

**DEL MONTE FOREST PROPERTY OWNERS (DMFPO)**  
Board of Directors Meeting  
Monday August 10, 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      Baiba McGibben  
Jack McKenna – Treasurer      Charles Delahay      Doris Nishimoto

**DIRECTORS ABSENT:** Brenda Anderson – Secretary, Debra Graham, Maureen Lyon

**GUESTS:**

Mike Niccum, General Manager, PBCSD  
David Stivers, EVP and CAO, Pebble Beach Company (PBCo)  
Susan Merfeld, Senior Vice President of Community Affairs, PBCo  
Dawn Mathes, Director of Environmental and Governmental Affairs, PBCo

- 1) **Call to Order:** President Parikh called the meeting to order at 4:01 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 Fuller and unanimously carried to approve the minutes of the June 8, 2015 regular meeting.
- 5) **Special Agenda Items:** None
- 6) **Reports of Representatives & Observers**
  - a) **Architectural Review Board (ARB):** Director Bruno provided documents and reported on the meetings held June 11, July 9, and July 30. It was discussed to minimize agenda packet materials for this item by Director Bruno indicating only the significant projects in the ARB minutes to include each month.
  - b) **County Land Use Advisory Committee (LUAC):** No meetings during the period.
  - c) **Community Advisory Board (CAB):** No meeting during the period.
  - d) **Pebble Beach Community Services District:** Observer Hutchison reported on the meetings held June 26 and July 31, 2015 and provided a summary sheet of the final budget for 2015/16 that was approved with no changes to the previously approved preliminary budget. The transition of garbage hauler occurred July 1<sup>st</sup> and has been reportedly working well. The roundabout design is essentially final however construction has been delayed to next spring to accommodate major events. The PBCSD Fire Department Open House was successful with 950 attending. A fire occurred at a Colton Road residence; unknown origin outside the garage that was contained to a portion of the residence. Forest Lake Reservoir is very low with treatment plant throughput systems being modified to help boost inflow; golf course managers work together on irrigation conservation in light of low reservoir levels. Another potential source for the reservoir is

“dry weather” storm runoff; Pebble Beach Company is working with PBCSD on pilot projects in this regard. The annual Zombie Run that promotes public safety education aimed at youth and families is scheduled for October 17, 2015.

## 7) Regular Agenda Items:

### a) Officer Reports:

- i. President – President Parikh had no report.
- ii. Secretary – Director Anderson was absent.
- iii. Treasurer – Director McKenna gave highlights of the financial reports through July 2015. Balances are approximately \$5,088.62 in the Chase checking account and \$136,814.43 in the Chase Money Market account.

### b) Committee Reports

- i. Membership – 1,338 members. The road improvement letter to non-members is due out in the next week; historically this letter generates forty to fifty memberships.
- ii. Newsletter – Director Abercrombie reported that Neal Hotelling visited the DMFPO office and mentioned he would be considering El Nino as the focus of the next article.
- iii. Nominations & Elections/Bylaws – Director McGibben had no report.
- iv. Presentations/Seminars – Chair Graham is working on a seminar for September 13<sup>th</sup> featuring Donna Galletti of County Sheriff’s Office on crime prevention.
- v. Roads and Land Use – Chair Hutchison noted the minutes of June 18, 2015 were provided in the agenda packet. At the next meeting on August 27<sup>th</sup> a road survey report from Nichol’s Engineering will be reviewed. Mr. Stivers stated the report has been received by PBCo and the average road Pavement Condition Index (PCI) number is 71. Chair Hutchison reminded that the “target” PCI index for roads in the Forest as set by the committee is 75. A five-year maintenance plan to attain the 75 index will be developed by PBCo with DMFPO input. The schedule for 2015 road maintenance is available in the latest newsletter. Projects carried over from last year will be addressed beginning next month. Chair Hutchison once again thanked directors for their participation in the survey each year; input is extremely helpful for Shawn Casey at PBCo when considering road maintenance priorities.

A member property owner had inquired as to what kind of hiking trail treatment the Dunes Course construction along four corners to the ocean there would be. This afternoon Mr. Wiggins, Bob Zoller of MPCC, and Directors Bruno and Hutchison met to consider suggestions that appear feasible and relatively simple, in particular to accommodate the line-of-vision challenge that drivers have due to the barrier that will be installed once the hedges are removed at the four corners area.

- vi. Semiannual Meeting – President Parikh noted that roundabout speakers will participate again on November 8<sup>th</sup> along with another speaker being arranged.
- vii. Traffic & Safety – Chair Fuller reported on the meeting held Tuesday, July 28, 2015. One arrest for burglary and stolen vehicle was recently made in the Cormorant Road area. Mr. Niccum briefly highlighted reported vehicle speeds for the quarter ended June 30, 2015. The next meeting will be held October 20, 2015.
- viii. Website – Chair Abercrombie reported contracting with Hurley Design to convert the web site to *WordPress* for DMFPO direct maintenance ability. Conversion should be well underway by next meeting.

- 8) **Pebble Beach Community Services District:** Mr. Niccum reported that the PBCSD annual Household Hazardous Waste and e-Waste Collection Event will be held Saturday, September 26, 2015 from 10am to 2pm. A special PBCSD board meeting is scheduled for Monday, August 17 at 1:30 p.m. for directors and others interested to view vegetative management work completed under the direction of the Fire Department assisted by Del Monte Forest Conservancy, particularly in the Huckleberry Hill area. CHP has a program on defensive driving that can be conducted at District offices for interested community members.
- 9) **Pebble Beach Company:** Mr. Stivers reported that Fairway One Project construction will commence in early September 2015; those residing in the area will be notified prior via formal letter. The final EIR with comments incorporated and the County's responses and the formal PBCo application for the Inclusionary Housing project will go before the Planning Commission to make a finding; then, on to the Coastal Commission at an unknown future date.
- 10) **Del Monte Forest Conservancy:** OSAC minutes from the meeting held June 15 are provided. Mr. Stivers noted that the County has finally signed off on the open space easements that PBCo applied to dedicate to DMFC three years ago; there will be some further internal review, then on to the Coastal Commission for its review.
- 11) **Pebble Beach Riding and Trails Association (PBRTA):** No representative.
- 12) **Old Business:** None
- 13) **New Business:** None
- 14) **Closed Session:** The board adjourned to closed session at 4:54 p.m. The board reconvened in open session at 5:14 p.m.  
  
**A motion was made, seconded, and unanimously carried to award a one-time bonus to Office Administrator Laura Dadiw in the amount of 15% of annual budgeted compensation (\$4,650).**
- 15) **Adjournment:** It was moved and carried to adjourn the meeting at 5:15 p.m.

*Respectfully submitted by Laura Dadiw for Secretary Brenda Anderson*

NEXT MEETING  
**Monday, September 14, 2015 – 4:00 PM**  
**Pebble Beach Community Services District Boardroom**  
**Forest Lake and Lopez Roads**