

DEL MONTE FOREST PROPERTY OWNERS
ROADS & LAND USE COMMITTEE MEETING MINUTES
Thursday, June 18, 2015 ~ 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
Debra Graham - present	Cheryl Burrell – PBCo
Charles Delahay - present	Mike Niccum – PBCSD - present
Bart Bruno - present	Don Tkachenko – PBCo
Doris Nishimoto - present	Don Eastman - present
Kamlesh Parikh - present	Others Present
Maureen Lyon	Robert Gormley – PB resident
Jeffrey Fuller - present	Joel Gambord – PB resident

- 1) **Call to Order** – Chairman Hutchison called the meeting to order at 4:00 p.m.
- 2) **Roll Call** – 9 members present, 3 resource members present
- 3) **Acceptance of Agenda** – as submitted.
- 4) **Others Present** – Robert Gormley, Joel Gambord
- 5) **Public Comments/Items Not on the Agenda** – None
- 6) **Approval of the Minutes** – Minutes of the November 20, 2014 meeting were approved as presented (Bruno/Anderson/Unanimous).
- 7) **PBC General Update** – Shawn Casey reported Highway 68/Highway One roundabout project construction is planned to begin in the spring of 2016. Fairway One area projects (cottages, house, meeting rooms etc.) will begin in September 2015. This winter PBCo and PBCSD will commence infrastructure projects in the Lodge area including new water lines, sewer lines, gas lines, and undergrounding utility lines in tandem with the remodeling of Lodge rooms. Installation of infrastructure in planned new lots off Dunes Road will begin in the near future and once completed, Dunes Road to Casita de Lemos will be repaved. Construction of the underground parking facility at the Lodge will commence early 2016. The Equestrian Center special events field will be treated to avoid mud holes during rains.
- 8) **Status Report Re: PBCSD Roads Projects** – PBCSD General Manager, Mike Niccum reported that the pipe bursting project for sewer line replacement on Cypress Drive to the Beach and Tennis Club is complete. The Lodge area infrastructure upgrade is a large project and the main focus for PBCSD next year.
- 9) **Land Use Advisory Committee Report** – Director Lyon was absent.
- 10) **Roads Status** – Shawn Casey, VP, PBCo Resource Management reported that the annual meeting to discuss road maintenance was held June 11th with PBC management and DMFPO directors present. Mr. Casey provided a list of tentative 2015 road improvement projects planned and 2014 work yet to be performed. The 2014 budget of \$900,000 was exceeded by \$160,000. One million dollars is budgeted for 2015. Nichols Engineering

completed its 3-week field survey last Friday. Data entry into the PBCo Pavement Management System (PMS) computerized roads maintenance program and report completion by Nichols is expected in two-four weeks. Based on this recent engineer evaluation, the current overall average condition for all Forest roads will be determined and compared with the Pavement Condition Index (PCI) 75 standard set for all roads to be achieved in the next five years. The previous Nichols survey rated the average condition at a PCI of 71.

- 11) **DMFPO 2015 Road Survey** – Chair Hutchison highlighted the results of director surveys of 72+ miles of roads for 2015. Chair Hutchison noted that next year the survey sheets will have road segment descriptions that are consistent with Nichols Engineering survey road segments to aide in analyses of results as compared with the engineer’s results.

Mr. Casey was impressed with and appreciated the director survey input that assists him especially with attending timely to signage, line of sight obstructions, road edges, and patching needs that the engineer’s survey does not address. Chair Hutchison encouraged directors in the future to conduct surveys in teams to make it easier to record observations. Director Bruno suggested that it might help if it is arranged for directors to observe examples of a 1, 2, and 3 rated roadway prior to the next survey.

Mr. Casey noted that PBCo is preparing gullies and culverts to withstand possible El Nino weather next rainy season.

- 12) **New Business** – None

- 13) **Old Business** – None

- 14) **Announcements: Next meeting August 27, 2015.**

Upcoming Quarterly Meetings: November 19, 2015 February 25, 2016

- 15) The meeting adjourned at 4:47 p.m.

Respectfully submitted by Laura Dadiw for Bob Hutchison