animals.

CSA20: Nita said that there would be a meeting regarding the Open Space trails on Sunday August 21 at the Embassy Suites in San Rafael from 1 to 3 pm. There will be discussions on improving and realigning trails (to make less steep, etc.)

Bob saw that on the Board of Supervisors' agenda, Marin Conservation Corp has \$47,000 to clear the creek in Novato. He complained that the Corp takes out too much vegetation, leaving the banks of the creek vulnerable to crumbling and erosion. The banks need to be supported.

Bill moved to adjourn the meeting and Barry seconded.

Respectfully submitted

Monica Brett

Secretary