

DEL MONTE FOREST PROPERTY OWNERS
ROADS & LAND USE COMMITTEE MEETING MINUTES
Thursday, February 28, 2013 ~ 4:00 p.m.
Pebble Beach Community Services District – Training Room

Members	Resources
Bob Hutchison – Chair - present	Shawn Casey – PBCo -present
Brenda Anderson - present	Steve Aitchison – PBCo
Ned Van Roekel - present	Mark Stilwell – PBCo
Debra Graham - present	Mark Verbonich – PBCo
Joella Szabo - present	Mike Niccum – PBCSD - present
Don Eastman	Don Tkachenko – PBCo
Bart Bruno	
Doris Nishimoto - present	
Kamlesh Parikh - present	

- 1) **Call to Order.** Chairman Hutchison called the meeting to order at 4:00 p.m.
- 2) **Roll Call.** 7 voting members present, 3 resource members present
- 3) **Acceptance of Agenda.** MSC (Motion, second, carried) as submitted.
- 4) **Introduction of Guests.** RADM Robert Gormley and Mr. Joel Gambord
- 5) **Public Comments/Items Not on the Agenda.** None
- 6) **Approval of the Minutes.** Minutes of the November 29, 2012 meeting were approved earlier via e-mail consensus of committee members.
- 7) **PBC General Update** – Mark Verbonich was absent.
- 8) **Status Report Re: PBCSD Roads Projects** – PBCSD General Manager, Mike Niccum reported that underground sewer line replacement is underway along Ronda Road with minimal impact on roadways. Contractors are painting the new Huckleberry Hill water storage tank. The Undergrounding of Overhead Utilities Project along Colton Road to Forest Lake Reservoir will begin this summer.
- 9) **Land Use Advisory Committee Report** – Member Szabo stated that the committee has been meeting more regularly lately regarding residential projects.
- 10) **Roads Status PMS-** Mr. Casey reported on progress with the new Pavement Management System (PMS) software. He provided a report of base road evaluation information from the system. PMS analyzes paved surfaces and can prioritize, index, and anticipate road deterioration and maintenance needs over the long-term. The Nichols Engineers crew surveyed the entire 75.41 miles of roadway in Pebble Beach and has completed input into the system. Mr. Casey sent Nichols the 10-year history of road maintenance, which Nichols incorporated into PMS. Overall condition of roads ranks at 70 on the system’s pavement condition index (scale of 1 to 100) down from 74 in 2001. Pebble Beach Company is in the process of selecting a target condition index to use for roads in the Forest. Surrounding communities use the same PMS so local roadway conditions can be compared. It is anticipated PMS will be fully operational to assist with budgeting for the Company’s upcoming fiscal year roads maintenance that runs from April through March.

Current paving Projects- Paving budgeted for in 2012 that has not been completed includes: Chaparral and Arrowhead Roads; Palmero from 17 Mile Drive to the Beach Club; and the entry road and around to the back parking lot of the Inn at Spanish Bay. A list of 2012 paving projects completed with associated costs was provided. Roads that still need to be striped are: Cortez, Alvarado, 17 Mile Drive to Riata, and Spanish Bay after it is overlaid. Striping will be done at one time for cost efficiencies. Ditches and culverts are handled in-house; “piping” along Stevenson in front of the Spyglass Hill Golf Course Grill will begin in two weeks to stop erosion widening the roadside ditch.

- 11) **DMFPO 2013 Road Survey** – Chair Hutchison noted PMS output produced 285 “segments” of the 75 miles of roads with 3% rated in poor condition, comparable to the results of last year’s DMFPO directors’ survey. Approximately 1/3 of the segments were rated by PMS above 80 on the pavement condition index. Chair Hutchison shared the road maps marked with the 12 areas, used for the previous DMFPO directors’ annual road surveys. The DMFPO survey goes beyond the PMS (which only considers pavement conditions), observing road edges, ditches, striping, and signage. Chair Hutchison and Mr. Casey will adjust these maps to coincide with the 285 PMS segments and assign them to the directors for their 2013 road survey in March.

Mr. Casey also provided booklets entitled *Pavement Condition Index Distress Identification Manual for Asphalt and Surface Treatment Pavements* to be used for references by the DMFPO directors.

- 12) **New Business** – Mr. Gambord reported that a guardrail had been struck several times by vehicles at Crespi and 17 Mile Drive. PBCo does pursue recourse for such damaged property when possible.

Old Business – None

- 13) **Announcements.** Next meeting to be held May 23, 2013 at 4:00 p.m.

Upcoming Quarterly Meetings:

August 22, 2013

November 28, 2013

- 14) The meeting adjourned at 4:34 p.m.

Respectfully submitted by Laura Dadiw for Bob Hutchison