

**DEL MONTE FOREST PROPERTY OWNERS (DMFPO)**  
Board of Directors Meeting  
Monday, July 11, 2016 – 4:00 PM  
Pebble Beach Community Services District (PBCSD) Board Room

**MINUTES**

**DIRECTORS PRESENT:** Kamlesh Parikh – President      LeBon Abercrombie      Maureen Lyon  
   Jeff Fuller – Vice President      Bart Bruno      Jo Perron  
   Brenda Anderson – Secretary      Lucy Carlton  
   Jack McKenna – Treasurer      Charles Delahay

**DIRECTORS ABSENT:**    Bob Hutchison

**GUESTS:**

Mike Niccum, General Manager, PBCSD  
Dawn Mathes, Environmental & Governmental Affairs Director, Pebble Beach Company (PBCo)  
Dave Stivers, Executive Vice President & Chief Administrative Officer, PBCo  
Don Eastman, Board member, Del Monte Forest Conservancy (DMFC)  
Rick Verbanec, President, Open Space Advisory Committee  
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:** It was moved by Director Bruno, seconded by Director Lyon, and unanimously carried to approve the agenda as presented.
- 3) **Public Comment:** None
- 4) **Minutes:** It was moved by Director Carlton, seconded by Director Bruno, and unanimously carried to approve the minutes of the June 13, 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 June 16<sup>th</sup> meeting. The Padre Lane 6,566 square foot home was approved. The Sloat Road request for short-term rental permit was denied due to the permit running in-perpetuity with the property; the matter was referred back to the County asking if non-perpetuity language could be written into the permit. Director Lyon was unable to attend the July 7<sup>th</sup> meeting; the agenda from that meeting was provided for reference.
  - c) **Community Advisory Board (CAB):** President Parikh reported no meeting occurred.

- d) **Pebble Beach Community Services District:** Director Hutchison was absent. Mr. Niccum stated the board adopted the PBCSD 2016-17 Annual Budget at the June 24<sup>th</sup> meeting.

**7) Regular Agenda Items:**

a) Officer Reports:

- i. President – President Parikh reported under Semiannual Meeting below.
- ii. Secretary – Donations now total \$8,970.
- iii. Treasurer – Director McKenna reported that financials through June remain on track with budget projections. He reported \$6,951 in the DMFPO checking account and \$142,826 in savings.

**It was moved by Director Bruno, seconded by Director Carlton, and unanimously carried to approve the 2015 Compiled Financial Statements.**

Treasurer McKenna provided a chart comparing each level of CPA services relating to annual financial statements: Preparation; Compilation; Review; and Audit. A "Compilation" level of service has been conducted in the past eight to ten years. There was concurrence that a higher level of service may be prudent in the year prior to the treasurer terming off the board, in this case the 2016 fiscal (calendar) year as Treasurer McKenna terms off the board at the end of 2017.

**It was moved by Director Carlton, seconded by Director Lyon, and unanimously carried to appropriate funds in the 2017 DMFPO budget for a "Review" level of CPA services for the 2016 DMFPO Financial Statements, to be conducted by Grace and Associates CPAs.**

b) Committee Reports

- i. Membership – 1,331 compared with 1,323 this time last year.
- ii. Newsletter – Director Abercrombie reported that the July - September 2016 newsletter had just been mailed out. See below for suggestions made for garbage service and PBCo lots and trails articles for the next issue.
- iii. Nominations & Elections/Bylaws – Director Carlton reported that the recruitment process was underway for potential board and committee member candidates.
- iv. Presentations/Seminars – Director Perron reported that the Age Well Drive Smart seminar is scheduled for Sunday, September 25<sup>th</sup>; an announcement is included in the latest newsletter and on the DMFPO web site.
- v. Roads and Land Use – Chair Hutchison was absent.
- vi. Semiannual Meeting – Director Lyon reported that Dr. Steven Webster of Monterey Bay Aquarium will be the featured speaker at the October 23<sup>rd</sup> meeting—thank you to Don Eastman for coordinating. Supervisor-elect Mary Adams and a TAMC representative will each speak for a few minutes as well.
- vii. Traffic & Safety – The next meeting is scheduled for July 26, 2016.
- viii. Website – Chair Abercrombie reported that short-term rental documents (of which hard copies were provided at the meeting) and Roundabout Project updates have been posted. He is considering reformatting the home page as a news blog instead of the current article format.

- 8) **Pebble Beach Community Services District:** Mr. Niccum reported that the PBCSD Open House and Safety Day held on Saturday, June 25<sup>th</sup> was a success. Director Carlton, along with Directors Parikh, Delahay, and Hutchison, staffed the DMFPO table at the PBCSD Open House and reported that the table had a substantial number of visitors.
- 9) **Pebble Beach Company:** Ms. Mathes reported that Roundabout construction is scheduled to begin in earnest after the Concours; the lane closure schedule will be available closer to that time. Ms. Mathes encouraged attendance at the County short-term rental workshop to be held at the Board of Supervisors chambers in Salinas this Wednesday at 9:00 a.m. Complaints have been received regarding trash cans left out at the curb. It was suggested that an article informing of the free garbage hauler service that moves the bins back from the curb be included in the next DMFPO newsletter. Ms. Mathes is happy to respond to these types of complaints if forwarded to her. The Company is working with the Marine Sanctuary on a volunteer docent program and interpretive signs for litter control/wildlife protection at areas along 17 Mile Drive; board members are encouraged to volunteer for the docent program.  
  
Mr. Stivers reported that a portion of the fence along the golf academy that blocked line of sight has been moved back 8 feet, which appears to have rectified the problem.
- 10) **Del Monte Forest Conservancy:** Mr. Eastman reported that the next board meeting is scheduled for July 20, 2016.
- 11) **Pebble Beach Riding and Trails Association:** PBRTA President, Kelly Getreu reported that one focus right now is controlling the vegetation on trails resulting from heavy rains. There are also quite a few trees down. It was suggested that the DMFPO web site indicate where to report downed trees and low hanging vegetation, and that an announcement be made at the Semiannual Meeting. The new PBCo lots along Stevenson Road appear to be developed on top of the trail system. Mr. Stivers suggested that PBCo provide an article on the new lots, along with how the trail system will be located, for the next DMFPO newsletter.
- 12) **New Business:** Mr. Stivers responded to Director Perron, requesting that transients seen in forested areas, particularly if they are smoking, be reported to PBCo dispatch.
- 13) **Closed Session:** There was no closed session held.
- 14) **Adjournment:** It was moved and carried to adjourn the meeting at 5:22 p.m.

*Respectfully submitted by Laura Dadiw for Secretary Brenda Anderson*

NEXT MEETING  
**Monday, August 8, 2016 – 4:00 PM**  
Pebble Beach Community Services District Boardroom

## **Forest Lake and Lopez Roads**