

DEL MONTE FOREST PROPERTY OWNERS
ROADS & LAND USE COMMITTEE MEETING MINUTES
Thursday, June 19, 2014 ~ 4:00 p.m.
Pebble Beach Community Services District – Training Room

Members	Resources
Bob Hutchison – Chair - present	Shawn Casey – PBCo - present
Brenda Anderson - present	Scott Hayes – PBCo - present
Ned Van Roekel - present	Steve Aitchison – PBCo
Ron Lema - present	Mark Stilwell – PBCo
Don Eastman - present	Mike Niccum – PBCSD - present
Bart Bruno - present	Don Tkachenko – PBCo
Doris Nishimoto	Others Present
Kamlesh Parikh	RADM Robert Gormley
Maureen Lyon -present	Mr. Joel Gambord
Debra Graham - present	

- 1) **Call to Order** – Chairman Hutchison called the meeting to order at 4:00 p.m.
- 2) **Roll Call** – 8 members present, 3 resource members present
- 3) **Acceptance of Agenda** – as submitted.
- 4) **Others Present** – RADM Robert Gormley; Mr. Joel Gambord
- 5) **Public Comments/Items Not on the Agenda** – Mr. Casey introduced Scott Hayes, the Road Supervisor for PBCo, who oversees the Company’s road operations.
- 6) **Approval of the Minutes** – Minutes of the April 10, 2014 meeting were approved earlier via e-mail consensus of committee members.
- 7) **PBC General Update** – An article submitted yesterday by Mr. Stilwell for the DMFPO newsletter that covers PBCo roads and other capital projects was provided. Mr. Casey gave a brief overview of room renovations underway at the Lodge and Spanish Bay. The Del Monte Forest Plan project work has been forestalled while renovations are underway. The Company will collect resident and tourist feedback on a trial run of directional signage installed at Peter Hay Hill before completing its \$600,000 capital program to update all green and white signs throughout the Forest. Mr. Stilwell will be retiring September 1st; Mr. David Stivers will most likely be attending these meetings after that.
- 8) **Status Report Re: PBCSD Roads Projects** – PBCSD General Manager, Mike Niccum, reported that the District’s Open House and BBQ is to be held this Saturday, June 21st from 10am-2pm.
- 9) **Land Use Advisory Committee Report** – Director Lyon reported on the meeting ended a few moments ago. The plans for the Elk Run residence at 17 Mile Drive had issues of accuracy as compared with the story poles, so the matter was continued to next meeting. At the previous meeting, the committee recommended that the short term rental permit be denied by the County.

- 10) **Roads Status** – Shawn Casey provided a current list of 2014 road improvement projects. Some roads scheduled for paving were removed because they involve the Undergrounding Overhead Utilities Project, which will be undertaken thru 2019. PBCSD will overlay those roads after that phase of the project is completed.

Mr. Casey explained that PMS segments do not always conform with stretches that are practical for treatment. For example, PCI's for Sombria, Lopez, and Portola Road segments were averaged considering the type of treatment needed.

Mr. Gambord asked if slurring to maintain moderate to high PCI rated roads before they deteriorate was being considered. Mr. Casey agreed that can be a cost effective way to attain higher PCIs.

Updated lists of all 75 miles of roads by descending Pavement Condition Index (PCI) and by street name, were provided. As roads are treated, the PCIs are updated by the PMS. Nichols Engineering will re-evaluate all roads again in 2015, as they did in 2012/13. This should track how maintenance is affecting the overall PCI status of all the roads in the Forest. There is general agreement that a target PCI for all the roads should be developed as soon as practical.

Mr. Casey and other road maintenance staff expect to attend PMS training sessions this November.

- 11) **DMFPO 2014 Road Survey** – Chair Hutchison and Mr. Casey inspected 11 miles of roadway first-hand based on survey input to develop the road project list for 2014. Chair Hutchison emphasized that the road surveys performed by directors are crucial for contributing additional road condition information such as road edges, signage, and line-of-sight that the PMS does not consider. Also, roads surfaces rated with an acceptable PCI that subjectively need maintenance are identified.
- 12) **New Business** – None
- 13) **Old Business** – None
- 14) **Announcements:** **Next meeting August 28, 2014.**
Upcoming Quarterly Meetings: November 20, 2014 February 26, 2015
- 15) The meeting adjourned at 4:55 p.m.

Respectfully submitted by Laura Dadiw for Bob Hutchison