

**DEL MONTE FOREST PROPERTY OWNERS (DMFPO)**  
Board of Directors Meeting  
Monday, August 8, 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  
Mark Mancini, Battalion Chief, Fire Protection and Planning, PBCSD / CAL FIRE  
Dawn Mathes, Environmental & Governmental Affairs Director, Pebble Beach Company (PBCo)  
Dave Stivers, Executive Vice President & Chief Administrative Officer, PBCo  
Ned Van Roekel, Board member, Del Monte Forest Conservancy (DMFC)  
Hampton Stewart, DMFPO member  
Doug Renick, DMFPO member

- 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 Carlton, seconded by Director Bruno, and unanimously carried to approve the agenda as presented.
- 3) **Public Comment:** Mr. Hampton Stewart stated that PBCo employees have resumed using parking spaces in the Lodge area during work hours. Mr. Stivers would address the issue.
- 4) **Minutes:** It was moved by Director Bruno, seconded by Director Anderson, and unanimously carried to approve the minutes of the July 11, 2016 regular meeting.
- 5) **Special Agenda Items:** None
- 6) **Reports of Representatives & Observers**
  - a) **Architectural Review Board (ARB):** Director Bruno reported on the meeting held July 14, 2016 and provided printed copies of the agenda. He reported that currently there are four new construction projects, eight “overdue” projects beyond planned timeframes, and 115 vacant lots (approximately 3% of lots of record).
  - b) **County Land Use Advisory Committee (LUAC):** Director Lyon reported on the July 21<sup>st</sup> and August 4<sup>th</sup> meetings. The agenda from the August 4<sup>th</sup> meeting was provided for reference. 3168 17 Mile Drive has a driveway issue that needs to be resolved. Plans for 1030 Marcheta Lane with a large interior courtyard were recommended to be denied.

- 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 fire department gave an update of the Soberanes fire, the quarterly law enforcement report was reviewed, and engineering gave an overview of the Undergrounding Overhead Utilities Project at the July 29<sup>th</sup> meeting.

**7) Regular Agenda Items:**

- a) **Officer Reports:**
  - i. President – President Parikh had no report.
  - ii. Secretary – Donations remain at \$8,970.
  - iii. Treasurer – Director McKenna reported that financials through July remain on track with budget projections. He reported \$2,338 in the DMFPO checking account and \$142,837 in savings.
- b) **Committee Reports**
  - i. Membership – 1,351 compared with 1,334 this time last year.
  - ii. Newsletter – Director Abercrombie reported that a meeting was held last Friday to arrange the October – December 2016 newsletter that will be distributed the first week of October.
  - iii. Nominations & Elections/Bylaws – Director Carlton reported that the recruitment process was underway for board and committee members. There are six interested candidates. A slate will be presented in September – one board seat can be filled at that time if desired, and the other seat will be vacated the end of December and filled in January 2017.
  - iv. Presentations/Seminars – Director Perron reported that the Flu Shot Clinic will be held on October 13<sup>th</sup> from 10-noon in the PBCSD board room. The Age Well Drive Smart seminar is scheduled for Sunday, September 25<sup>th</sup> with an announcement included in the latest newsletter and on the DMFPO web site.
  - v. Roads and Land Use – Chair Hutchison was absent. The next meeting is scheduled for August 25<sup>th</sup> and will be chaired by Director Bruno.
  - vi. Semiannual Meeting – Director Lyon reported that Bob Devlin and Greg Berkin on the PB Concours d’Elegance will be the featured speakers at the October 23<sup>rd</sup> meeting. TAMC representatives will speak regarding the Roundabout for a few minutes as well.
  - vii. Traffic & Safety – Chair Fuller reported on the meeting held July 26, 2016. Several emails and letters had been received regarding various traffic and safety concerns. Ms. Mathes explained the process for signs or crosswalks to be installed in the Forest that is complex, lengthy, and costly. A synopsis of the process will be placed on the web site, and “questions and answers” on the web site will be updated to address the safety concerns. A sentence will also be added to the DMFPO purpose that the organization has no governing or enforcement authority in matters.
  - viii. Website – Chair Abercrombie had nothing new to report.

- 8) **Pebble Beach Community Services District:** Chief Mancini reported that the northern area of the Soberanes fire is now controlled. The goats have arrived in the Forest.

- 9) **Pebble Beach Company:** Ms. Mathes reported that Roundabout construction is scheduled to begin in earnest after the Concours d'Elegance. It appears there will be a lane closure in late August/early September for traffic coming northbound Highway One onto Highway 68: a left turn into the main gate will not be allowed for approximately two months with traffic to be rerouted to the SFB Morse Gate for entry into Pebble Beach. A smart phone application called WAZE will provide best routes during construction. The Office of Emergency Services has the ability to send critical text messages during the project. A camera will be installed in the area of construction with a link for viewing on the TAMC web site. Mr. Stivers encouraged everyone to sign up for the email notifications from TAMC at tamcmonterey.org.
- 10) **Del Monte Forest Conservancy:** Dr. Van Roekel reported that the Conservancy is planning for a donor appreciation event to be held October 9<sup>th</sup> at Indian Village.
- 11) **Old Business:** None
- 12) **New Business:** None
- 13) **Closed Session:** There was no closed session held.
- 14) **Adjournment:** It was moved and carried to adjourn the meeting at 5:13 p.m.

*Respectfully submitted by Laura Dadiw for Secretary Brenda Anderson*

NEXT MEETING  
**Monday, September 12, 2016 – 4:00 PM**  
Pebble Beach Community Services District Boardroom  
Forest Lake and Lopez Roads