

DEL MONTE FOREST PROPERTY OWNERS (DMFPO)
Board of Directors Meeting
Monday May 11, 2015 – 4:00 PM
Pebble Beach Community Services District (PBCSD) Board Room

MINUTES

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

DIRECTORS ABSENT: Baiba McGibben

GUESTS:

Suha Kilic, Deputy General Manager, PBCSD
David Stivers, EVP and CAO, Pebble Beach Company (PBCo)
Dawn Mathes, Director of Environmental and Governmental Affairs, PBCo
Don Eastman, Immediate Past President, DMFPO
Kelly Getreu, President, Pebble Beach Riding and Trails Association (PBRTA)
Hampton Stewart, DMFPO member
Doug Renick, DMFPO member
Melanie Beretti, Monterey County Resource Management Agency Program Director

- 1) **Call to Order:** President Parikh called the meeting to order at 4:02 p.m.
- 2) **Change/Approve Agenda:** There was consensus to approve the agenda as presented.
- 3) **Public Comment:** None
- 4) **Minutes:** Moved by Director McKenna, seconded by Director Graham, and unanimously carried to approve the minutes of the April 13, 2015 regular meeting.
- 5) **Special Agenda Items:** President Parikh, on behalf of Nominations/Elections Committee Chair Baiba McGibben who was unable to attend the meeting today, presented Charles Delahay as candidate to fill Director Lema's position on the board, and convened a closed session at 4:05 p.m. The board resumed open session at 4:07 p.m.

While in closed session it was moved by Director Hutchison, seconded by Director Graham, and unanimously carried to elect Charles Delahay to fill the vacant seat on the Del Monte Forest Property Owners board of directors.

Melanie Beretti, Monterey County Special Programs Manager, spoke on the reworking of the transient use of residential properties (short-term rentals) ordinance, a draft of which began circulation one year ago. After an acceptable first draft is developed around late summer this year, the County, with the help of public input and review, is aiming to develop one ordinance countywide that incorporates specific needs of particular areas. Ideally, an ordinance, from draft to final approval, takes approximately nine months however this ordinance may take longer.

Until the new ordinance is implemented, citizens wanting to report short-term rental violations can contact Melanie Beretti's office at (831) 755-5285.

The article found at the following link describes the current short-term rental situation throughout incorporated and unincorporated Monterey County: http://www.montereycountyweekly.com/archives/2014/0313/as-the-county-struggles-to-address-the-issue-of-short/article_760cdc48-aa50-11e3-8c29-001a4bcf6878.html.

Ms. Beretti offered that the board may submit a letter of opinion on the ordinance to Supervisor Potter if it so chooses. Mr. Stivers supported DMFPO submitting such a letter.

6) Reports of Representatives & Observers

- a) **Architectural Review Board (ARB):** Director Bruno provided the minutes and reported on the meeting held April 30, 2015 - all projects recommended for approval.
- b) **County Land Use Advisory Committee (LUAC):** Director Lyon provided the agenda for the meeting held April 16, 2015 - all projects recommended for approval.
- c) **Community Advisory Board (CAB):** The next meeting is scheduled for June 3rd.
- d) **Pebble Beach Community Services District:** Observer Hutchison reported on the meeting held April 24, 2015 and provided handouts of the District "Tormey/Verbanec" 2015-16 preliminary budget summary sheet. The budget hearing is set for June 26th at 9:40 a.m. The goats are in the Forest, last seen near the Hwy 1 gate. Delivery drivers in the Forest have been contacted by CHP admonishing them to slow speeds.

7) Regular Agenda Items:

- a) Officer Reports:
 - i. President – President Parikh had no report.
 - ii. Secretary – Director Anderson reported \$9,080 in donations from 90 donors received.
 - iii. Treasurer – Director McKenna gave highlights of the financial reports through April 2015. Balances are approximately \$3,947 in the Chase checking account and \$145,638 in the Chase Money Market account.

Moved by Director Bruno, seconded by Director Abercrombie, and unanimously carried to accept the Report of Certified Public Accountants and Compiled Financial Statements for the Year Ended 2014 prepared by Grace and Associates, CPAs, with the correction of "Foundation" on page 7 to "organization."

- b) Committee Reports
 - i. Membership – 1,291 members, 6 short of 2014 membership.
 - ii. Newsletter – Director Abercrombie reported that Neal Hotelling will continue contributing articles to *Forest News*.
 - iii. Nominations & Elections/Bylaws – Director McGibben was absent.
 - iv. Presentations/Seminars – Chair Graham had no report.
 - v. Roads and Land Use – Chair Hutchison reported that the February 26th Committee meeting had been cancelled and the May 28th meeting postponed to allow time for Nichol's Engineering to complete the road condition survey contracted by PBCo. Survey assignments were given to each director and requested to be completed in the next few weeks so results could be presented at the June 8th board meeting. The annual roads meeting with certain DMFPO directors and PBCo management is

scheduled for June 11th. Chair Hutchison is looking for candidates interested in filling the vacant position on the Roads and Land Use Committee.

- 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 (Ariana Green) and City of Monterey (Rich Deal) on the Roundabout Project. The meeting will be from 2:00 – 3:30, with the reception extended to 4:30pm. Chair Lyon arranged director tasks.
 - vii. **Traffic & Safety** – Chair Fuller provided the packet and reported on the meeting held April 28th. The next meeting is scheduled for Tuesday, July 28, 2015. Mr. Stivers will bring up the issue of the hedge on Old 17 Mile Drive at the next CAB meeting.
 - viii. **Website** – Chair Abercrombie reported that it is still the goal to convert the web site to *WordPress* for DMFPO direct maintenance ability however the current web host is unable to provide the service. Therefore another web vendor will be sought.
- 8) **Pebble Beach Community Services District:** Mr. Kilic noted the 2015 PBCSD Open House and Safety Day & BBQ is Saturday, June 27th. **President Parikh requested volunteers to staff the DMFPO table at the Open House; please contact Laura to be scheduled 10am-12noon or 12noon – 2pm.** The change in garbage service from Waste Management to Green Waste Recovery is scheduled for July 1, 2015.
 - 9) **Pebble Beach Company:** Mr. Stivers reported that Roundabout Project start date has been officially rescheduled to March 2016. Mr. Stivers has met with Frank Yohanan, a DMFPO member who expressed his concerns regarding event construction noise and timeframe, to address the issues to his satisfaction. Mr. Stivers suggested DMFPO consider short-term rental regulations as the topic for its next Semiannual Meeting. Director Fuller requested that PBCo ordinance representative Dawn Mathes keep the DMFPO board apprised of progress.
 - 10) **Del Monte Forest Conservancy:** The April 14th Open Space Advisory Committee meeting minutes were provided.
 - 11) **Pebble Beach Riding and Trails Association (PBRTA):** Mrs. Kelly Getreu reported on trail issues being addressed and asked for input if missing or damaged trail posts are discovered.
 - 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 5:28 p.m.

Respectfully submitted by Laura Dadiw for Secretary Brenda Anderson

NEXT MEETING
Monday, June 8, 2015 – 4:00 PM
Pebble Beach Community Services District Boardroom
Forest Lake and Lopez Roads