

DEL MONTE FOREST PROPERTY OWNERS (DMFPO)
Board of Directors Meeting
Monday January 12, 2015 – 4:00 PM
Pebble Beach Community Services District (PBCSD) Board Room

MINUTES

DIRECTORS PRESENT: Kamlesh Parikh – President LeBon Abercrombie Ron Lema
Jeff Fuller – Vice President Bart Bruno Maureen Lyon
Brenda Anderson – Secretary Debra Graham Baiba McGibben
Jack McKenna – Treasurer Bob Hutchison Doris Nishimoto

DIRECTORS ABSENT: None

GUESTS:

Mike Niccum, General Manager, PBCSD
Rick Verbanec, PBCSD and Del Monte Forest Conservancy Board Member
Jennifer Valdez, Fire Captain, Disaster Planning, CALFIRE / PBCSD
David Stivers, EVP and CAO, Pebble Beach Company (PBC)
Susan Merfeld, Senior Vice President of Community Affairs, PBC
Dawn Mathes, Director of Environmental and Governmental Affairs, PBC
Hampton Stewart, DMFPO member
Ned Van Roekel, immediate past Treasurer, DMFPO
Kelly Getreu, President, Pebble Beach Riding and Trails Association

- 1) **Call to Order:** President Parikh called the meeting to order at 4:02 p.m.
- 2) **Change/Approve Agenda:** Moved by Director Hutchison seconded by Director Anderson and unanimously carried to approve the agenda as presented.
- 3) **Public Comment:** None
- 4) **Minutes:** Moved by Director Bruno, seconded by Director Fuller, and unanimously carried to approve the minutes of the December 8, 2014 regular meeting.
- 5) **Special Agenda Items:** None
- 6) **Reports of Representatives & Observers**
 - a) **Architectural Review Board (ARB):** Director Bruno reported on the meeting held December 11th (minutes provided). The minutes were unavailable for the meeting held January 8th. Projects included two homes on empty lots being built; the Rodeo Road project is contemporary with flat roof that looks similar to stone. The other on Cormorant has a conforming use set-back. The Macomber project plans include a two-level twelve-car garage that is very low view impact. Projects met allowed impervious surface area requirements. The home planned at the base of Spyglass Hill, redesigned to block less view, was approved. Wildcat Canyon project had issues with drainage and fencing; the project architect will address the issues and resubmit the plans for review. On Porque Lane, a 10,000 sq. ft. house is planned to be built with minimum view blockage for surrounding homes. A contemporary new home is planned on Ronda Road with very effective wall and landscape screening.

- b) **County Land Use Advisory Committee (LUAC):** Director Lyon was unable to attend the meeting held December 18th. The project at 3100 17 Mile Drive was discussed involving a visitor center and replacement decking with unknown outcome. The first meeting of the year is this Thursday January 14th.
- c) **Open Space Advisory Committee (OSAC):** The minutes of the meeting held December 9, 2014 were provided.
- d) **Community Advisory Board (CAB):** The next meeting is March 5th.
- e) **Pebble Beach Community Services District:** Observer Hutchison reported on the meeting held December 12, 2014. He provided a handout of the "Statement of Net Assets" from the District annual audit of year ending June 30, 2014. The District is in fine financial position. The Fire Department reported on the December 11th storm event, and displayed a new heart monitor with enhanced features that save critical time communicating patients' vitals to CHOMP. GreenWaste Recovery, the new waste hauler beginning July 1, 2015 will use trucks all fueled by compressed natural gas. Director Hutchison provided a charted timeline of recycled water stored in Forest Lake Reservoir. Richard Gebhart is now president of the board, and Rick Verbanec serves as vice president.

