

DEL MONTE FOREST PROPERTY OWNERS (DMFPO)
Board of Directors Meeting
Monday October 12, 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
Jack McKenna – Treasurer Debra Graham

DIRECTORS ABSENT: Baiba McGibben and Doris Nishimoto both tendered their resignations from the board as of this month

GUESTS:

Mike Niccum, General Manager, PBCSD
Steve Aitchison, Senior VP/Capital Services, Pebble Beach Company (PBCo)
David Stivers, EVP and CAO, PBCo
Susan Merfeld, Senior Vice President of Community Affairs, PBCo
Don Eastman, Immediate Past President, DMFPO
Kelly Getreu, President, Pebble Beach Riding and Trails Association (PBRTA)
Joanne Perron, candidate for position on the DMFPO Board

- 1) **Call to Order:** President Parikh called the meeting to order at 4:04 p.m.
- 2) **Change/Approve Agenda:** There was consensus to approve the agenda as presented.
- 3) **Public Comment:** None
- 4) **Minutes:** Not available, will take up at next meeting.
- 5) **Special Agenda Items:** Steve Aitchison, Senior VP/Capital Services/PBC, talked about the role of ARB and current and near-future proposed projects. Pebble Beach plans to renovate all 400+ rooms in its resorts over the next four years. This will involve major construction, all new fittings, and new furniture. The exterior of The Lodge will be redone for the first time since being built, using wood trim, stone, and trellises, to bring it up to date. Patios will be expanded, stairwells enclosed, and columns trimmed with stone. By the end of 2015, 55 rooms at The Inn of Spanish Bay will be completely remodeled. Starting in Nov., Lodge rooms will be redone as well. A 5,000 sq. ft. meeting facility that opens up to a large patio area will be added. Golf Cottages, each consisting of approximately 4,000 sq. ft, with 4 bedrooms and a large living room area, will replace outdated units. All room remodeling should be completed by July of 2017.
- 6) **Reports of Representatives & Observers**
 - a) **Architectural Review Board (ARB):** Director Bruno reported there had been no meetings in the last 2 months- both had been canceled. The next meeting is scheduled for October 15th.

- b) **County Land Use Advisory Committee (LUAC):** Director Lyon reported they had met on Sept. 17th and approved only one project, which was a new home being built on one of the lots of the Poppy Hills Golf Course project. Their next meeting is scheduled for November 5th.
- c) **Community Advisory Board (CAB):** President Parikh had nothing to report. The next meeting is scheduled for Dec. 3rd.
- d) **Pebble Beach Community Services District:** Director Bruno attended the meeting held Sept. 25th in place of Director Hutchinson. He reported Pebble beach Fire Department will be purchasing a new hook and ladder fire truck for \$980,000. This truck is expensive due to its specialization - 5 bids were obtained. Mike Niccum reported that the District was bracing for the projected winter storms.

7) Regular Agenda Items:

- a) Officer Reports:
 - i. President – President Parikh had no report.
Secretary – Director Anderson reported no new donations in the last month.
 - ii. Treasurer – Director McKenna reported balances are approximately \$3,452 in the Chase checking account and \$124,747 in the Chase Money Market account.
- b) Committee Reports
 - i. Membership – No report.
 - ii. Newsletter – Director Abercrombie reported that the newsletter is printed and should be mailed out within the next few days.
 - iii. Nominations & Elections/Bylaws – Director McGibben has submitted her resignation from the Board. DMFPO now has 2 vacancies needing to be filled by January. Potential candidate Joanne (Jo) Perron, MD, introduced herself and discussed her medical education and desire to be involved in setting up a disaster preparedness plan for our community. Former Director Don Eastman spoke on behalf of potential candidate Doug Renick, who is interested in a position on our Board. Mr. Renick hopes to attend and introduce himself at the Nov. meeting.
 - iv. Presentations/Seminars – Chair Graham reported flu shots will be given at the Community Services Center on Oct. 14th. A Driver Safety Class will be held by the CHP on Oct. 18th from 12-2pm.
 - v. Roads and Land Use – Chair Hutchison reported that an agreement had been reached between MPCC and PBCo to provide a pedestrian path from “4 corners” to 17 Mile Drive. The Cypress tree hedge is to be removed within the next 2 weeks.
 - vi. Semiannual Meeting – Director Lyon reported the Nov. 8th semiannual meeting, in the St. Andrews Room at Spanish Bay, will feature three speakers: David Stoldt, from the Monterey Peninsula Water Management District; Ron Boyle, who will discuss the HWY 68 Roundabout Project; and Steve Aitchison (or David Stivers), who will talk about current and near future proposed PB projects. The meeting will be from 2:00 – 3:30, with the reception extended to 4:30pm. Chair Lyon discussed director tasks.
 - vii. Traffic & Safety – Chair Fuller reported the next meeting had been changed from Oct. 28th to Oct. 20th at 4pm.
 - viii. Website – Chair Abercrombie reported that the new and improved website is up and running! He will now be able to insert dates of events and meetings. He stressed we

need to draw more people to the website by mentioning it in the newsletters and postcards we mail out to members. The goal is to be able to take RSVP's for events, as well as to set up a dues payment system online.

- 8) **Pebble Beach Community Services District:** Their last meeting was held on Sept. 25th. Mike Niccum reminded us of the Zombie Run on Oct. 17th.
- 9) **Pebble Beach Company:** Mr. Stivers reported that the Roundabout Project start date has been officially rescheduled to April 1st, 2016. Susan Merfeld reminded us 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!
- 10) **Del Monte Forest Conservancy:** Former DMFPO and current DMFC Director Ned Van Roekel reported that the recently held annual picnic had been a great success.
- 11) **Pebble Beach Riding and Trails Association (PBRTA):** Kelly Getreu reported that some of their members will be volunteering at the Zombie Run. Their annual picnic, held last Sat. (Oct. 10th) at Indian Village, was well attended.
- 12) **Old Business:** None
- 13) **New Business:** None
- 14) **Closed Session:** There was no closed session scheduled.
- 15) **Adjournment:** It was moved and carried to adjourn the meeting at 4:57 p.m.

Respectfully submitted by Secretary Brenda Anderson

NEXT MEETING
Monday, November 9, 2015 – 4:00 PM
Pebble Beach Community Services District Boardroom
Forest Lake and Lopez Roads