

**DEL MONTE FOREST PROPERTY OWNERS**  
**ROADS & LAND USE COMMITTEE MEETING DRAFT MINUTES**  
**Thursday, November 17, 2016 ~ 4:00 p.m.**  
**Pebble Beach Community Services District – Training Room**

<b>Members</b>	<b>Resources</b>
<b>Bob Hutchison</b>	<b>Shawn Casey</b> – Pebble Beach Company (PBCo) - present
<b>Brenda Anderson</b>	<b>Steve Aitchison</b> – PBCo
<b>Charles Delahay</b> - present	<b>Cheryl Burrell</b> – PBCo - present
<b>Bart Bruno – Chair</b> - present	<b>Micah Hawbaker</b> – PBCo
<b>Kamlesh Parikh</b>	<b>David Stivers</b> – PBCo
<b>Maureen Lyon</b>	<b>Don Tkachenko</b> – PBCo
<b>Jeffrey Fuller</b> - present	<b>Mike Niccum</b> – PBCSD - present
<b>Don Eastman</b>	<b>Nick Becker</b> – PBCSD - present
<b>Ned Van Roekel</b>	<b>Others Present</b>
<b>LeBon Abercrombie</b> - present	<b>Adm. Robert Gormley</b>

- 1) **Call to Order** – Chairman Bruno called the meeting to order at 4:00 p.m.
- 2) **Roll Call** – 4 members present, 4 resource members present
- 3) **Acceptance of Agenda** – as submitted (Abercrombie/Delahay/Unanimous)
- 4) **Others Present** – see above
- 5) **Public Comments/Items Not on the Agenda** – Chair Bruno announced that he has been requested to take over the chairmanship of the committee from Director Hutchison effective immediately. Director Hutchison’s efforts leading the committee have been exemplary and are greatly appreciated.
- 6) **Approval of the Minutes** – Minutes of the August 25, 2016 meeting were approved as presented (Delahay/Abercrombie/Unanimous)
- 7) **DMFPO 2016 Road Survey** – Chair Bruno reported that there will continue to be an annual survey conducted by board members. Review with Mike Bowhay and Shawn Casey for pathway ideas along lower Bird Rock Road to 17 Mile Drive, Old 17 Mile Drive, and Ocean Road has not yet been scheduled.
- 8) **Roads Status** – Shawn Casey reported that the selection of a paving contractor will occur next week. A majority of the work will be recommended to be pushed to March 2017 just prior to the PBCo capital improvement budget fiscal year ending on March 31<sup>st</sup> to allow projects underway throughout the Forest to wind down. Peter Hay Hill slurry has been completed; Crespi Lane will wait until the PBCSD project in that area is complete. Several drainage improvement projects will be recommended to be undertaken through the end of this year: on Congress between Lopez and Forest Lodge Roads; and on Drake, Colton, Strawberry Hill, and Ocean Roads.

- 9) **Status Report Re: PBCSD Roads Projects** – Mr. Becker provided slides of the Undergrounding of Overhead Utility Lines Project Phase II. The next 5-six months of work will happen along 17 Mile Drive, first between Palmero and Crespi. Disrupted roads are slurry sealed as phases finish up and ultimately paved. The work will be coordinated with Roundabout construction to lessen traffic detour impact as much as possible.
- 10) **PBC General Update** – Cheryl Burrell reported the three-year campaign to renovate all 454 Lodge rooms continues with Phase II in the Lapam and Crocker buildings, with two new wings being added: Natomas and Jeffers. The Inn at Spanish Bay renovation of 81 rooms will commence next week. Fairway One construction of new facilities will proceed through August 2017 primarily on site with minimal traffic impact. Ms. Burrell reported that Inclusionary Housing Project construction is scheduled to begin April of 2017. The AT&T Pro Am is scheduled for February 6-12, 2017. Construction on the Holman Highway 68 Roundabout Project is going quite well with no complaints received and no unscheduled delays occurring. The right turn onto Highway 68 coming from Highway One will be a continuous flow by the end of the year. Traffic impact is anticipated when construction moves to the south side of the intersection next year. Long-time Pebble Beach Company employee, Margaret Leighton who retired on September 30, 2016, has been replaced by Ms. Jean Mendez.
- 11) **New Business** – Chair Bruno reported that the DMFPO board is considering combining the Roads and Land Use and Traffic and Safety Committees, with land use issues handled at DMFPO board meetings.

Director Delahay reported that a resident on Indian Village Road has constructed a fence at least 6-feet tall that blocks traffic line-of-sight from a neighbor's driveway; Ms. Burrell to follow up.

Chair Bruno read a portion of the letter from David Stivers that states the position of PBCo in terms of its enforcement of CC&Rs and short-term rental permitting.

- 12) **Old Business** – None
- 13) **Announcements: Next meeting February 23, 2017**  
Upcoming Quarterly Meetings: May 25, 2017
- 14) The meeting adjourned at 4:30 p.m.

*Respectfully submitted by Laura Dadiw for Bart Bruno*