

DEL MONTE FOREST PROPERTY OWNERS (DMFPO)
Board of Directors Meeting
Monday, June 13, 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:

Suha Kilic, Deputy General Manager/CFO, PBCSD, and Del Monte Forest Conservancy (DMFC) Board President

Mark Mancini, Battalion Chief, Fire Protection and Planning, PBCSD / CAL FIRE

Dawn Mathes, Environmental & Governmental Affairs Director, Pebble Beach Company (PBCo)

Don Eastman, Past President, DMFPO

Ned Van Roekel, Past Treasurer, DMFPO

Kelly Getreu, DMFPO member and board/committee member applicant

- 1) **Call to Order:** President Parikh called the meeting to order at 4:00 p.m.
- 2) **Change/Approve Agenda: Moved by Director Bruno, seconded by Director Hutchison and unanimously carried to approve the agenda as presented.**
- 3) **Public Comment:** None
- 4) **Minutes: Moved by Director McKenna, seconded by Director Bruno and unanimously carried to approve the minutes of the May 9, 2016 regular meeting.**
- 5) **Special Agenda Items:** None
- 6) **Reports of Representatives & Observers**
 - a) **Architectural Review Board (ARB):** Director Bruno reported there were no meetings during the period.
 - b) **County Land Use Advisory Committee (LUAC):** Director Lyon reported on the May 19th meeting; the agenda for the meeting was provided for reference. The Portola property reviewed was approved pending the width of the turnaround required at the end of the long narrow driveway being accepted by the PBCSD Fire Department. The other item reviewed, an MPCC golf cart tunnel, was approved however Director Bruno noted that the tunnel was eliminated from the plans as of today.
 - c) **Community Advisory Board (CAB):** President Parikh reported on the meeting held June 1, 2016. The minutes of the meeting were provided for reference.

- d) **Pebble Beach Community Services District:** Director Bruno reported on the meeting held May 27, 2016. CAL FIRE is increasing fire break construction and staffing in anticipation of an active fire season in the Southern Sierras due to drought induced tree mortality followed by rain events that have produced heavy grass cover. PBCSD has expended approximately \$2 million on capital improvement projects, \$1.7 of that being for utility relocations (undergrounding utility lines). The Highway Patrol will be monitoring vehicle speeds more carefully when detours through the Forest are in place during Roundabout construction road closure periods.

7) Regular Agenda Items:

a) Officer Reports:

- i. President – President Parikh had no report.
- ii. Secretary – Donations now total \$8,820.
- iii. Treasurer – Director McKenna reported that financials through May are on track with budget projections, with \$2,848.30 in the DMFPO checking account and \$150,816.19 in savings. He provided the draft 2015 Compiled Financial Statements for board members to review and comment on prior to the July board meeting.

b) Committee Reports

- i. Membership – 1,317 compared with 1,314 this time last year.
- ii. Newsletter – Director Abercrombie reported that the July - September 2016 newsletter is being finalized for printing.
- iii. Nominations & Elections/Bylaws – President Parikh introduced Kelly Getreu, board member applicant, who provided a biography to directors. Mrs. Getreu's information will be taken under board consideration and forwarded to Chair Carlton, who was absent from the meeting.
- iv. Presentations/Seminars – Director Perron reported that the flyer artwork for the Age Well Drive Smart seminar scheduled for Sunday, September 25th, has been provided by CHP and will 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 on the meeting held May 26th. Input by Admiral Gormley at the meeting prompted Chair Hutchison to request each director follow-up periodically over the next six months on areas designated in their respective surveys as “3” or “immediate attention needed” and report to Chair Hutchison any “3”s not addressed. The agenda and project schedules for the annual roads meeting with PBCo management held May 23rd was provided for reference. Directors Parikh, Hutchison, and Bruno attended. PBCo again budgeted \$1 million for annual road improvements.
- vi. Semiannual Meeting – Director Lyon reported 182 attendees at the May 22nd meeting. The meeting was well received however it appears from feedback that it is time to move on to new subject matter other than construction. The board concurred to invite Neal Hotelling to speak on Pebble Beach history at the October 23rd meeting. President Parikh encouraged directors to provide speaker suggestions.
- vii. Traffic & Safety – The next meeting is scheduled for July 26, 2016.
- viii. Website – Chair Abercrombie had no report.

- 8) **Pebble Beach Community Services District:** Mr. Kilic reported that undergrounding of utilities will be occurring along a section of 17 Mile Drive near Alvarado for one month beginning next Monday. The District 2016-17 Budget Hearing is scheduled during the regular board meeting on June 24th. The PBCSD Open House will be held on Saturday, June 25th from 10 AM to 2 PM. Chief Mancini noted that per new County tent regulations, a permit is now required by anyone erecting 400 square feet or more of tenting.
- 9) **Pebble Beach Company:** Ms. Mathes reported that Roundabout construction is now set to begin in July. PBCo has agreed to issue gate passes to residents of surrounding communities and PBCo employees, however only by application and only during Roundabout construction key closure periods. The affordable housing project was approved by County Planning at its June 8th meeting; the next step is the opportunity for appeal to the County Board of Supervisors. Construction is anticipated to begin this fall.
- 10) **Del Monte Forest Conservancy:** DMFC Board President, Suha Kilic reported that a program is being developed to identify instances of property owners making improvements that encroach on conservation easements. The program is a result of the Conservancy currently addressing a property owner who built a fire pit with gas and electrical lines and a bench structure near his home on property owned by PBCo and held in conservation easement by DMFC. Easement restrictions do not allow any improvements to be made. Mr. Kilic also noted that there are two board vacancies with eight interested candidates.
- 11) **Old Business:** PBRTA President, Kelly Getreu reported that she has been absent from the group due to personal issues but is now back. The walks hosted by PBRTA are still being conducted one time per month. The Equestrian Center is considering promotion of Forest trail rides.
- 12) **New Business:** Director Perron submitted correspondence and photographs regarding cigarette butt littering occurring at Bird Rock. Ms. Mathes reported that PBCo has installed two receptacles at Bird Rock, and has begun educating tour bus drivers on adhering to litter and wildlife laws. There has been positive feedback from drivers and PBCo will be monitoring the effects of the training. Ms. Mathes encouraged anyone that witnesses littering or feeding of wildlife by tourists to notify her with the name of the tour bus so that PBCo can follow up with the tour company.
- 13) **Closed Session:** There was no closed session held.
- 14) **Adjournment:** It was moved and carried to adjourn the meeting at 5:30 p.m.

Respectfully submitted by Laura Dadiw for Secretary Brenda Anderson

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