

**DEL MONTE FOREST PROPERTY OWNERS (DMFPO)**  
Board of Directors Meeting  
Monday, November 14, 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      Jo Perron  
Brenda Anderson – Secretary      Lucy Carlton  
Jack McKenna – Treasurer

**DIRECTORS ABSENT:** Bob Hutchison, Maureen Lyon

**GUESTS:** Mike Niccum, General Manager, PBCSD  
Dawn Mathes, Director of Environmental and Governmental Affairs, Pebble Beach Company (PBCo)  
Kendra Evans, DMFPO board member candidate, and husband Dewey  
Katy Spitz, DMFPO board member candidate  
Al Wood, DMFPO board member candidate  
Don Eastman, DMFPO member  
Ned Van Roekel, DMFPO member  
Rick Verbanec, 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 Bruno seconded by Director Abercrombie, and unanimously carried to approve the agenda as presented.
- 3) **Public Comment:** None
- 4) **Minutes:** It was moved by Director Anderson, seconded by Director Delahay, and unanimously carried to approve the minutes of the October 10, 2016 regular meeting.
- 5) **Special Agenda Items:** President Parikh announced there would be a closed session at the end of today's meeting.
- 6) **Reports of Representatives & Observers**
  - a) **Architectural Review Board (ARB):** Director Bruno reported on the meeting held the first part of November. One planned new contemporary home on Poppy Lane was the only item up for review.
  - b) **County Land Use Advisory Committee (LUAC):** Dr. Van Roekel, also on the LUAC, on Director Lyon's behalf reported two meetings held during the period: The MPCC addition was approved with the proviso that all county requirements for noise abatement are met. A property owner representative was seeking LUAC support for changing the property from long-term to short-term rental status; the item was continued until the county short-term rental ordinance revision is complete. A Palmero Way property seeking a garage addition was continued due to a neighbor request for story poles to be installed. Mr. Verbanec noted that Melanie Beretti from the County will attend the LUAC

meeting on November 17<sup>th</sup> to gather any input for the rewrite of the short-term rental ordinance. Ms. Mathes stated the general position of PBCo is that the County refrain from issuing any more permits until the re-write is complete, and that the county and PBCo meet regarding the authority of the Pebble Beach Codes, Covenants, and Restrictions in the matter. President Parikh will look further into the question by a member as to whether Director Lyon serving as DMFPO representative on the LUAC was in conflict with DMFPO's neutral stance on short-term rentals.

- c) **Community Advisory Board (CAB):** The next meeting is December 7, 2016.
- d) **Pebble Beach Community Services District:** Director Bruno reported on the meeting held October 28, 2016. Traffic delays due to PBCSD undergrounding overhead utilities along 17 Mile Drive and Palmero should be over soon. Forest Lake Reservoir volume is 17% above historic average. Two pickups were purchased for fire personnel use.

## 7) Regular Agenda Items:

- a) Officer Reports:
  - i. President – President Parikh had no report.
  - ii. Secretary – Secretary Anderson had nothing to report.
  - iii. Treasurer – Director McKenna reported on finances through October 31, 2016. The balances in checking and savings are \$5,385 and \$125,865, respectively. The draft 2017 budget was presented to the board. Web site funding will be looked at in more detail. The 2017 budget rollover amount will be broken out of total projected revenues. Director Fuller requested realignment of committees.
    - i. Membership – 1,387 compared with 1,380 this time last year.
    - ii. Newsletter – Director Abercrombie reported that a committee meeting was held November 11<sup>th</sup>. Board input for story ideas are most welcomed. It was suggested to highlight Forest residents of interest, provide director biographies, and contact John Sanders, retired NPS librarian, for article ideas.
    - iii. Nominations & Elections/Bylaws – Director Carlton introduced the three board candidates: Kendra Evans, Katy Spitz, and Al Wood who each gave a brief biography.
    - iv. Presentations/Seminars – Director Perron reported that 60 people attended the flu shot clinic held Thursday, October 23<sup>rd</sup>. To promote attendance, she suggested conducting the annual clinic during the Zombie Run or the fall semiannual meeting.
    - v. Roads and Land Use – The next meeting is November 17<sup>th</sup>. Interim Chair Bruno reported that the PBCo Road Maintenance crew will repair the roadway at the entrance/exit to SFB Morse gate even though it is in the state right-of-way. The PBCo paving contract for 2016 PBCo road improvements is in process.
    - vi. Semiannual Meeting – President Parikh reported on “Pebble Beach Then and Now” and the Roundabout presentations given at the October 23<sup>rd</sup> meeting. Attendance was 181, with the presentations very well received.
    - vii. Traffic & Safety – Chair Fuller provided minutes and gave highlights of the meeting held October 25, 2016. One item discussed was a resident concern of traffic impact along Ortega Road as a result of the inclusionary housing project. Tour bus conduct was also discussed; Ms. Mathes will follow up with tour bus drivers regarding speed, gates of entry, littering by passengers, and to cease bus idling. The only traffic collision injuries in the past several quarters have involved cyclists; CHP

efforts to promote bicycle safety in the Forest continue. Traffic and Safety Committee Chair Fuller requested that the board consider abolishing his committee and designating the Roads and Land Use Committee as the Roads and Traffic Committee, and that safety and land use issues be handled at the board level. He offered to chair an ad hoc task force appointed by the president to review the suggested realignment of committees. The board concurred with the suggested consolidation of committees however will wait for 2017 board appointments.

**viii.** Website – Chair Abercrombie reported that the home page has news items of interest that are being kept current, and a Roundabout live camera link. Director Fuller suggested giving a brief presentation on DMFPO web site features at the next semiannual meeting.

- 8) Pebble Beach Community Services District:** Mr. Niccum reported that the annual Zombie Run held Saturday, October 29, 2016, had excellent weather and a full contingent of 350 participants. The goats are now gone from the Forest.
- 9) Pebble Beach Company:** Ms. Mathes reported that the closure of the off-ramp from southbound Highway One over the Memorial Day weekend went very well from the perspective of PBCo, having been completed a day earlier than expected. Ms. Mathes thanked PBCSD for mailing postcards regarding the closure to all residents. The option to receive text message alerts on traffic related to roundabout construction is available for smart phone owners. Ms. Mathes will determine whether PBCo will be having a Christmas party this year – it is a challenge with all the construction projects underway.
- 10) Del Monte Forest Conservancy:** DMFC Director Eastman reported the next board meeting is November 16<sup>th</sup> at the Casita de Lemos, honoring retiring board members.
- 11) Old Business:** None
- 12) New Business:** None
- 13) Closed Session:** The board adjourned to closed session at 5:06pm. The Board reconvened open session at 5:16pm, and it was reported that the following actions were taken: Kendra Evans was appointed to the board to fill the vacancy left by Director Graham and Katy Spitz and Al Wood were appointed to the board effective January 1, 2017; and Office Administrator Laura Dadiw was approved for a 2% raise effective January 1, 2017.
- 14) Adjournment:** The meeting was adjourned at 5:17pm.

*Respectfully submitted by Laura Dadiw for Secretary Brenda Anderson*

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