

**DEL MONTE FOREST PROPERTY OWNERS (DMFPO)**  
Board of Directors Meeting  
Monday July 14, 2014 – 4:00 PM  
Pebble Beach Community Services District (PBCSD) Board Room

**MINUTES**

**DIRECTORS PRESENT:** Kamlesh Parikh – Vice President      Debra Graham  
Brenda Anderson – Secretary      Maureen Lyon  
Ned Van Roekel – Treasurer      Baiba McGibben  
Bart Bruno      Jack McKenna  
Jeff Fuller

**DIRECTORS ABSENT:** Don Eastman – President, Bob Hutchison, Doris Nishimoto

**GUESTS:**

Ron Lema, DMFPO Roads & Land Use and Traffic & Safety Committee member  
Mark Stilwell, Executive Vice President, Pebble Beach Company (PBC)  
Susan Merfeld, Senior Vice President of Community Affairs, PBC  
Joseph Wiggins, Member, DMFPO  
Mike Niccum, General Manager, PB Community Services District (PBCSD)

- 1) **Call to Order:** Vice President Parikh called the meeting to order at 4:02 p.m.
- 2) **Change/Approve Agenda: Moved by Director Van Roekel, seconded by Director Bruno, and unanimously carried to approve the agenda as presented.**
- 3) **Public Comment:** Mr. Wiggins introduced himself, and related issues of concern. Between Pacific Grove gate and Bird Rock he suggested that a small bathroom be installed, most logically at the Spanish Bay parking lot. At Spanish Bay picnic area, people have been burning fires in the sand; he suggested installing one or two contained fire pits there, as well as one closer to Bird Rock. Mr. Wiggins would like to dedicate a memorial bench in his mother's name along the coast in the Bird Rock area; he will meet with Treasurer Van Roekel (who is also the treasurer for DMFC) after the meeting regarding the DMFC bench program. The intersection at 17 Mile Drive and Old 17 Mile Drive is blind and might benefit from placement of a mirror to improve drivers' line of sight. Mr. Wiggins also suggested additional trash pickup at busy locations such as Bird Rock over holiday weekends.
- 4) **Moved by Director McKenna, seconded by Director Anderson, and unanimously carried to approve the minutes of the June 9, 2014 regular meeting.**
- 5) **Special Agenda Items:** None
- 6) **Reports of Representatives & Observers**
  - a) **Architectural Review Board (ARB):** Director Bruno reported on the June 26<sup>th</sup> meeting. The second monthly meeting was canceled. The meeting minutes were provided with details of the decisions made by the board on each project.

- b) **County Land Use Advisory Committee (LUAC):** Director Lyon reported on the meeting held June 19<sup>th</sup>; the July 3<sup>rd</sup> meeting was canceled. The home at 1000 Elk Run Road had story poles that did not match the submitted plans. The Committee recommended that the owners replace the story poles to match the plans and defer LUAC review to a future meeting.
- c) **Open Space Advisory Committee (OSAC):** The minutes of the June 17<sup>th</sup> meeting were provided with no extraordinary items to report.
- d) **Community Advisory Board (CAB):** No meeting was held during the period.
- e) **Pebble Beach Community Services District (PBCSD):** Director Hutchison was absent. Mr. Niccum reported on the meeting held June 27<sup>th</sup>, 2014 stating that the major item was the approval of the 15-year solid waste hauler franchise agreement with GreenWaste Recovery, taking over from Waste Management Inc. July 1<sup>st</sup>, 2015. Also finalized were the lease agreements for another 10 years at the same rate for DMFPO and DMFC office space in the PBCSD administration building. It was estimated that 1,100 people attended the PBCSD Open House and Safety Day on June 21<sup>st</sup>.

## 7) Regular Agenda Items:

- a) Officer Reports:
  - i. President Eastman was absent.
  - ii. Secretary – Director Anderson reported two recent donations achieving a total of \$6,280 in donations, exceeding the \$5,000 budgeted amount.
  - iii. Treasurer – Director Van Roekel reported roughly \$128,000 in the two DMFPO accounts. Revenues are 6.6% over budget, and expenses are 0.39% under budget.
- b) Committee Reports
  - i. Membership – at 1,322. The roads report letter with remittance envelope will be mailed next week to non-members of DMFPO.
  - ii. Newsletter – Director McKenna reported the July-September issue is out.
  - iii. Nominations & Elections/Bylaws – Director McGibben will have a list of candidates at the August board meeting for one board position vacancy in 2015.
  - iv. Presentations/Seminars – Chair Graham reminded of the DMFPO summer seminar to be held Sunday, August 3<sup>rd</sup> from 2-4pm in the PBCSD board room featuring the Panetta Institute on the topic of its literacy program *Monterey County Reads*. Also, flu shot clinics are scheduled for two consecutive Thursdays, October 16<sup>th</sup> and 23<sup>rd</sup>.
  - v. Roads and Land Use – Director Hutchison was absent.
  - vi. Semiannual Meeting – Director Van Roekel reported that the next meeting will be held November 2<sup>nd</sup> with no speaker scheduled yet.
  - vii. Traffic & Safety – Director Fuller reported the next meeting will be held July 29<sup>th</sup>. The residents who sent correspondence regarding speeding and mixed use traffic in the area of 17 Mile Drive and the road to Spanish Bay Beach did not attend the last committee meeting; they will be invited to the July 29<sup>th</sup> meeting as well.
  - viii. Website – Director McKenna reported the site is current. The annual financials for 2012 will be removed, and replaced with a statement to contact the DMFPO office if interested in viewing current DMFMPO financial reports.

- 8) **Pebble Beach Community Services District:** The public hearing for the PBCSD 2014-15 budget and fee schedule will be held during the July 26<sup>th</sup> board meeting.
- 9) **Pebble Beach Company:** Mr. Stilwell reported that he had no significant updates to report since last meeting. The Concours d'Elegance is being planned, and a contract to conduct an environmental impact report for the inclusionary housing project will be before the County for approval in the next few weeks.
- 10) **Del Monte Forest Conservancy:** Director Van Roekel reported Gingerbread House renovation is nearing completion; the next Conservancy Board meeting will be held there.
- 11) **Old Business:** None.
- 12) **New Business:** None.
- 13) **Closed Session:** None.
- 14) **Adjournment:** It was moved and carried to adjourn the meeting at 4:31 p.m.

*Reviewed and respectfully submitted by Laura Dadiw for Secretary Brenda Anderson*

NEXT MEETING  
Monday, August 11, 2014 – 4:00 PM  
**Pebble Beach Community Services District Boardroom**  
**Forest Lake and Lopez Roads**