

INDIAN VALLEY ASSOCIATES

FEBRUARY 15, 2018

WITZELS' HOUSE

PRESENT: Craig Knowlton, Nita Bruinsslot, Jonell O'Day, Tom Tharsing, Skip Fenner, Kent Aue, Vicki Martinez, Barry Sheppard

GUESTS: Bob Abeling, Ron Witzel, Joanna Witzel, Gary Fie, Steve MacCubbins, Lisa MacCubbins

ABSENT: Yves Lermusiaux, Bill Stewart, Monica Brett, Sherman Leland, Ladd Cahoon, Lynn Perry, Michael Goldin, Tanya Omran, Claudine LeMoal

Craig called the meeting to order about 7:40pm. There was not a quorum, so there will be no voting on past minutes for November 16, 2017 or other business.

We observed a minute of silence in honor of Ed Grundstrom, who passed away recently, who was an active and valued past Board member and who supported of the Indian Valley Associates.

Steve and Lisa MacCubbins spoke of their concern about a AirB&B vacation rental property at 55 Wildwood Lane, because of noise, litter, fire danger and cars blocking the street. The website says it accommodates up to 14 people (for a 3 bedroom home), has plenty of room for cars, and is next to Open Space for hiking (it is not contiguous to Open Space, there are private parcels in between). The house is on a steep hill and most cars park on the street not in the driveway, blocking neighbors' and emergency access. There is no on-site manager/resident. This appears to be an out-of-control party house and no one to contact with problems. There is also concern about out-door fire pits. This property is apparently booked through June.

Steve pointed out at the Supervisors' meeting to look at the uses for A2 zoning: B&B's are prohibited as commercial, although short-term rentals may not be the same. He proposed to the Supervisors that short-term rentals be prohibited, understanding that the issue encompasses rentals from 1 room in a house with a live-in owner to renting the whole house. At the very least, these rentals should be regulated so everyone has a voice. The Supervisors are considering a trial period of requiring a posted sign at the property with the address and contact data.

The Board decided to communicate with Judy Arnold. So send Craig your comments so he can respond to Judy's email about this by the March 13 meeting, where they will pass or not pass the trial signs rule. At the moment there are no rules, it is a civil matter, and the only recourse for neighbors is to contact the Sheriff for code enforcement. Craig pointed out that on the Elloway property the nuisance abatement issue went on for years. Lynne Osgood at the Fire Department knows all about "the party house".

Jonell O'Day gave the Treasurer's Report: the statement balance as of November 16, 2017 was \$13,143.06. We had dues income of \$240, minus stamps and mailing expenses for FireWise, for a balance as of February 15, 2018 of \$12,998.19. The Flower Fund, a separate voluntary fund, has \$200.02.

Tom announced the Chipper Days dates of week-ends May 12-13 and May 19-20. Craig will post on the web-site.

Re: the FireWise program, Vicki wants to send a letter to Judy Arnold about the fire danger in the Open Space from dead wood. Owners can clean up their properties but fire danger remains from the Open Space lack of maintenance. Are Measure A funds and CSA20 funds available for this? The concern is at the perimeters of the Open Space boundaries where homes are. She referred to a Dick Spottswood article in the IJ dated 11-21-17.

Tom said the owners bordering the Open Space can cut grass or get a permit to clear 100 feet from your house. Jim from the North Bay Conservation Corps says you cannot clear during nesting season, January 15 to September 1. The more each homeowner clears their 100 feet, the more the whole neighborhood benefits. It is a huge issue in the whole County.

Tom said the FireWise program recertifies each year. The goal is to get communities involved in cleaning up their own local areas. IVA is starting the process by applying. The FireWise Committee is Tom, Skip, Gary Fie, Sam Goldberg and Court Weidenmeyer. There were PGE, Federal and State grants for 2 private roads to be trimmed: Upper Wilson from Tanglewood and Old Ranch Road, but these didn't happen. Gage Lane did get trimmed. H Ranch Road (Upper Wilson) owners did some of the trimming themselves. Tom and Lynne Osgood drove around to identify areas to improve. A big issue is overgrown private roads. Also fire hydrants are being reviewed for clearing 3 feet around them, and installing missing/damaged blue reflectors for quick visibility.

The community has to invest in the FireWise program to show good faith. It was \$2 per resident, but was changed January 1 to \$25 per household/year the homeowner has to spend to improve their property. Homeowners can fill out a time sheet that contributes toward the \$25. Mr. Arbor's reviewing property counts, as does mail-outs, and removing trees. Be aware that replacing windows in your home may trigger wildland fire code upgrades. Insurance companies are starting to respond with better rates for improved homes. FireWise says you have to do this to get Chipper Days funds. We will be getting more information in coming days.

Re Permits, Nita reports IVA got an application for a pool and pool house replacement on Pacheco Avenue. IVA had a couple of comments, but the County came back to the applicants with a number of further requirements.

Under Open Time, Vicki reports that Jim Hendricks passed away recently. He was a long-time resident and will be missed. IVA will send flowers to his widow and daughter.

Bob Abeling noted Board members who miss meetings. Tom recommends the Board reduce the members to 12. We can vote at the next Annual Meeting.

Craig says Monica wants to step down as Secretary. We need a volunteer for that. Or we can do a 6 month rotation.

Skip motioned to adjourn, Barry seconded, we adjourned at 9pm.

Respectfully submitted, Nita Bruinslot, Vice President and substitute secretary