

DEL MONTE FOREST PROPERTY OWNERS (DMFPO)
Board of Directors Meeting
Monday June 8, 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:

Mike Niccum, General Manager, PBCSD
Suha Kilic, Deputy General Manager, PBCSD
Nick Becker, Principal Engineer, PBCSD
Mark Stilwell, EVP, Real Estate, Pebble Beach Company (PBCo)
Susan Merfeld, Senior Vice President of Community Affairs, PBCo
Dawn Mathes, Director of Environmental and Governmental Affairs, PBCo
Cheryl Burrell, Planning Manager, PBCo
Rick Verbanec, PBCSD and DMFC Board Member
Joseph Sidor, Associate Planner Monterey County Resource Management Agency

- 1) **Call to Order:** President Parikh called the meeting to order at 4:03 p.m.
- 2) **Change/Approve Agenda:** There was consensus to approve the agenda as presented.
- 3) **Public Comment:** None
- 4) **Minutes:** Moved by Director Hutchison, seconded by Director Bruno and unanimously carried to approve the minutes of the May 11, 2015 regular meeting.
- 5) **Special Agenda Items:** Joseph Sidor, Monterey County Special Planner, spoke on key points of the County's inclusionary housing requirement of the Pebble Beach Development Plan. The Draft Environmental Impact Report was circulated for public review on April 30 – June 19, 2015. The final draft EIR will include all comments received, County responses to comments, any changes made to the document. Tentative date of completion of the final draft EIR is November 2015. For more information on the project and to view the final EIR once completed, visit <http://www.co.monterey.ca.us/planning/major/default.htm>. Project alternatives are posted as well. County Planning urged PBC to build inclusionary housing instead of paying the \$5 million in-lieu fee as PBC had planned to do. The Planning Commission decides approval with the Board of Supervisors to handle appeals.

Mr. Sidor also briefed the board on the status of the proposed visitor services project in the area of the Bird Rock restroom facility. The circulation date for the draft initial study and planning commission hearing dates are still to be determined. The project is undergoing environmental review. The County is working with PBC to update plans so that all requirements of the County Land Use Plan are met. Mr. Sidor can be reached at 755-5262.

6) Reports of Representatives & Observers

- a) **Architectural Review Board (ARB):** Director Bruno provided documents and reported on the meetings held May 14 (attended) and May 28 (did not attend), 2015.
- b) **County Land Use Advisory Committee (LUAC):** Director Lyon provided agendas for the meetings held May 21 (attended) and June 4 (did not attend), 2015. Joella Szabo has resigned from LUAC. Director Lyon is not interested in being a permanent voting member and would be happy to hand over her appointment to someone who is interested. President Parikh requested anyone interested contact him.
- c) **Community Advisory Board (CAB):** A meeting was held June 3rd. President Parikh noted the success of the May 17th Semiannual Meeting and discussed the content of the topics presented. The Dunes Course remodel is anticipated to be completed September 2015 at the cost of \$12 million.
- d) **Pebble Beach Community Services District:** Observer Hutchison reported on the meeting held May 29, 2015. He requested input from DMFPO board members on what information gleaned from PBCSD board meetings is most helpful. The Insurance Service Office (ISO) rating for the fire department has been upgraded from a 3 to a 2 as of August 2015. The next time fire insurance policies are renewed the ISO rating upgrade should be calculated automatically. The MPCC Dunes Course renovation has reduced recycled water irrigation demand while under construction, and ultimately will take approximately 20 acres of course out of irrigation and will greatly enhance irrigation technology.

7) Regular Agenda Items:

- a) Officer Reports:
 - i. President – President Parikh reported that the annual meeting with Mr. Perocchi et. al. of PBC will be held June 11th to discuss road maintenance issues. Directors Hutchison and Fuller will also be in attendance.
 - ii. Secretary – Director Anderson reported donations have ceased at this point.
 - iii. Treasurer – Director McKenna gave highlights of the financial reports through May 2015. Balances are approximately \$10,840 in the Chase checking account and \$136,702 in the Chase Money Market account.
- b) Committee Reports
 - i. Membership – 1,310 members, now ahead of last year.
 - ii. Newsletter – Director Abercrombie reported articles are coming in for the next issue.
 - iii. Nominations & Elections/Bylaws – Director McGibben was absent.
 - iv. Presentations/Seminars – Chair Graham working on speaker for next seminar.
 - v. Roads and Land Use – Chair Hutchison thanked all for completing their survey assignments and gave highlights of observations. The annual roads meeting with certain DMFPO directors and PBCo management is scheduled for June 11th.
 - vi. Semiannual Meeting – Director Lyon reported 220 at the semiannual meeting on May 17th with Brad Shupe of Poppy Hills Golf Course/NCGA, Green Waste Recovery, and Omni-Means Engineering, TAMC and City of Monterey on the Roundabout Project. Next meeting perhaps should be in the ballroom as the Saint Andrew's Room was at capacity. Monitors at the halfway point of the room on each side were added and can be from now on.

- vii. Traffic & Safety – Chair Fuller reported the next meeting is scheduled for Tuesday, July 28, 2015.
- viii. Website –Chair Abercrombie reported that it is still the goal to convert the web site to *WordPress* for DMFPO direct maintenance ability. He has received two proposals from web designers.

Moved by Director Abercrombie, seconded by Director Lyon and unanimously carried to approve expending \$1,200 to convert the current DMFPO web site to *WordPress* format.

- 8) **Pebble Beach Community Services District:** Mr. Niccum noted the 2015 PBCSD Open House and Safety Day & BBQ is Saturday, June 27th. The final budget will be up for adoption on July 26th. The change in garbage service from Waste Management to Green Waste Recovery is scheduled for July 1, 2015. And annual lot clearance notices have been mailed out by the Fire Department. A resolution of appreciation was passed for Monterey Regional Waste Management District General Manager, William Merry upon his retirement.
- 9) **Pebble Beach Company:** Ms. Merfeld reported that Roundabout Project start date has been officially rescheduled to March 2016. Fairway One Project construction will commence in September 2015
- 10) **Del Monte Forest Conservancy:** No report.
- 11) **Pebble Beach Riding and Trails Association (PBRTA):** No report.
- 12) **Old Business:** None
- 13) **New Business:** Poppy Hills Golf Course / Porter’s Restaurant running a special for local residents – 3 course meal and 9 holes of golf with cart for \$40 beginning at 3:00 pm on Thursdays.
- 14) **Closed Session:** There was no closed session scheduled.
- 15) **Adjournment:** It was moved and carried to adjourn the meeting at 5:21 p.m.

Respectfully submitted by Laura Dadiw for Secretary Brenda Anderson

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