7) Regular Agenda Items:

- a) Officer Reports:
 - i. President – President Parikh announced a "Hail and Farewell" party to honor departing board members and welcome the new to be held at his home on February 3rd. He invited those in the audience to attend as well. President Parikh noted the links he provided for more information on highway roundabouts to broadcast to those members that requested email updates from the DMFPO office on Hwy One roundabout progress.
 - ii. Secretary – Director Anderson reported that a form letter will now be used in place of a handwritten note card to acknowledge donations.
 - iii. Treasurer – Director McKenna gave highlights of the financial reports for the 2014 fiscal (calendar) year. An accountant engagement letter to perform the annual compilation for 2014 is in process with hope of a completed compilation by end of February. A bank other than Union Bank may be sourced to better handle DMFPO banking needs, especially in regard to remote check deposit processing.
- b) Committee Reports
 - i. Membership – currently 273 for the first 12 days of January. Director Hutchison reported that the January membership appeal letter was included in the January – March 2015 newsletter mailed January 2nd. He encouraged input on how best to increase membership. Director Lyon suggested partnering with realtors to provide information to new property owners as they purchase in the Forest.
 - ii. Newsletter – Director Abercrombie reported that the January – March 2015 issue was mailed out. There will be a meeting next month where he will bring new ideas forward for the April – June edition.
 - iii. Nominations & Elections/Bylaws – Director McGibben had nothing to report.
 - iv. Presentations/Seminars – Chair Graham reported that the February 1st presentation with Michael Hemp speaking on the history of Monterey has been changed to February 22nd due to the 1st being Super Bowl Sunday.

Moved by Director Fuller, seconded by Director Anderson, and unanimously carried, to allow presentation speakers to sell their books at DMFPO hosted presentations with reasonable discretion and without announcement or advertisement.

- v. Roads and Land Use – Chair Hutchison reported the next Roads and Land Use Committee meeting will be held February 26, 2015.
 - vi. Semiannual Meeting – The semiannual meeting on May 17th will feature two speakers: GreenWaste Recovery on the transition to their waste hauling services, and Monterey City Planning on the Roundabout Project. The second meeting in 2015 will be held on November 8th.
 - vii. Traffic & Safety – Chair Fuller reported the next meeting is scheduled for January 27, 2015 in this room at 4:00 p.m.
 - viii. Website – Chair Abercrombie reported that the site continues to be updated regularly. He will be investigating how to make changes to the site directly.
- 8) **Pebble Beach Community Services District:** Captain Valdez gave an overview of the last storm event and how citizens stepped up to assist with answering phones and filling sand bags. Mr. Niccum commended PBCSD fire staff and PBCo for excellent storm response.
- 9) **Pebble Beach Company:** Mr. Stivers reported that infrastructure improvements, remodel upgrades, and new construction will mainly impact the Lodge area and operations in phases over 2015 - 2017. PBCo responded to 80 downed trees during the storm, and the area of Ronda Road between Spruance and Deer Path was washed out by the storm; the road has been repaired and stabilization is being done in the area to avoid more damage. ***The AT&T Pro Am is taking place February 9th – 15th, a week later than past years. The board concurred to change the date of the next regular board meeting to Monday, February 2nd due to the board room being in use by golf tournament staff on February 9th, the date of the next regular DMFPO board meeting.***
- 10) **Del Monte Forest Conservancy:** Director Verbanec had no report. Director Hutchison reported storm erosion occurred on the Dunes Road approach to Gingerbread House.
- 11) **Pebble Beach Riding and Trails Association (PBRTA):** Kelly Getreu, new president of PBRTA, provided photos and commented on the condition of various areas of Forest trails. Trees that came down during the storm are blocking some trails, water drainage has muddied trailheads, and trail markers have fallen over. Mrs. Getreu is developing a map depicting areas of maintenance need. She has begun performing work on trails herself and is arranging help from others. The trails need attention and upkeep and PBRTA will be figuring out how to make that happen.
- 12) **Old Business:** None
- 13) **New Business:** None
- 14) **Closed Session:** There was no closed session scheduled.

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

Reviewed and respectfully submitted by Laura Dadiw for Secretary Brenda Anderson

NEXT MEETING

Monday, February 2, 2015 – 4:00 PM

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