

DEL MONTE FOREST PROPERTY OWNERS (DMFPO)
Board of Directors Meeting
Monday, September 12, 2016 – 4:00 PM
Pebble Beach Community Services District (PBCSD) Board Room

MINUTES

DIRECTORS PRESENT: Kamlesh Parikh – President Lucy Carlton Maureen Lyon
Jeff Fuller – Vice President Charles Delahay Jo Perron

DIRECTORS ABSENT: Brenda Anderson – Secretary, Jack McKenna – Treasurer,
LeBon Abercrombie, Bart Bruno, Bob Hutchison

GUESTS: Mike Niccum, General Manager, PBCSD
Mark Mancini, Battalion Chief, Fire Protection and Planning, PBCSD / CAL FIRE
Susan Merfeld, SVP Community Affairs, Pebble Beach Company (PBCo)
Cheryl Burrell, Planning Manager, PBCo

- 1) **Call to Order:** President Parikh called the meeting to order at 4:00 p.m.
- 2) **Change/Approve Agenda:** No board action due to lack of quorum. The agenda was accepted by consensus.
- 3) **Public Comment:** None
- 4) **Minutes:** No board action due to lack of quorum. Item continued to next meeting.
- 5) **Special Agenda Items:** None
- 6) **Reports of Representatives & Observers**
 - a) **Architectural Review Board (ARB):** Director Bruno was absent. Minutes from the August 25, 2016 meeting were provided.
 - b) **County Land Use Advisory Committee (LUAC):** Director Lyon reported that she was unable to attend the meeting held September 1st.
 - c) **Community Advisory Board (CAB):** President Parikh attended the meeting on September 7, 2016. At the meeting President Parikh thanked PBCo for the Concours d'Elegance brunch invitations; provided the topic and names of speakers scheduled for the Semiannual meeting on October 23rd; there was discussion on short-term rentals: the hearing was continued to the end of October, after PBCo and DMFPO responds to the County's request as to enforcement authority on the issue; President Parikh has drafted a response that is in review circulation and is due to the County the end of September. Discussion also included the PBCo Area D Inclusionary Housing Project approved by the County Board of Supervisors by a vote of 5-0.
 - d) **Pebble Beach Community Services District:** Director Hutchison was absent.

7) Regular Agenda Items:

- a) Officer Reports:
 - i. President – President Parikh had nothing further to report.
 - ii. Secretary – Secretary Anderson was absent.
 - iii. Treasurer – Director McKenna was absent however submitted a written overview of the financial reports that is attached to these minutes.
- b) Committee Reports
 - i. Membership – 1,374 compared with 1,346 this time last year.
 - ii. Newsletter – Director Abercrombie was absent.
 - iii. Nominations & Elections/Bylaws – Director Carlton reported that the recruitment process was underway for board and committee members with four interested candidates. A committee meeting will be held prior to the October board meeting where recommendations for appointments will be developed. President Parikh requested the slate be taken up in closed session at the October board meeting.
 - iv. Presentations/Seminars – Director Perron reported that the Flu Shot Clinic will be held on October 13th from 10-noon in the PBCSD board room. The Age Well Drive Smart seminar is scheduled for Sunday, September 25, 2016.
 - v. Roads and Land Use – Chair Hutchison was absent.
 - vi. Semiannual Meeting – Director Lyon reported that Bob Devlin and Greg Berkin on “Pebble Beach Then and Now” will be the featured speakers at the October 23rd meeting. TAMC representatives will speak regarding the Roundabout for a few minutes as well.
 - vii. Traffic & Safety – Chair Fuller reported no meeting during the period.
 - viii. Website – Chair Abercrombie was absent.

8) Pebble Beach Community Services District: Mr. Niccum reported that the Household Hazardous Waste and e-Waste Collection Event is scheduled for Saturday, September 24, 2016 from 10am-2pm. The annual Zombie Run is scheduled for Saturday, October 29, 2016; point of contact is Captain Jennifer Valdez, Pebble Beach Fire Department. The District will honor long-time Open Space Advisory Committee naturalists Vern Yadon and Bruce Cowan at its September 30, 2016 board meeting. Chief Mancini reported that the goats are performing fire fuel reduction in the Forest for approximately another week. He also provided information on the ½ acre fire near Hwy 68 south of Haul Road on September 6th; and the status of the Soberanes fire.

9) Pebble Beach Company: Ms. Merfeld reported that the renovation of 39 rooms at the Lodge is complete; the next 50 rooms will begin in November as well as 25 rooms at The Inn at Spanish Bay. E-mail updates on Hwy 68 Roundabout construction that can be signed up for at tamcymonterey.org are very helpful. There will be no construction work during Friday – Sunday of the First Tee Open that takes place September 13th-18th. Construction of Area D inclusionary housing is anticipated to begin in spring of 2018; there are many people interested in renting the units.

10) Del Monte Forest Conservancy: No representative present.

11) Old Business: None

12) New Business: None

13) Closed Session: There was no closed session held.

14) Adjournment: The meeting was adjourned at 4:24 p.m.

Respectfully submitted by Laura Dadiw for Secretary Brenda Anderson

NEXT MEETING
Monday, October 10, 2016 – 4:00 PM
Pebble Beach Community Services District Boardroom
Forest Lake and Lopez Roads

Del Monte Forest Property Owners

Date: September 10, 2016

To: Del Monte Forest Property Owners Board of Directors

From: Jack F. Mckenna, Treasurer

Reg: Treasurer's Report for Period Ending August 31, 2016

Gross revenues for the period ending the thirty-first of August 2016, have exceeded budgeted projections by \$9,588 (14.04%). During this same reporting period, gross expenses are below budgeted amounts by \$4,536 (-8.23%). These numbers reflect a pattern of stable membership numbers across the two reporting periods and a \$3,963 amount over budget for membership donations. Additionally, we have been very successful in keeping actual expenses substantially below budgeted amounts.

When we compare the current FY financial performance to FY 2015 a similar trend is evident. Expenses for FY 2016 are \$4,488 (-8.15%) under FY 2015 and revenues for FY 2016 are over FY 2015 by \$1,349 (1.76%). Again, these numbers support the notion that we have been successful in maintaining membership and keeping expenses to an absolute minimum.

Finally, when we review the line-item/programmatic expenses and compare FY 2016 budgeted amounts to actual amounts, it is worthy to note that in virtually all areas we are either on budget or under for the reporting period January through August. These data certainly suggest that we have been successful in both setting an operating budget and managing the association within the constraints of the established budget. Both of these are worthy accomplishments.