

DEL MONTE FOREST PROPERTY OWNERS (DMFPO)
Board of Directors Meeting
Monday January 13, 2014 – 4:00 PM
PEBBLE BEACH COMMUNITY SERVICES DISTRICT BOARD ROOM

MINUTES

DIRECTORS PRESENT: Don Eastman – President
Kamlesh Parikh – Vice President
Brenda Anderson – Secretary
Ned Van Roekel – Treasurer

Debra Graham
Bob Hutchison
Baiba McGibben
Jack McKenna
Doris Nishimoto

DIRECTORS ABSENT: Bart Bruno, Jeff Fuller

GUESTS:

Mike Niccum, General Manager, PB Community Services District (PBCSD)
Cheryl Burrell, Planning Manager, Pebble Beach Company (PBC)
Susan Merfeld, Senior Vice President of Community Affairs, PBC
Rick Verbanec, Del Monte Forest Conservancy (DMFC) President / DMFPO member
Ron Lema, DMFPO Traffic and Safety Committee member and board candidate
Maureen Lyon, DMFPO member and board candidate
Steve PrelsNIK, Pebble Beach resident

- 1) **Call to Order:** President Eastman called the meeting to order at 3:59 p.m. and welcomed newest board member, Doris Nishimoto, who was elected to the board to replace the seat held by past Director Szabo who did not run for re-election her second term.
- 2) **Change/Approve Agenda: Moved by Director Van Roekel, seconded by Director McKenna, and unanimously carried to approve the agenda with a Closed Session to discuss 2014 officer appointments and vacant board seat.**
- 3) **Public Comment:** Mr. Steve PrelsNIK of Arrowhead Drive spoke regarding the spike in home burglaries in the Forest, suggesting the topic be an agenda item at the next DMFPO board meeting, and offering to bring in a Sheriff's Office representative to speak on the matter. He also suggested it be a topic on the agenda for the Traffic and Safety Committee meeting on January 28th.

President Eastman supported Mr. PrelsNIK's suggestions, and spoke regarding AB 109, the bill that reduced the population of state prisons. As a result, criminals are being released on reduced punishments with limited parole violation recourse. Director Hutchison provided the article from the Pine Cone regarding the burglaries and a map with the crime locations marked. He noted that the burglaries are occurring in the mornings and before sundown, and while residents are away from their homes for only a short time. President Eastman will call the Sheriff's Commander, and Director Graham will arrange a seminar in February inviting Sheriff's Office representatives to speak, and to attend the Traffic and Safety meeting on Tuesday, January 28th.

- 4) **Moved by Director Van Roekel, seconded by Director Graham, and unanimously carried to approve the minutes of the December 9, 2013 regular meeting.**

- 5) **Special Agenda Items: Moved by Director Van Roekel, seconded by Director Hutchison, and unanimously carried to appoint Director Parikh as vice president, replacing Director Hutchison at his request.**

Mr. Ron Lema and Ms. Maureen Lyon, prospective candidates interested in serving on the board, each gave brief verbal biographies as introduction to directors.

6) **Reports of Representatives & Observers**

- a) **Architectural Review Board (ARB):** Director Bruno was absent.
- b) **County Land Use Advisory Committee (LUAC):** President Eastman announced that past Director Szabo has requested to remain on the LUAC although she is no longer on the DMFPO board. While DMFPO has no authority to have a currently serving board member on the Pebble Beach LUAC, it has long been DMFPO's position to seek such a seating. President Eastman announced that he would talk to current members of Pebble Beach LUAC to see if one would resign in order for DMFPO to have a current board member on that committee.
- c) **Open Space Advisory Committee (OSAC):** The board received and reviewed the minutes of the OSAC meeting held December 10th.
- d) **Community Advisory Board (CAB):** The next meeting is scheduled for March 6th.
- e) **Pebble Beach Community Services District (PBCSD):** Director Hutchison reported on the meeting held December 13, 2013. Director Peter McKee replaced Jerry Verhasselt who served on the board for eight years. The PBCSD audit was positive. The fire department gave a class on pet CPR resuscitation. Fire season continues and CalFire is retaining some seasonal staff. The undergrounding of electrical lines phase one has utility companies pulling lines through the constructed conduits with affected roads resurfaced. Phase two of the project will proceed 2.2 miles down Forest Lake Road and around the Lodge area. Forest Lake Reservoir is well below normal capacity and golf course irrigation demand remains high due to dry, warm weather. Once the cost of recycled water under the PBCo/CAWD/PBCSD Wastewater Reclamation Project was "de-linked" from the cost of potable water last July 1st, pricing became based on capital and operational costs. This change triggered amendments to the original project agreement for the golf courses to have representation on the project's Reclamation Management Committee. The Household Hazardous Waste Event held in the PBCSD parking lot in September was again a success in collecting hazardous, eWaste and pharmaceutical waste. Officers for the PBCSD board of directors for 2014 are Leo Laska president and Richard Gebhart vice president.

