

DEL MONTE FOREST PROPERTY OWNERS (DMFPO)
Board of Directors Meeting
Monday April 13, 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 Doris Nishimoto
Jack McKenna – Treasurer Bob Hutchison

DIRECTORS ABSENT: None

GUESTS:

Mike Niccum, General Manager, PBCSD
Rick Verbanec, Director, PBCSD and Del Monte Forest Conservancy (DMFC)
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
Ned Van Roekel, Immediate Past Treasurer, DMFPO
Kelly Getreu, President, Pebble Beach Riding and Trails Association (PBRTA)
Hampton Stewart, DMFPO member
Averil Nero, DMFPO member
Doug Renick, DMFPO member
Charles Delahay, DMFPO member and board candidate
Craig Spencer, Monterey County Planning and Building Inspection Department

- 1) **Call to Order:** President Parikh called the meeting to order at 4:00 p.m.
- 2) **Change/Approve Agenda:** There was consensus to approve the agenda as presented.
- 3) **Public Comment:** Mrs. Averil Nero announced the “A Table Affair” event to be held Thursday, April 23rd from 2:00 to 6:00pm at the Lodge Conference Center. Thirty-eight tables will be on display in support of *Operation Freedom Paws* that rescues, trains, and transforms castaway shelter dogs into service animals for military heroes and those with disabilities.
- 4) **Minutes:** Moved by Director Hutchison, seconded by Director Anderson, and unanimously carried to approve the minutes of the March 9, 2015 regular meeting.
- 5) **Special Agenda Items:** Craig Spencer, Monterey County Planning and Building Inspection Department, gave a slide presentation on the status of amendments to the County’s Local Coastal Program and the County Coastal Implementation Plan, some of which apply to the Del Monte Forest.
- 6) **Reports of Representatives & Observers**
 - a) **Architectural Review Board (ARB):** Director Bruno provided the minutes and reported on the meetings held March 26 and April 2, 2015. Projects were all recommended for approval. He noted that there are currently 5 new construction projects and 53 remodels underway, up appreciably from the last several years.

- b) **County Land Use Advisory Committee (LUAC):** Director Lyon provided the agendas and reported on the meetings held March 19 and April 2, 2015. 3105 17 Mile Drive was recommended for continuance so the property could be flagged for public comment. All other projects were approved.
- c) **Open Space Advisory Committee (OSAC):** The next meeting is April 14th.
- d) **Community Advisory Board (CAB):** The next meeting is scheduled for June 3rd.
- e) **Pebble Beach Community Services District:** Observer Hutchison reported on the meeting held March 27, 2015 and provided handouts of portions of the District Long-Term Capital Outlay and Financial Plans that are updated annually. The Fire Department reported on 2014 fire fuel reduction efforts; **the presentation can be viewed on the PBCSD.org website.** Forest Lake Reservoir contains approximately 104 million gallons, on track with historic volume. Emily Finn gave a status report on the transition of Pebble Beach to Green Waste Recovery waste hauling services on July 1st.

7) Regular Agenda Items:

- a) Officer Reports:
 - i. President – President Parikh reported that next board meeting Melanie Beretti, Monterey County Resource Management Agency Program Manager, will speak on short-term rental regulations.
 - ii. Secretary – Director Anderson reported \$6,830 has been received from 82 donations (43 of the donors being non-residents).
 - iii. Treasurer – Director McKenna gave highlights of the financial reports through March 2015. Membership this year compared to last year has lessened to only 33 behind at the end of March. Balances are approximately \$5,817 in the Chase checking account and \$149,177 in the Chase Money Market account. Treasurer McKenna requested board members review the 2014 compilation of financial statements emailed to them and prepare to consider acceptance at the May board meeting.
- b) Committee Reports
 - i. Membership – 1,183 members, 33 short of 2014 membership.
 - ii. Newsletter – Director Abercrombie reported the April-June issue has been mailed out. Neal Hotelling has moved to Florida however remains consulting with PBCo. It is hopeful that he will continue contributing articles to *Forest News*.
 - iii. Nominations & Elections/Bylaws – Director McGibben deferred to Mr. Don Eastman to introduce his friend, Charles Delahay, a DMFPO member interested in the board member seat recently vacated by Ron Lema due to a move to Southern California for family and business reasons. Mr. Delahay addressed the board. President Parikh acknowledged Mr. Delahay's desire to serve and his esteemed credentials, however requested that time be given for others interested to come forward. Chair McGibben will provide the slate of candidates at the May board meeting.
 - iv. Presentations/Seminars – Chair Graham had no report.
 - v. Roads and Land Use – Chair Hutchison reported that the February 26th Roads and Land Use Committee meeting had been effectively cancelled to allow time for Nichol's Engineering to complete the road condition survey contracted by PBCo. The next meeting is scheduled for May 28th.

- vi. Semiannual Meeting – The semiannual meeting on May 17th will feature three speakers: Brad Shupe of Poppy Hills Golf Course/NCGA on course renovation, Green Waste Recovery on the transition to their waste hauling services beginning July 1st this year, and Omni-Means Engineering with TAMC and City of Monterey on the Roundabout Project. The meeting will be from 2:00 – 3:30, with the reception extended to 4:30pm.
 - vii. Traffic & Safety – Chair Fuller reported the next meeting is April 28th.
 - viii. Website –Chair Abercrombie reported that it is still the goal to convert the web site to *WordPress* for DMFPO direct maintenance ability however awaiting a cost estimate for the changes from the web host. Director Abercrombie will provide to directors by email the written agreement formalizing web site services performed by Yavuz Atila of Monterey Bay Technologies for consideration of acceptance at the next board meeting.
- 8) **Pebble Beach Community Services District:** Mr. Niccum noted the preliminary 2015-16 budget will be reviewed at the next board meeting, and will be mentioned in the upcoming District newsletter. The 2015 Open House and Safety Day & BBQ is Saturday, June 27th.
- 9) **Pebble Beach Company:** Mr. Stivers reported that nine of the sixteen lots on Poppy Lane are contracted for sale. Golf course superintendents are practicing cautious irrigation methods a month earlier this year than last. The Monterey Peninsula Water Management District will be responding to the governor's water rationing order to reduce usage by 25%, indicating that Monterey Peninsula residents should not be pressed further since residents overall are already achieving 53 gallons per person per day, 2 gallons per person per day under the usage limit.
- 10) **Del Monte Forest Conservancy:** There was no report.
- 11) **Pebble Beach Riding and Trails Association (PBRTA):** Mrs. Kelly Getreu reported a healthy PBRTA membership count of 95. Monthly hike participants are encouraged to bring their dogs along this month. In general, trails are in good shape with maintenance being performed by PBCo and PBRTA members.
- 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 5:34 p.m.

Respectfully submitted by Laura Dadiw for Secretary Brenda Anderson

NEXT MEETING
Monday, May 11, 2015 – 4:00 PM
Pebble Beach Community Services District Boardroom
Forest Lake and Lopez Roads