

DEL MONTE FOREST PROPERTY OWNERS (DMFPO)

Board of Directors Meeting

Monday May 12, 2014 – 4:00 PM

Pebble Beach Community Services District Board Room

MINUTES

DIRECTORS PRESENT: Kamlesh Parikh – Vice President Bob Hutchison
Brenda Anderson – Secretary Maureen Lyon
Ned Van Roekel – Treasurer Jack McKenna
Bart Bruno Doris Nishimoto
Debra Graham

DIRECTORS ABSENT: Don Eastman – President, Jeff Fuller, Baiba McGibben

GUESTS:

Mike Niccum, General Manager, PB Community Services District (PBCSD)

Ron Lema, DMFPO Roads & Land Use and Traffic & Safety Committee member

Mark Stilwell, Executive Vice President, Pebble Beach Company (PBC)

- 1) **Call to Order:** Treasurer Van Roekel called the meeting to order at 4:00 p.m.
- 2) **Change/Approve Agenda: Moved by Director Hutchison, seconded by Director Lyon, and unanimously carried to approve the agenda as presented.**
- 3) **Public Comment:** None
- 4) **Moved by Director McKenna, seconded by Director Lyon, and unanimously carried to approve the minutes of the April 14, 2014 regular meeting.**
- 5) **Special Agenda Items:** None
- 6) **Reports of Representatives & Observers**
 - a) **Architectural Review Board (ARB):** Director Bruno provided the agendas that listed the plans under review at the April 17th and May 1st meetings. There are a number of applications under review however most are small treatments. The owners of a vacant lot at 3260 Macomber contacted surrounding property owners to obtain their approval to build a large residence of unconventional design.
 - b) **County Land Use Advisory Committee (LUAC):** Director Lyon reported on the items listed on the agendas provided for the April 17th and May 1st meetings. Approval was granted for an addition at 1024 Rodeo Road to have a 10' offset from a lane that runs between the residence and the adjacent golf course. Plans for an addition to the residence at 1667 Crespi Lane were approved since an adequate area of impervious surface will be replaced with pervious.
 - c) **Open Space Advisory Committee (OSAC):** No meeting was held.
 - d) **Community Advisory Board (CAB):** Next meeting June 5th.

- e) **Pebble Beach Community Services District (PBCSD):** Director Hutchison reported on the meeting held April 25th, 2014. He provided a handout of the summary of the 2014-15 updated long-term capital outlay program and financing plan and responded to questions. Fire Department staff reported on the injury accident at Sloat and Bird Rock Roads that occurred approximately a month ago; the Traffic and Safety Committee meeting held on April 29th focused on possible causes and prevention. The annual District Open House and Barbeque is scheduled for Saturday, June 21st from 10am to 2pm. Recycled water stored in Forest Lake Reservoir registered approximately 83 of the 110 million gallon capacity. Mr. Niccum related the conditions of reduced inflow into the Carmel Area Wastewater District treatment plant that produces and sends recycled water to the reservoir, translating to reduced availability for golf course irrigation. Wallace Group has been retained by the District for planning of Phase II of the undergrounding overhead utilities project: 2.6 miles of utility lines will be placed underground beginning from the terminus of phase one at Hawkins Way on Forest Lodge Road, down to the Lodge area and potentially branching down Ondualdo and Drake Roads.

7) Regular Agenda Items:

- a) Officer Reports:
- i. President Eastman was absent.
 - ii. Secretary – Director Anderson reported a donation of \$950 recently received that brought the total of donations over the \$5,000 budgeted goal.
 - iii. Treasurer – Director Van Roekel reported roughly \$143,225 in the two DMFPO accounts. Revenues are 5% over budget, and expenses are 0.26% under budget. The facsimile line into the DMFPO office was canceled April 1st since it is rarely used and will result in a \$40 per month savings.
- b) Committee Reports
- i. Membership – at 1,272 with donations at \$5,930.00.
 - ii. Newsletter – Director McKenna reported that the July-September issue will be underway in the next week or so, with plenty of articles in the hopper.
 - iii. Nominations & Elections/Bylaws – Director McGibben was absent.
 - iv. Presentations/Seminars – Director Graham announced that the summer seminar will be held Sunday, August 3rd from 2-4pm in the PBCSD board room featuring the Panetta Institute on the topic of its literacy program *Monterey County Reads*.
 - v. Roads and Land Use – Director Van Roekel reported that he, President Eastman, and Directors Graham, Hutchison, and Fuller met May 1st with PBC representatives Perocchi, Aitchison, Tkachenko, Stilwell, and Casey regarding the 2014-15 road improvement projects and PBC funding of \$900,000; notes on the meeting are provided in today's board packet.

Director Hutchison reported that the data from the PBC Pavement Management System (PMS) and the DMFPO director survey are being reviewed with Shawn Casey to finalize road maintenance projects budgeted by PBC for 2014-15. Data is needed from a second road condition survey in 2015 performed by a PBC contracted professional, together with data from annual DMFPO director surveys, before a standard can be set for all Forest roads. The next committee meeting will be set in mid-June once survey data and budgeted road maintenance projects are finalized.

- vi. Semiannual Meeting – Director Van Roekel reported that Dr. Eduardo Ochoa of California State University, Monterey Bay is the speaker this Sunday, May 18th. Director McKenna will handle introductions. Directors are requested to arrive no later than 1:30pm.
- vii. Traffic & Safety – Director Fuller was absent.
- viii. Website – Director McKenna reported the site is current.

8) **Pebble Beach Community Services District:** Mr. Niccum announced that the annual District Fire Department Barbeque and Open House will be held June 21, 2014. A holographic picture hanging on the wall to Director Van Roekel's right, viewed when walking from left to right displays a fire safe non-compliant property that transitions to the same property treated and in compliance. It was suggested to place the picture in the DMFPO booth during the open house. Director Hutchison and Fuller will also develop a descriptive banner of organizational functions to enliven the DMFPO booth.

9) **Pebble Beach Company:** Mr. Stilwell reported a very successful Food and Wine Event with no DUIs known to have occurred. The next event is the Concours d'Elegance in August. A hiatus is being taken from Del Monte Forest Plan projects with the exception of advanced planning. The City and County of Monterey requested Cal-Trans approve 30% design of the roundabout on Highway 68 at the Highway One gate. It is likely approval will be granted and construction will commence in September of 2016. A \$600,000 PBC major capital project will upgrade road, directional, and tourist signage throughout the Forest by March 31, 2015.

10) **Del Monte Forest Conservancy:** Director Van Roekel reported Gingerbread House renovation is nearly complete, with a target of June 1st. Mr. Stilwell met with DMFC Director Le Towl and President Srigley regarding the joint DMFC/PBC application to County Planning for a lot line adjustment to the Gingerbread House/Indian Village open space parcel. The county and the coastal commission appear to not entirely understand the history of the parcel and what DMFC is attempting to accomplish with the adjustment; Mr. Stilwell is assisting DMFC with obtaining County approval.

11) **Old Business:** None.

12) **New Business:** None.

13) **Closed Session:** None.

14) **Adjournment:** It was moved and carried to adjourn the meeting at 4:39 p.m.

Reviewed and respectfully submitted by Laura Dadiw for Secretary Brenda Anderson

NEXT MEETING

Monday, June 9, 2014 – 4:00 PM

**Pebble Beach Community Services District Boardroom
Forest Lake and Lopez Roads**