

DEL MONTE FOREST PROPERTY OWNERS (DMFPO)
Board of Directors Meeting
Monday, December 12, 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 Kendra Evans
 Brenda Anderson – Secretary Lucy Carlton Maureen Lyon
 Jack McKenna – Treasurer

DIRECTORS ABSENT: Bob Hutchison, Jo Perron

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)
 Katy Spitz, DMFPO board member candidate
 Don Eastman, DMFPO member
 Rick Verbanec, DMFPO member

- 1) **Call to Order:** President Parikh called the meeting to order at 4:00 p.m., circulating packets from the PBCSD board meeting held December 9th and the Community Advisory Board meeting held December 7th.
- 2) **Change/Approve Agenda:** It was moved by Director McKenna, seconded by Director Delahay, and unanimously carried to approve the agenda as presented.
- 3) **Public Comment:** None
- 4) **Minutes:** It was moved by Director Bruno, seconded by Director Abercrombie, and unanimously carried to approve the minutes of the November 14, 2016 regular meeting as amended to include in the last sentence: "...and Katy Spitz and Al Wood were appointed to the board effective January 1, 2017;" and to change the wording also in the last sentence to "...and Office Administrator Laura Dadiw was approved for a 2% annual raise. The raise shall be effective January 1, 2017."
- 5) **Special Agenda Items:** President Parikh welcomed newest board member Kendra Evans to her first board meeting.
- 6) **Reports of Representatives & Observers**
 - a) **Architectural Review Board (ARB):** Director Bruno reported on one meeting held during the period. One planned new home was the only item for review. PBCo has hired Jean Mendez as Manager, Architectural Review to replace retired Margaret Leighton.
 - b) **County Land Use Advisory Committee (LUAC):** Director Lyon reported on the meeting to be held December 15, 2016: Melanie Beretti from the County will attend the LUAC meeting to gather input for the rewrite of the short-term rental ordinance. Rick Verbanec noted that a draft short-term rental ordinance is scheduled to be presented to

the County Board of Supervisors in February 2017. The County will give deference to PBCo CC&Rs for final say in short-term rental regulation in the Forest.

- c) **Community Advisory Board (CAB):** President Parikh reported on the meeting held December 7, 2016. It was of a routine nature with updates given by each participant.
- d) **Pebble Beach Community Services District:** PBCSD General Manager, Mike Niccum reported on the meeting held December 9, 2016. Annual financial statements were reviewed, and other routine matters addressed.

7) Regular Agenda Items:

- a) Officer Reports:
 - i. President Parikh noted that an annual party will again be held in late January/early February at his home to welcome/say goodbye to board members.
 - ii. Secretary Anderson had nothing to report.
 - iii. Treasurer McKenna reported on finances through November 30, 2016. The proposed 2017 budget was presented to the board.

It was moved by Director Abercrombie, seconded by Director Delahay, and unanimously carried to approve the DMFPO 2017 budget as presented.

- i. Membership – 1,388 compared with 1,380 this time last year.
- ii. Newsletter – Director Abercrombie reported that the proof for the January – March 2017 newsletter is under review. Board input for story ideas are most welcomed. Don Eastman suggested an article on the Community Advisory Board since many Forest organizations provide updates. Cheryl Burrell produces the meeting minutes. PBCo may have suggestions on how best to format such an article.
- iii. Nominations & Elections/Bylaws – Director Carlton welcomed Kendra Evans who replaced Director Graham. Katy Spitz and Al Wood will begin their board appointments in January 2017, replacing Directors Hutchison and Anderson.
- iv. Presentations/Seminars – Director Perron was absent. President Parikh reported that the flu shot clinic held in October will be incorporated into the annual Zombie Run and emergency preparedness fair hosted by the PBCSD Fire Department.
- v. Roads and Land Use – Interim Chair Bruno reported that Chair Hutchison’s efforts over the years have been invaluable to the committee. The annual survey by directors will continue to be conducted as the process has value for PBCo in its budget preparation. The first phase of 2016 paving work by PBCo was completed earlier in the year; the second phase has been pushed to February/March 2017 for current road-related projects with associated rerouting challenges to be completed.
- vi. Semiannual Meeting – Director Lyon will schedule May 21 and October 22 for the 2017 meetings. Director Lyon will not be in attendance at the October meeting.
- vii. Traffic & Safety – Chair Fuller will present at the next board meeting a discussion paper on designating the Roads and Land Use Committee as the Roads and Traffic Committee, and handling safety and land use issues at the board level. The next Traffic & Safety Committee meeting will be held on January 31, 2017.
- viii. Website – Chair Abercrombie had no report.

- 8) **Pebble Beach Community Services District:** Mr. Niccum reported that the Local Agency Formation Commission is performing a 10-year Municipal Services Review of the District; there is information on the PBCSD.org website for anyone interested. A list of 2016 District achievements and 2017 goals will be provided on the website this month as well.
- 9) **Pebble Beach Company:** Ms. Merfeld reported that PBCo is remodeling 530 rooms at the Lodge and Spanish Bay and continuing the construction of the Fairway One structure. The Inclusionary Housing project will begin construction in April 2017. The Roundabout Project is progressing smoothly. Mr. Stivers will be apprised of this meeting's discussion on short-term rentals.
- 10) **Del Monte Forest Conservancy:** DMFC Director Eastman reported the next board meeting is January 18, 2017.
- 11) **Old Business:** None
- 12) **New Business:** None
- 13) **Closed Session:** None
- 14) **Adjournment:** The meeting was adjourned at 4:56 p.m.

Respectfully submitted by Laura Dadiw for Secretary Brenda Anderson

NEXT MEETING
Monday, January 9, 2017 – 4:00 PM
Pebble Beach Community Services District Boardroom
Forest Lake and Lopez Roads