

**DEL MONTE FOREST PROPERTY OWNERS**  
**ROADS & LAND USE COMMITTEE MEETING DRAFT MINUTES**  
**Thursday, May 26, 2016 ~ 4:00 p.m.**  
**Pebble Beach Community Services District – Training Room**

<b>Members</b>	<b>Resources</b>
<b>Bob Hutchison – Chair</b> - present	<b>Shawn Casey</b> – Pebble Beach Company (PBCo)
<b>Brenda Anderson</b> - present	<b>Steve Aitchison</b> – PBCo
<b>Charles Delahay</b> - present	<b>Cheryl Burrell</b> – PBCo - present
<b>Bart Bruno</b> - present	<b>David Stivers</b> – PBCo - present
<b>Kamlesh Parikh</b> - present	<b>Don Tkachenko</b> – PBCo
<b>Maureen Lyon</b>	<b>Mike Niccum</b> – PBCSD - present
<b>Jeffrey Fuller</b> - present	<b>Nick Becker</b> – PBCSD - present
<b>Don Eastman</b>	<b>Others Present</b>
<b>Ned Van Roekel</b>	<b>Mr. Joel Gambord</b>
<b>LeBon Abercrombie</b>	<b>Adm. Robert Gormley</b>

- 1) **Call to Order** – Chairman Hutchison called the meeting to order at 4:00 p.m.
- 2) **Roll Call** – 6 members present, 4 resource members present
- 3) **Acceptance of Agenda** – as submitted
- 4) **Others Present** – See above
- 5) **Public Comments/Items Not on the Agenda** – None
- 6) **Approval of the Minutes** – Minutes of the February 25, 2016 meeting were approved as presented (Delahay/Bruno/Unanimous).
- 7) **PBC General Update** – David Stivers briefed the committee on the meeting between DMFPO representatives and PBCo management on May 23, 2016. Thefts and burglaries have ceased after the Sheriff’s Office caught the culprits. Gate security and building renovations were discussed, as well as mountain and road bikes in the Forest.  
  
Phase IA of the three-year campaign to renovate all 454 rooms is complete with 14 rooms opened at the Lodge on May 11 and 25 more scheduled for June 11. Phase II Lodge renovation and Phase I Spanish Bay renovation will commence in the fall. Fairway One demolition and site preparation is complete; construction of new facilities will proceed through July 2017. The Lodge parking project adding 112 spaces is anticipated to begin within the next 18 months, to be completed approximately October 2017. Granite Construction is expected to begin construction on the Homan Highway 68 Roundabout Project late June 2016. Ms. Burrell reported that the Area D hearing is scheduled for June 8th at 1:30 pm, Salinas Courthouse, Board of Supervisors Chambers.
- 8) **Status Report Re: PBCSD Roads Projects** – Mr. Niccum had no projects to report that impact roadways.
- 9) **Land Use Advisory Committee Report** – Director Lyon was absent.
- 10) **Roads Status** –David Stivers provided the list of 2016 projects as well as a list of 2015 road

projects and status of scheduled work. He reported that 2015 road projects are completed with the exception of Deer Path, which is to be disturbed by AT&T “GigaPower” installation so improvements will be completed after AT&T is finished. Also moved to 2016 was the repaving of Palmero Way from Cypress to the front of the Lodge and slurry seal of Peter Hay Hill that are currently underway now that the Lodge Area Improvement Project is complete. Projects moved from 2015 to 2016 remain funded under the 2015 budget. Mr. Perocchi was absent at the May 23<sup>rd</sup> meeting and Mr. Stivers headed the meeting. The list of 2016 road improvement projects for 2016 was approved for bids to be obtained. Annual road improvement projects address road segments that are 50 PCI or less, taking into consideration construction that will impact segments in the foreseeable future. To determine the scheduling of the next professional road survey by Nichol’s Engineering, PBCo will evaluate the amount of construction planned for the next two years and target a light construction year to perform the survey. Mr. Gambord felt AT&T was doing a very good job patching the roads affected by its undergrounding construction.

Adm. Gormley requested the DMFPO and PBCo be more proactive in addressing road safety issues such as degraded road edges, especially at intersections. He felt that issues he has reported needing repair, or at least safety paint markings, have not been attended to. Mr. Stivers explained there is a process in place whereby issues reported to the PBCo Roads Maintenance Department, Kathy Sierra, at (831) 625-8414 initiate a work order that is forwarded to crews; once repaired, the work order is closed out. If the issue is not addressed, the reporting party is contacted as to why. Also, the PBCSD Board of Directors forwards inquiries to Ms. Sierra or Mr. Casey and copies Mr. Stivers who, in certain cases, responds directly. Thirdly, the roads crew and security patrol, during normal rounds, reports observations (such as line-of-sight or sign obstruction) that are input into the process for addressing. Chair Hutchison announced that, to Adm. Gormley’s point, he would give instruction to DMFPO board members to follow up on assigned areas for disposition of any “3” (poor) ratings. Director Bruno pointed out that a vast majority of roads in the Forest, by the nature of the way they were built, have safety issues in one form or another; priority should be given to the most critical safety concerns that, by his estimation, PBCo does.

- 11) **DMFPO 2016 Road Survey** – Chair Hutchison reported that the results from the director surveys were compiled and he and Shawn Casey drove the areas noted as in poor condition. The information was then used to formulate the list of 2016 road improvement projects.
- 12) **New Business** – None
- 13) **Old Business** – None
- 14) **Announcements: Next meeting August 25, 2016.**  
Upcoming Quarterly Meetings:      November 17, 2016      February 23, 2017
- 15) The meeting adjourned at 4:50 p.m.

*Respectfully submitted by Laura Dadiw for Bob Hutchison*