

DEL MONTE FOREST PROPERTY OWNERS (DMFPO)
Board of Directors Meeting
Monday, October 10, 2016 – 4:00 PM
Pebble Beach Community Services District (PBCSD) Board Room

MINUTES

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

DIRECTORS ABSENT: 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
Doug Renick, DMFPO member
Don Eastman, 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 McKenna seconded by Director Carlton, and unanimously carried to approve the agenda as presented.
- 3) **Public Comment:** None
- 4) **Minutes:** It was moved by Director Bruno, seconded by Director Delahay, and unanimously carried to approve the minutes of the August 8, 2016 regular meeting.

It was moved by Director McKenna, seconded by Director Carlton, and unanimously carried to approve the minutes of the September 12, 2016 regular meeting, with the addition of a statement to the minutes that the Treasurer submitted a written overview of the financial statements that are attached to the minutes of that meeting.

- 5) **Special Agenda Items:** None
- 6) **Reports of Representatives & Observers**
 - a) **Architectural Review Board (ARB):** Director Bruno provided excerpts from the minutes of the August 25, September 8, and September 22, 2016 meetings and gave an overview. Margaret Leighton, ARB Manager, has retired as of September 1st, and the September meetings were headed by PBCo Program Manager, Cheryl Burrell. There were 2 projects removed from the overdue project list and 7 remodel project starts in September.
 - b) **County Land Use Advisory Committee (LUAC):** Director Lyon reported that there were no meetings during the period.
 - c) **Community Advisory Board (CAB):** President Parikh provided the minutes of the September 7, 2016 meeting that he had reported on at the last board meeting.

d) **Pebble Beach Community Services District:** Director Hutchison was absent.

7) Regular Agenda Items:

a) Officer Reports:

- i. President – President Parikh announced that Secretary Anderson will be moving out of the area and will not renew her term on the board come January 2017. He noted the calendar on the Nextdoor website lists interesting community events.
- ii. Secretary – Secretary Anderson had nothing to report.
- iii. Treasurer – Director McKenna reported on the financial status of the organization through September 30, 2016. The balances in checking and savings are \$815.99 and \$137,856, respectively. The initial draft of the 2017 budget will be developed in November and will be presented to the board at the December meeting. Committee chairs are requested to submit 2017 funding needs at that meeting.
- i. Membership – 1,383 compared with 1,371 this time last year.
- ii. Newsletter – Director Abercrombie reported that the latest edition, October – December 2016, was distributed last week.
- iii. Nominations & Elections/Bylaws – Director Carlton reported that a committee meeting was held prior to today’s board meeting to discuss the five candidates interested in filling one seat immediately, and two seats January 1, 2017. Two of the candidates will be asked if they would like to defer their bid for the board until a future time.
- iv. Presentations/Seminars – Director Perron reported that the Age Well Drive Smart seminar held Sunday, September 25, 2016 was very well attended and received.
- 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 Debbie Hale and Grant Leonard will speak briefly regarding the Roundabout.
- vii. Traffic & Safety – Chair Fuller reported the next meeting is October 25, 2016.
- viii. Website – Chair Abercrombie reported that the front page of the site has been changed to a blog format, with news items of interest being kept current. Meeting minutes and other records have been updated.

8) Pebble Beach Community Services District: Mr. Niccum reported that long-time Open Space Advisory Committee naturalists Vern Yadon and Bruce Cowan were recognized at the September 30th board meeting. A Lodge area (Del Ciervo/Crespi) undergrounding project was approved and will commence in two weeks to upgrade the 4kV system to a 21 kV system to improve reliability for residences in the area. The Household Hazardous Waste and e-Waste Collection Event held Saturday, September 24, 2016 was well attended and successful. Chief Mancini reported that the annual Zombie Run is scheduled for Saturday, October 29, 2016; point of contact is Captain Jennifer Valdez, Pebble Beach Fire Department. The goats continue fire fuel reduction in the area of Fire Road 24 near Congress. He also reported on the Soberanes fire that is 98% contained.

9) Pebble Beach Company: Ms. Burrell reported that the First Tee Open September 13th-18th was very successful; PURE Insurance Championship will be the new title and new sponsor in 2017. Fairway One redevelopment is on schedule with completion in July/August 2017. Lodge Phase 2 room renovation will commence next month at the

Crocker and Lapham buildings to apply cosmetic upgrades consistent with Phase 1 room upgrades. Phase 1 renovation of 55 rooms at The Inn at Spanish Bay along the first fairway of The Links will also commence next month. Hwy 68 Roundabout construction is proceeding with minimal traffic disruption; completion is anticipated prior to the 2017 Concours d' Elegance; the live-camera streaming video can be viewed through a link on the DMFPO web home page. Construction documentation is being finalized for Area D inclusionary housing for submittal of building permit applications by December 1st; construction will commence in the spring of 2017 and be completed summer of 2018. Spyglass lot utility work is experiencing delays with PG&E, with the lots in the new subdivision anticipated to be on the market the first quarter of 2017. Ms. Merfeld reported that interviews are being conducted to fill the ARB manager position. Ms. Burrell stated that a response to the County regarding the role of PBCo in enforcement of covenant, conditions, and restrictions, particularly regarding short-term rentals, is being developed by Msrs. Stivers and Perocchi.

- 10) **Del Monte Forest Conservancy:** President Parikh attended and reported on the enjoyable and successful Donor Appreciation Event held October 9th. Conservancy Director Eastman reported on upgrades being considered in the concrete pad area in front of the Casita de Lemos. Vacancies on the board are in the process of being filled, one by Jerry Verhasselt come January 2017. The Conservancy also honored Vern Yadon and Bruce Cowan for their admirable work as naturalists on the Open Space Advisory Committee.
- 11) **Old Business:** None
- 12) **New Business:** Director Anderson spoke regarding the MPCC expansion project, stating that plans include outdoor seating for 100-200 people, an outdoor area for a band, an outdoor bar, and music allowed until 11:00pm. A petition is being circulated as neighbors feel it may commercialize the area beyond a golf focus. Director Bruno, a member of MPCC, stated project plans were approved by the membership on October 6th. The project is much reduced from the original plan and no longer requires phases of construction. Additions will extend out to the west, not facing the 18th Tee as originally planned. Outdoor seating is now around three to four fire pits similar to the arrangement at the Shelter. The bar will now be inside, not outside. There is no outdoor staging area planned. Director Bruno will bring the latest plans to the next board meeting.
- 13) **Closed Session:** The board adjourned to closed session at 4:45pm regarding board candidate nominations.
- 14) **Adjournment:** The Board reconvened open session at 5:00 pm, and it was reported that there was no action taken in closed session and the meeting was adjourned.

Respectfully submitted by Laura Dadiw for Secretary Brenda Anderson

NEXT MEETING
Monday, November 14, 2016 – 4:00 PM
Pebble Beach Community Services District Boardroom
Forest Lake and Lopez Roads