

**DEL MONTE FOREST PROPERTY OWNERS (DMFPO)**  
Board of Directors Meeting  
Monday December 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      Lucy Carlton      Jo Perron  
   Jack McKenna – Treasurer      Charles Delahay

**DIRECTORS ABSENT:**    Debra Graham

**GUESTS:**

Mike Niccum, General Manager, PBCSD  
Mark Mancini, Fire Protection and Planning Chief, PBCSD/CALFIRE  
David Stivers, EVP and CAO, Pebble Beach Company (PBCo)  
Cheryl Burrell, Planning Manager, PBCo  
Don Eastman, Immediate Past President, DMFPO  
Ned Van Roekel, Immediate Past Treasurer, DMFPO  
Hampton Stewart, DMFPO Member  
Averil Nero, DMFPO Member/*A Table Affair* Director

1) **Call to Order:** President Parikh called the meeting to order at 4:01 p.m.

2) **Change/Approve Agenda:**

**Moved by Director Bruno, seconded by Director Anderson and unanimously carried to approve the agenda as presented.**

3) **Public Comment:** Averil Nero addressed the board regarding the upcoming *A Table Affair* on April 21, 2016, requesting a \$100 contribution from DMFPO, 100% in support of the chosen charity, *Aim for Mental Health*. The charity is local to Pebble Beach, founded by Mark and Susan Stilwell. Checks are to be made out to AIM for Mental Health.

4) **Minutes: Moved by Director McKenna, seconded by Director Bruno and unanimously carried to approve the minutes of the November 9, 2015 regular meeting.**

5) **Special Agenda Items:** President Parikh convened a closed session at 4:08 p.m. The board resumed open session at 4:10 p.m.

**Action taken in closed session: Moved by Director Lyon, seconded by Director Hutchison and unanimously carried to appoint Joanne Perron and Lucy Carlton as Del Monte Forest Property Owner board directors effective immediately.**

Joanne Perron replaces Baiba McGibben's first year/second term, and Lucy Carlton replaces Doris Nishimoto's third year/first term.

**6) Reports of Representatives & Observers**

- a) **Architectural Review Board (ARB):** Director Bruno reported there had been two meetings in the last month with approval of nine homes, and preliminary approval of 11 home remodels, additions, builds, and rebuilds. Director Bruno provided excerpts from the minutes of the meetings he felt were of interest to the board. Currently, 46 projects are on-going.
- b) **County Land Use Advisory Committee (LUAC):** Director Lyon reported on the meeting November 19<sup>th</sup>. The redrawn plans for 1264 Lisbon were presented. A fence was added to the plan that was not approved by the LUAC however the house was approved. Director Lyon reported that at least two members are needed on LUAC.
- c) **Community Advisory Board (CAB):** President Parikh provided the minutes of the September meeting. A meeting was held on Dec. 3<sup>rd</sup> where Mr. Stivers gave an update on PBCo projects and the Roundabout Project.
- d) **Pebble Beach Community Services District:** Director Hutchison attended the meeting held December 11<sup>th</sup>. Re-elected board members Verbanec, Laska and Gebhart were sworn in for another four-year term. The same board officers were voted to continue in 2016 – President Gebhart, Vice President Verbanec, Secretary Niccum and Treasurer Kilic. The Pebble Beach Fire Department has procured a new emergency phone contact alert system, replacing “Reverse 911®” with a web-based, newer system. Director Hutchison provided a schematic of the 2015 Lodge Area Utility Improvement Project, and a PBCSD Capital Improvement Project Schedule. AT&T is upgrading to fiber optic technology, overhead and underground, throughout the Forest, separate and apart from PBCSD and PBCo projects. As a result, some roads will be disturbed and repaved at project completion. Forest Lake Reservoir volume has increased through most of November and into December. The Wastewater Reclamation Project (PBCSD/PBCo/CAWD) is drilling a well on MPCC property to capture water that can be placed into the sewer system and reclaimed. Sand bags are available at the PBCSD Fire Department next to the dumpsters near the Fire-safe Garden. The impact of Sheriff’s Office patrol cutbacks during early morning hours in the beat that includes Pebble Beach was discussed. Mr. Niccum is gathering statistics on the impact and will present to the PBCSD board at the end of January for any action.

**7) Regular Agenda Items:**

- a) Officer Reports:
  - i. President – President Parikh thanked the board for a fantastic year, especially the very successful Semiannual Meetings. He proposed a party be held at his home early next year to socialize, office staff to arrange a date.
  - ii. Secretary – No report.
  - iii. Treasurer – Director McKenna reported balances are approximately \$7,296 in the Chase checking account and \$114,764 in the Chase Money Market account.

**Moved by Director Carlton, seconded by Director Lyon and unanimously carried to approve the 2016 DMFPO Budget as presented.**

- b) Committee Reports**
  - i.** Membership – Current membership remains at 1,381. The 2016 January membership letter will be inserted in the January newsletter for delivery.
  - ii.** Newsletter – Director Abercrombie reported that the January – March 2016 issue is in process and should be out the first week in January.
  - iii.** Nominations & Elections/Bylaws – Director Graham was absent.
  - iv.** Presentations/Seminars – President Parikh will meet with Director Graham to determine how many seminars are planned for 2016.
  - v.** Roads and Land Use – Chair Hutchison reported the next meeting will be held December 17<sup>th</sup> at 4pm in the PBCSD Training Room. All are invited. The year's roads construction schedule and a roads maintenance plan based on a PBCo coordinated engineering roads survey will be discussed.
  - vi.** Semiannual Meeting – Director Lyon reported next year's meetings will be held May 22<sup>nd</sup> and October 23<sup>rd</sup>. Costs for PBCo support may go up, waiting to hear from PBCo.
  - vii.** Traffic & Safety – Chair Fuller reported the next meeting is January 26, 2016.
  - viii.** Website – Chair Abercrombie reported that changes can be made quickly to the website now. The online dues payment system is now up and running.
- 8) Pebble Beach Community Services District:** Mike Niccum introduced the new Fire Protection and Planning Chief, Mark Mancini. Chief Mancini replaces Robin Hamelin who retired recently.
- 9) Pebble Beach Company:** Mr. Stivers reported a great job being done by PBCSD on the Lodge Area Improvement Project. The Concours d'Elegance had a record \$2 million in donations to charities. Mr. Stivers encouraged everyone to sign up on the tamcomonterey.org website to receive email notifications of the Hwy One/Hwy 68 Roundabout Project schedules and info.
- 10) Del Monte Forest Conservancy:** No report.
- 11) Pebble Beach Riding and Trails Association (PBRTA):** No report.
- 12) Old Business:** None
- 13) New Business:** Past Treasurer Van Roekel recalled a DMFPO board resolution that disallowed donations to private charities using DMFPO dues funds.
- 14) Closed Session:** There was no additional closed session held.
- 15) Adjournment:** It was moved and carried to adjourn the meeting at 5:14 p.m.

*Respectfully submitted by Secretary Brenda Anderson*

NEXT MEETING  
**Monday, January 11, 2016 – 4:00 PM**  
Pebble Beach Community Services District Boardroom  
Forest Lake and Lopez Roads