

DEL MONTE FOREST PROPERTY OWNERS (DMFPO)
Board of Directors Meeting
Monday September 14, 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 Debra Graham Doris Nishimoto
 Jack McKenna – Treasurer

DIRECTORS ABSENT: Baiba McGibben, Charles Delahay

GUESTS:

Mike Niccum, General Manager, PBCSD
Cheryl Burrell, Planning Manager, Pebble Beach Company (PBCo)
Dawn Mathes, Director of Environmental and Governmental Affairs, PBCo
Susan Merfeld, Senior Vice President of Community Affairs, PBCo
Don Eastman, Immediate Past President, DMFPO
Rick Verbanec, DMFPO Past President; DMFC and PBCSD board member
Kelly Getreu, President, Pebble Beach Riding and Trails Association (PBRTA)

- 1) **Call to Order:** President Parikh called the meeting to order at 4:00 p.m.
- 2) **Change/Approve Agenda:** There was consensus to approve the agenda as presented.
- 3) **Public Comment:** None
- 4) **Minutes:** Moved by Director Bruno, seconded by Director Lyon and unanimously carried to approve the minutes of the August 10, 2015 regular meeting.
- 5) **Special Agenda Items:** None
- 6) **Reports of Representatives & Observers**
 - a) **Architectural Review Board (ARB):** The minutes of the August 20th meeting were provided by Director Bruno. There are currently 59 residences under construction and 124 vacant lots.
 - b) **County Land Use Advisory Committee (LUAC):** The agenda for the August 20th meeting was provided by Director Lyon. The LUAC is looking for two or three new members, one being a permanent, voting member which Director Lyon does not want to accept. However she will continue to attend meetings as the DMFPO representative. If any board member is interested in accepting a position on LUAC, let Director Lyon know and she will report back at the next meeting on November 5th.
 - c) **Community Advisory Board (CAB):** President Parikh reported that a meeting had been held on September 3rd. He will provide the minutes of that meeting when they become available.

- d) **Pebble Beach Community Services District:** Director Hutchison was absent.

7) Regular Agenda Items:

a) Officer Reports:

- i. President – President Parikh reported on Semiannual Meeting preparations (below).
Secretary – Director Anderson reported a total of \$9,205 in donations this year.
- ii. Treasurer – Director McKenna reported balances are approximately \$2,700 in the Chase checking account and \$126,736 in the Chase Money Market account.

b) Committee Reports

- i. Membership – No report.
- ii. Newsletter – Director Abercrombie reported that the newsletter design was undergoing a few changes, then is scheduled for mailing early October.
- iii. Nominations & Elections/Bylaws – Director McGibben was absent.
- iv. Presentations/Seminars – Chair Graham reported DMFPO would be hosting flu shot clinics here at the Community Services District on Oct. 15th and November 5th. A Driver Safety Class will be held by the CHP on Oct. 18th from 12-2pm. The Crime Prevention Seminar held yesterday was very well attended and a great success.
- v. Roads and Land Use – Chair Hutchison was absent. Director Bruno reported on the meeting held August 27th stating that the topic focused on the overall rating of roads in the Forest with a pavement condition index of 71 determined by Nichols Engineering, the PBCo contracted surveyor. Directors Bruno and Hutchison and a forest resident met with MPCC and PBCo regarding providing a safe pedestrian path from “4 corners” to 17 Mile Drive. The redesign is now in the initial phase.
- vi. Semiannual Meeting – President Parikh reported the Nov. 8th semiannual meeting, in the St. Andrews Room at Spanish Bay, will feature David Stoldt, from the Monterey Peninsula Water Management District; and Ron Boyle, who will discuss the HWY 68 Roundabout Project. Director Lyon added that PBCo as well will be talking about current and near future proposed projects.
- vii. Traffic & Safety – Chair Fuller reported the next meeting had been changed from Oct. 28th to Oct. 20th at 4pm.
- viii. Website – Chair Abercrombie will email all with the URL for the new web site that is under construction. Members will now be able to pay dues by PayPal – the fees are 2.9% plus 0.30 cents per transaction. Director Abercrombie and Treasurer McKenna will meet regarding the new payment method.

- 8) Pebble Beach Community Services District:** Mike Niccum gave a reminder that the Household Hazardous Waste Collection Event will be held September 26th and the Zombie Run on Oct. 17th.

- 9) Pebble Beach Company:** Mr. Stivers reported that the Concours was very successful, raising \$2 million for charity. The First Tee Open will be held September 22nd, free to the public. The final EIR with comments for Area D will be out soon, then on to the Coastal Commission for consideration. The Fairway One construction will begin in the spring. Susan Merfeld gave a reminder of the PBCo Holiday Party starting at 4:30, Dec. 3rd, at Spanish Bay. They are planning a tree lighting ceremony, refreshments, and holiday cheer. She encouraged those attending to bring a child's book to donate.

- 10) **Del Monte Forest Conservancy:** No report.
- 11) **Pebble Beach Riding and Trails Association (PBRTA):** Kelly Getreu reported that some of their members will be volunteering at the Zombie Run. The annual PBRTA picnic will be held Oct. 10th at Indian Village.
- 12) **Old Business:** None
- 13) **New Business:** It was suggested that realtors and title company representatives be invited to board meetings to familiarize them with the organization.
- 14) **Closed Session:** The Board convened a closed session at 4:50 p.m.
- 15) **Adjournment:** The board reconvened open session at 5:08 p.m. No action was taken in closed session. It was moved and carried to adjourn the meeting at 5:08 p.m.

Respectfully submitted by Laura Dadiw for Secretary Brenda Anderson

NEXT MEETING
Monday, October 12, 2015 – 4:00 PM
Pebble Beach Community Services District Boardroom
Forest Lake and Lopez Roads