

DEL MONTE FOREST PROPERTY OWNERS (DMFPO)
Board of Directors Meeting
Monday November 10, 2014 – 4:00 PM
Pebble Beach Community Services District (PBCSD) Board Room

MINUTES

DIRECTORS PRESENT:

Don Eastman – President	Bart Bruno	Maureen Lyon
Kamlesh Parikh – Vice President	Jeff Fuller	Baiba McGibben
Brenda Anderson – Secretary	Debra Graham	Jack McKenna
	Bob Hutchison	Doris Nishimoto

DIRECTORS ABSENT: Ned Van Roekel – Treasurer

GUESTS:

Suha Kilic, Deputy General Manager, PBCSD

Rick Verbanec, PBCSD and Del Monte Forest Conservancy Board Member

Susan Merfeld, Senior Vice President of Community Affairs, Pebble Beach Company (PBC)

David Stivers, EVP and CAO, PBC

Ron Lema, DMFPO Roads & Land Use and Traffic & Safety Committee member, and
Candidate, DMFPO Board of Directors

LeBon Abercrombie, Candidate, DMFPO Board of Directors

- 1) **Call to Order:** President Eastman called the meeting to order at 4:06 p.m.
- 2) **Change/Approve Agenda:** Moved by Director Bruno, seconded by Director Lyon and unanimously carried to approve the agenda as presented.
- 3) **Public Comment:** None
- 4) **Minutes:** Moved by Director Fuller, seconded by Director Bruno, and unanimously carried to approve the minutes of the October 13, 2014 regular meeting.
- 5) **Special Agenda Items:** Moved by Director McGibben, seconded by Director Lyon, and unanimously carried to approve the slate of candidates endorsed by the Nominations Committee, appointing Ronald Lema and LeBon Abercrombie to the Del Monte Forest Property Owners board of directors for 2015.
- 6) **Reports of Representatives & Observers**
 - a) **Architectural Review Board (ARB):** Director Bruno reported on the meeting held October 16th; the minutes of the meeting were provided.
 - b) **County Land Use Advisory Committee (LUAC):** Director Lyon attended the meeting held November 6th. Review of the project on Whaler's Way was postponed to allow time for clarification of the exceptions granted on the project, and for the exceptions to be reconciled to project drawings. Padre Lane and 17 Mile Drive projects were both approved by the Committee.
 - c) **Open Space Advisory Committee (OSAC):** No meeting was held during the period.
 - d) **Community Advisory Board (CAB):** Next meeting December 3rd.

- e) **Pebble Beach Community Services District (PBCSD):** Director Hutchison gave an overview of the meeting held October 31, 2014. Mark Stilwell was presented a Resolution of Appreciation for his cooperation and support of the District during his 22+ years with PBC. The Fire Department's Zombie Race and Safety Awareness Event held October 18th was a major success. **Beginning November 17th, residents may bring expired medicines and sharps medical waste to the Fire Department office for disposal.** The Household Hazardous Waste and e-Waste Collection Event held September 27th was also successful and comparable to past years' events with 373 residents serviced. The reservoir currently holds 19 million gallons of recycled water for golf course irrigation, increasing steadily as rains naturally irrigate the courses. Undergrounding of overhead utility lines continues under Phase One of the District project while design of Phase II proceeds along Forest Lake Road to the Lodge area.

7) Regular Agenda Items:

- a) Officer Reports:
- i. President Eastman had nothing further to report.
 - ii. Secretary – Director Anderson reported no new donations received.
 - iii. Treasurer – Director Van Roekel was absent. President Eastman commented that the financial position of the organization remains strong.
- b) Committee Reports
- i. Membership – at 1,380.
 - ii. Newsletter – Director McKenna reported that the next issue will be underway soon.
 - iii. Nominations & Elections/Bylaws – Covered earlier in the meeting.
 - iv. Presentations/Seminars – Chair Graham reported that the flu shot clinics were well attended on both Thursday, October 16th and 23rd even with numerous other locations now available for obtaining shots.
 - v. Roads and Land Use – Chair Hutchison reported that at the meeting scheduled for November 20th, the Committee will hear a recommendation for what the target pavement condition index (PCI) rating should be on average for all roads in the Forest. The target PCI, formulated by the Blue Ribbon Subcommittee (Director Bruno, Ron Lema, Shawn Casey of PBC, and Nick Becker, engineer for PBCSD) after driving around and viewing certain roads and matching PCI ratings (1 – 100) to observed conditions, is a critical component in the development of a long-term PBC road maintenance program.

There is a simulation of traffic flow on the tamcmonterey.org website proposed for the Highway One/68 roundabout intersection. Tree work associated with the project will commence soon prior to raptor nesting season. There was much discussion on how DMFPO can best provide on-going, accurate information to the community. Director Kamlesh was suggested as lead on project status, planning, and outreach progress.

- vi. Semiannual Meeting – President Eastman reported on the meeting held November 2nd featuring speakers from the City of Monterey and Traffic Agency for Monterey County on the Highway One/68 roundabout project to begin construction in September of 2015. The topic was extremely well received by attendees, with some not in attendance submitting questions as well. The meeting overall was one of the most successful in memory. Director Hutchison plans to arrange for the same presentation to be made to the MPCC membership.

- vii. Traffic & Safety – Chair Fuller reported on the meeting held October 28th. One issue taken up was a resident’s concern with a new PBC sign placed on 17 Mile Drive near Alvarado Drive. The sign has several lines of directional information that could cause vehicles to stop in traffic to read. Other discussion focused on bicyclists violating rules of the road, traversing narrow roadways with little or no shoulders, and groups riding abreast instead of single file and riding through stop signs. Mr. Kilic reported that California Highway Patrol Sergeant, Chris Pia patrolled the Forest over the weekend, interacting with cyclists and educating them on safety practices and traffic laws.
- viii. Website – The site continues to be updated regularly.
- 8) **Pebble Beach Community Services District:** Mr. Kilic reported that there will be a new District waste hauler, GreenWaste Recovery, beginning July 1, 2015. Electronic waste will be collected on an on-going basis in regular recycling carts, and large bulky items will be collected several times a year under the new 15-year contract with GreenWaste.
- 9) **Pebble Beach Company:** Mr. Stivers reported that the Concours Charity Luncheon was held today where it was announced that \$1.9 million was raised for local charities by the Concours d’Elegance held in August. Ms. Merfeld reminded that there will be a Christmas Celebration at the Lodge on December 4th from 4:30 – 7:00 p.m.
- 10) **Del Monte Forest Conservancy:** Director Verbanec reported that the Gingerbread House was in the very final stages of being furnished.
- 11) **Old Business:** None.
- 12) **New Business:** None.
- 13) **Closed Session:** There was no closed session scheduled.
- 14) **Adjournment:** It was moved and carried to adjourn the meeting at 5:02 p.m.

Reviewed and respectfully submitted by Laura Dadiw for Secretary Brenda Anderson

NEXT MEETING
Monday, December 8, 2014 – 4:00 PM
Pebble Beach Community Services District Boardroom
Forest Lake and Lopez Roads