

**DEL MONTE FOREST PROPERTY OWNERS (DMFPO)**  
Board of Directors Meeting  
Monday March 9, 2015 – 4:00 PM  
Pebble Beach Community Services District (PBCSD) Board Room

**MINUTES**

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

**DIRECTORS ABSENT:** Ron Lema, Doris Nishimoto

**GUESTS:**

Mike Niccum, General Manager, PBCSD  
David Stivers, EVP and CAO, Pebble Beach Company (PBCo)  
Dawn Mathes, Director of Environmental and Governmental Affairs, PBCo  
Susan Merfeld, Senior Vice President of Community Affairs, PBCo  
Don Eastman, Immediate Past President, DMFPO  
Frank Yohannan, Resident and DMFPO member

- 1) **Call to Order:** President Parikh called the meeting to order at 4:06 p.m.
- 2) **Change/Approve Agenda: Moved by Director McKenna seconded by Director Abercrombie and unanimously carried to approve the agenda as presented.**
- 3) **Public Comment:** Mr. Yohannan, resident on Sombria Lane near the Equestrian Center, requested DMFPO support to meet with PBCo to consider quieter event construction vehicle back-up alarm options and to strategize ways to reduce the current 60-day timeframe to build out and strike the 6-day AT&T Pro-Am event. Mr. Stivers will meet with Mr. Yohannan and then communicate with key contacts at Monterey Peninsula Foundation, the organization in charge of the event.
- 4) **Minutes: Moved by Director McKenna, seconded by Director Fuller, and unanimously carried to approve the minutes of the February 2, 2015 regular meeting.**
- 5) **Special Agenda Items:** None
- 6) **Reports of Representatives & Observers**
  - a) **Architectural Review Board (ARB):** Director Bruno provided the agenda and reported on the meeting held February 19, 2015. Projects were all recommended for approval.
  - b) **County Land Use Advisory Committee (LUAC):** Director Lyon provided the agenda and reported on the meeting held February 19, 2015. The two projects were recommended for approval.
  - c) **Open Space Advisory Committee (OSAC):** The next meeting is April 14<sup>th</sup>.

- d) **Community Advisory Board (CAB):** President Parikh reported significant discussion of the roundabout at the March 5<sup>th</sup> meeting. Mr. Stivers reported that Cal-Trans design completion and determining details of the construction schedule are two significant hurdles being worked through in the next 60 days. Being considered is whether to avoid ramp closures and extend construction, or schedule complete closures for a short period and shorten construction time. Community outreach will be developed once the details are worked out. It is highly likely that construction will not begin until next spring. Mr. Stivers stated he would bring up at the next roundabout planning meeting concerns regarding the left turn off 68 onto Skyline once traffic flows continually through the roundabout. Mr. Stivers noted that the Traffic Agency for Monterey County (TAMC) is planning to update web site video simulations to include visualization of traffic flow to/from the professional center next to the hospital and, if possible, at the request of President Parikh, a simulation of 18-wheelers (often used during Pebble Beach events) negotiating the roundabout.
- e) **Pebble Beach Community Services District:** Observer Hutchison reported on the meeting held February 27, 2015. The Fire Department provided medical services to attendees of the AT&T Pro-Am event. Forest Lake Reservoir is at approximately 92% capacity. The PBCSD fire department pharmaceutical and sharps take back program continues to be successful. The Monterey Regional Waste Management District assistant general manager gave highlights of planned capital projects and associated bond funding for facility equipment expansion to meet government waste diversion requirements.

## 7) Regular Agenda Items:

- a) Officer Reports:
  - i. President – President Parikh reported on the successful Hail and Farewell party on February 3<sup>rd</sup>, and a well-attended AT&T luncheon event.
  - ii. Secretary – Director Anderson reported \$5,770 has been received from 72 donations (37 of the donors being non-residents).
  - iii. Treasurer – Director McKenna gave highlights of the financial reports through February 2015. Membership is down from last year, attributed to the PB Post Office labeling dues remittances to the DMFPO 3101 Forest Lake Road address as “undeliverable as addressed” and sending an estimated 200 dues payments back to prospective members. Current non-members with email addresses on file were notified of the issue. Moreover, the March membership appeal letter outer envelope has a bold notation requesting that dues payments returned by the post office be mailed again. Balances are approximately \$5,000+ in the Chase checking account, \$134,868 in the Chase Money Market account; about \$4,000 remains to be closed out of the Union Bank account. Board members were provided a draft 2014 compilation of financial statements; Treasurer McKenna requested input prior to the April board meeting when the Board will consider acceptance of the final draft compilation. The board concurred that a compilation level of financial review is sufficient for the organization’s needs.
- b) Committee Reports
  - i. Membership – 933 members.
  - ii. Newsletter – Director Abercrombie reported all is on track for the April-June issue.
  - iii. Nominations & Elections/Bylaws – Director McGibben had no report.
  - iv. Presentations/Seminars – Chair Graham reported on the successful History of Monterey seminar by Michael Hemp held February 22<sup>nd</sup>. Seventy people attended.

- v. Roads and Land Use – Chair Hutchison reported that the February 26<sup>th</sup> Roads and Land Use Committee meeting was postponed to allow time for Nichol’s Engineering to complete the road condition survey contracted by PBCo.
  - vi. Semiannual Meeting – The semiannual meeting on May 17<sup>th</sup> will feature at least two speakers: GreenWaste Recovery on the transition to their waste hauling services beginning July 1<sup>st</sup> this year, and TAMC/Monterey City/Omni-Means Engineering on the Roundabout Project. Monterey Peninsula Country Club General Manager, Michael Bowhay requested to speak a few minutes on the Dunes Course renovation.
  - vii. Traffic & Safety – Chair Fuller reported the next meeting is April 28<sup>th</sup>.
  - viii. Website – Chair Abercrombie met with the web site technician and had him formalize his services in a written agreement. It was recommended that the underlying software that generates the web site be converted to *WordPress* for DMFPO direct maintenance ability. Director Abercrombie will get an estimate of the cost for the changes.
- 8) **Pebble Beach Community Services District:** Mr. Niccum announced Saturday, June 27<sup>th</sup> as the date of the 2015 Open House and Safety Day BBQ.
- 9) **Pebble Beach Company:** Mr. Stivers reported that spectator attendance and TV viewership of the AT&T Pro-Am was up 30% over the prior year. Community outreach by PBCo is planned for the water, sewer, and utility improvement project in the Lodge area that PBCo, in conjunction with PBCSD, plans to undertake this September. Pebble Beach Foundation will hold a raffle at the Pebble Beach Food and Wine Event April 8<sup>th</sup> – 12<sup>th</sup> with the Library for Literacy as the chosen charity.
- 10) **Del Monte Forest Conservancy:** There was no representative present.
- 11) **Pebble Beach Riding and Trails Association (PBRTA):** Mr. Don Eastman, past PBRTA board director and continuing member, spoke regarding the new board’s current interaction with PBCo and the positive response to trail maintenance requests. PBRTA is pleased that Robert Lapso (PBCo long-term employee) has been appointed Equestrian Center manager.
- 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 5:11 p.m.

*Respectfully submitted by Laura Dadiw for Secretary Brenda Anderson*

NEXT MEETING  
**Monday, April 13, 2015 – 4:00 PM**  
Pebble Beach Community Services District Boardroom  
Forest Lake and Lopez Roads