7) **Regular Agenda Items:**

- a) **Officer Reports:**
- i. The newly updated road map has been printed and copies are now available.
 - ii. Secretary – Director Anderson wrote 22 thank you notes in the last four days for a total of \$1,520 in donations received.
 - iii. Treasurer – Director Van Roekel reported \$117,154 in DMFPO's two accounts now at Union Bank since Bank of the West Pebble Beach branch closed last Friday. The DMFPO revenues are above, and expenses below, the budgeted amounts – thank you to all for keeping costs down.

- b) Committee Reports
 - i. Membership – at 506, and \$1,975 has been received in donations.
 - ii. Newsletter – President Eastman gave compliments to past Director Szabo and Laura Dadiw for the excellent Jan-Mar issue of *the Forest News* newsletter. Director McKenna accepted the position of Newsletter Committee chair.
 - iii. Nominations & Elections/Bylaws – Chair to be appointed later by a full DMFPO board.
 - iv. Presentations/Seminars – Director Graham reported coordinating a big band concert to be held in October featuring the Naval Postgraduate School brass band. The board concurred to host a seminar in February with a Sheriff’s Office speaker.
 - v. Roads and Land Use – Director Hutchison reported that the next meeting is February 27th. The commitment from PBCo for road resurfacing and striping in 2013 has been completed. He is developing the 2014 road survey to be conducted by DMFPO directors and will present assignments at a future meeting. Director Hutchison consented to having Mr. Lema join the Roads and Land Use Committee.
 - vi. Semiannual Meeting –Director Van Roekel reported that the 2014 Semiannual Meeting dates are May 18th in the Saint Andrews Room and November 2nd in the Ballroom. Contracts with PBC have been signed.
 - vii. Traffic & Safety – Director Fuller was absent. President Eastman will attend the January 28th meeting with Sheriff’s Officers to be invited. Ron Lema is already a member. Maureen Lyon was appointed as a Traffic & Safety Committee member.
 - viii. Website – Director McKenna reported the many recent changes had been completed.

8) Pebble Beach Community Services District: Mr. Niccum highlighted the process underway whereby local jurisdictions are coordinating through Marina Landfill staff to accept requests for proposals for collection and disposal of waste by franchise haulers. There will be a discussion of the matter at the next PBCSD board meeting likely with representation by the proposing haulers.

9) Pebble Beach Company: Ms. Merfeld gave an update on preparations for the AT&T Pro Am event February 2nd through the 9th. Monday of AT&T week the one way traffic loop by the post office will begin, as will the parking at CSUMB. She reported that the County Housing Advisory Committee, advisory to both the Planning Commission and the Board of Supervisors, met in Salinas last Wednesday on inclusionary housing and the meeting was very well run. Ms. Burrell stated that the next step is for the County to collect responses from its requests for proposals for EIR consultants by February 7th. The Board of Supervisors will then have 6 weeks to render a decision on a consultant. Ms. Burrell reported that the Golf Academy is to be completed by January 20th.

10) Del Monte Forest Conservancy: President Verbanec had no report.

11) Old Business: None.

12) New Business: None.

13) Closed Session: The Board adjourned to closed session at 5:00 p.m., and reconvened to open session at 5:14 p.m.

The directors were pleased to have two have two highly qualified and energized candidates to fill one vacant position on the board of directors. It was

recommended that candidate Ron Lema would be willing to wait one year, and in the meantime serve on the Roads and Lands Use Committee as well as Traffic & Safety. After much discussion it was moved by Director McKenna, seconded by Director Van Roekel, and unanimously carried to appoint Maureen Lyon to fulfill the two remaining years of past Director Julie Conners' second term, with the caveat that Ron Lema would have advanced recommendations for appointment to the board in 2015.

14) Adjournment: It was moved and carried to adjourn the meeting at 5:15 p.m.

Reviewed and respectfully submitted by Laura Dadiw for Secretary Brenda Anderson

NEXT MEETING
Monday, February 10, 2014 – 4:00 PM
Pebble Beach Community Services District Boardroom
Forest Lake and Lopez Roads