

DEL MONTE FOREST PROPERTY OWNERS (DMFPO)
Board of Directors Meeting
Monday, May 9, 2016 – 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 Jo Perron
Jack McKenna – Treasurer

DIRECTORS ABSENT: Lucy Carlton

GUESTS:

Mike Niccum, General Manager, PBCSD
Susan Merfeld, SVP Community Affairs, Pebble Beach Company (PBCo)
Cheryl Burrell, Project Manager, PBCo
Ned Van Roekel, Past Treasurer, DMFPO

- 1) **Call to Order:** President Parikh called the meeting to order at 4:00 p.m.
- 2) **Change/Approve Agenda:** Moved by Director Fuller, seconded by Director Bruno and unanimously carried 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 April 11, 2016 regular meeting.
- 5) **Special Agenda Items:** None
- 6) **Reports of Representatives & Observers**
 - a) **Architectural Review Board (ARB):** Director Bruno provided a list of projects reviewed during the period. The Monterey Peninsula Country Club is planning a major expansion with large areas of outdoor seating, and a concrete golf course tunnel structure at the 18th green of the Dunes course. The first of 3 phases was approved. Most of the construction will occur in 2017. Two structures on 17 Mile Drive in the Cypress Point area are very contemporary with one seemingly designed for corporate type gatherings. Both involve minimal loss of trees. Three demolitions / rebuilds from 7,800 to 10,000 square-feet and four remodels and minor expansions were also brought before the committee. For April there was one new start, eleven under construction, and eight projects that are 1-4 years overdue. Director Bruno will provide ARB minutes to the DMFPO office if directors are interested in further details of projects.

- b) **County Land Use Advisory Committee (LUAC):** Director Lyon reported on the April 21st and the cancelled May 5th meetings; the agendas for the meetings were provided for reference. The May 5th meeting was cancelled once it was determined that the MPCC tunnel project, the one agenda item, was not of LUAC concern.
- c) **Community Advisory Board (CAB):** Next meeting is scheduled for June 1, 2016.
- d) **Pebble Beach Community Services District:** Director Hutchison reported on the meeting held April 29, 2016. He provided documents from the District preliminary budget that was adopted at the meeting. Crime and vehicle collisions were reported on with incidences of both very low in the Forest. The Roundabout Project website at tamcmonterey.org offers sign up of email addresses to receive updates such as the schedule of upcoming community outreach meetings.

7) Regular Agenda Items:

- a) Officer Reports:
 - i. President – President Parikh reminded that the Semiannual Meeting is May 22 and the PBCo/DMFPO annual road meeting is May 23rd.
 - ii. Secretary – As of April 18th, 90 donations have been received for a total of \$8,395.
 - iii. Treasurer – Director McKenna reported that financials through April are on track with projected, with \$5,260 in the DMFPO checking account and \$152,807 in savings.
- b) Committee Reports
 - i. Membership – 1,265 compared with 1,250 this time last year.
 - ii. Newsletter – Director Abercrombie reported that the July - September 2016 newsletter is forming with articles due June 3, 2016.
 - iii. Nominations & Elections/Bylaws – President Parikh appointed Director Carlton to chair the committee. The board concurred with the appointment.
 - iv. Presentations/Seminars – President Parikh appointed Director Perron as chair, to which the board concurred. Director Perron announced the Age Well Drive Smart seminar scheduled for Sunday, September 25th, suggesting flyers for the event be made available at the PBCSD Open House on June 25th and included in the newsletter and on the web site.
 - v. Roads and Land Use – Chair Hutchison reported approximately 45 poor condition road areas to be observed with Shawn Casey in the near future. Mr. Casey is using the survey information to formulate the PBCo road improvement project budget. The next committee meeting is May 26th. Directors Parikh, Hutchison, and Bruno will attend the annual roads meeting with PBCo management on May 23rd.
 - vi. Semiannual Meeting – Roundabout construction by Ariana Green of TAMC, Pebble Beach Company capital improvements by Dave Stivers, and emergency notification and assistance by Fire Chief Mark Mancini will be topics at the May 22nd meeting in the main ballroom. Question forms will be printed out with topic check boxes to speed sorting to hand to respective speakers. Suggestions for speakers for the October semiannual meeting are greatly appreciated.

- vii. **Traffic & Safety** – Chair Fuller reported on the meeting held April 26th. Most residential burglaries occur during the day and vehicle burglaries at night from unlocked vehicles. Traffic collisions reported had one injury of a cyclist at Crespi and 17 Mile Drive. Next meeting is scheduled for July 26, 2016.
- viii. **Website** – Chair Abercrombie reported that the TAMC Roundabout Project 8-panel brochure has been posted, as well as a reminder to be crime-prevention minded, especially locking vehicles and not leaving items in view.
- 8) **Pebble Beach Community Services District:** Mike Niccum reported the District newsletter will be mailed soon, and also a notice of the District 2016-17 Budget Hearing to be held June 24th. The PBCSD Open House will be held on Saturday, June 25th.
- 9) **Pebble Beach Company:** Susan Merfeld reported 14 of the newly remodeled rooms opened at the Lodge with 25 more opening in a few weeks. The Lodge Area Utility Improvement Project is nearing completion. Fairway One demolition is complete and construction is beginning. A schedule of town meetings on Roundabout construction is available on the Transportation Agency for Monterey County web site at tamcmonterey.org. Construction appears now to be set for the end of June 2016. The Area D Affordable Housing Project is set to be before the Planning Commission on May 25th contingent upon the staff report being reviewed on May 13th. The 23 Spyglass Hill residential lots are the next to be improved beginning next month, to be completed by the end of the year.
- 10) **Del Monte Forest Conservancy:** The next board meeting is scheduled for May 18th. Draft minutes of the April 12, 2016 OSAC meeting were provided.
- 11) **Old Business:** None
- 12) **New Business:** It was suggested that the theme of the DMFPO table at the PBCSD Open House be “Cycling in the Forest.” Director Perron requested attention be given to cigarette butts left by tourists at Bird Rock. The concern will be taken to PBCo staff responsible for signage and litter for consideration of possibly designating smoking areas with easy access to receptacles.
- 13) **Closed Session:** There was no closed session held.
- 14) **Adjournment:** It was moved and carried to adjourn the meeting at 5:00 p.m.

Respectfully submitted by Laura Dadiw for Secretary Brenda Anderson

NEXT MEETING
Monday, June 13, 2016 – 4:00 PM
Pebble Beach Community Services District Boardroom
Forest Lake and Lopez Roads