

DEL MONTE FOREST PROPERTY OWNERS (DMFPO)
Board of Directors Meeting
Monday, January 9, 2017 – 4:00 PM
Pebble Beach Community Services District (PBCSD) Board Room

MINUTES

DIRECTORS PRESENT: Kamlesh Parikh – President LeBon Abercrombie Maureen Lyon
 Jeff Fuller – Vice President Bart Bruno Jo Perron
 Lucy Carlton – Secretary Charles Delahay Katie Spitz
 Jack McKenna – Treasurer Kendra Evans Al Wood

DIRECTORS ABSENT: None

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
 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 Bruno, seconded by Director Lyon, and unanimously carried to approve the agenda as presented.
- 3) **Public Comment:** Director Carlton welcomed new board members Al Wood and Katie Spitz.
- 4) **Minutes:** It was moved by Director Carlton, seconded by Director Bruno, and unanimously carried to approve the minutes of the December 12, 2016 regular meeting.
- 5) **Special Agenda Items:** Appointment of Officers for 2017
 - President Kamlesh Parikh
 - Vice President Jeffrey Fuller
 - Secretary Lucy Carlton
 - Treasurer Jack McKenna

It was moved by Director McKenna, seconded by Director Bruno, and unanimously carried to appoint the slate of officers as presented.

- 6) **Reports of Representatives & Observers**
 - a) **Architectural Review Board (ARB):** Director Bruno reported on the meeting held December 15, 2016 and provided the minutes.
 - b) **County Land Use Advisory Committee (LUAC):** Director Lyon reported on the meeting held December 15, 2016: the County attended the meeting to gather input for the rewrite of the short-term rental ordinance. There were 3 recommendations to the County by the LUAC: 1) do not issue permits that run with the land in perpetuity; 2) require that landlords apply for licenses; and 3) establish a percentage cap of residences in individual neighborhoods that are allowed to be short-term rentals.

- c) **Community Advisory Board (CAB):** President Parikh provided minutes of the meeting held December 7, 2016. The next meeting is scheduled for March 8, 2017.
- d) **Pebble Beach Community Services District:** No board meeting held during the period.

7) Regular Agenda Items:

a) Officer Reports:

i. President Parikh – 2017 Committee Assignments:

- Consolidation of the Roads and Land Use Committee with the Traffic and Safety Committee into one committee entitled Roads and Traffic Committee to meet quarterly on the Roads and Land Use Committee schedule. Safety related representatives will be invited to attend board meetings on a quarterly basis to take up any safety matters of concern. Land use matters can be addressed by office staff and board president as they arise, and/or at the board level if necessary.

It was moved by Director Bruno, seconded by Director Spitz, and unanimously carried to consolidate the roads aspect of the Roads and Land Use Committee with the traffic aspect of the Traffic and Safety Committee into the Roads and Traffic Committee; with significant land use matters and safety matters to be addressed by the board.

- Director Bruno was appointed chair of the Roads and Traffic Committee.
- Director Fuller will be the PBCSD board meeting representative for DMFPO.
- Director Lyon will continue as LUAC representative.
- President Parikh will be the ARB representative beginning after Thursday's meeting that Director Bruno will attend.
- Director Spitz was appointed OSAC representative along with continuing representative Ned Van Roekel who is a DMFPO member.
- Director Evans was appointed Membership chair
- Director Carlton will continue as Nominations/By-law chair
- Director Perron will continue as Presentations/Seminars chair
- Director Abercrombie will continue as Web Site and Newsletter chair

Director Delahay will shadow Treasurer McKenna beginning July 1, 2017 to prepare to assume the position of Treasurer in 2018.

Director Fuller noted that since the Traffic and Safety Committee has been disbanded, there will not be a meeting on January 31, 2017 as planned. Ms. Dadiw will notify current Traffic and Safety Committee members that they are now assigned to the Roads and Traffic Committee to meet quarterly with the next meeting scheduled for February 23, 2017. Ms. Burrell requested that PBCo safety representatives be invited to the quarterly board meetings where safety issues are addressed.

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. A poll will be sent out to determine the best date for everyone.

- ii. Director Carlton was appointed to the position of Secretary at this meeting.
 - iv. Treasurer McKenna reported on finances through December 31, 2016. The balance in the checking and savings accounts is \$2,841 and \$125,582 respectively. There is currently \$73,975 designated as operations reserve (equivalent to one year's operating expenses). There is excess revenue at 2016 yearend of \$55,373 beyond the designated reserve of \$73,975. A review level of audit will be performed for the fiscal (calendar year) 2016 financial statements. The notion of rollover of excess revenues will be taken up with the DMFPO CPA performing the review to determine how best to handle.
 - v. Membership – Director Evans was appointed chair at this meeting. Others were appointed to the committee for membership promotion: Directors Lyon, Wood; Carlton, and Delahay.
 - vi. Newsletter – Director Abercrombie reported that the January – March 2017 newsletter was mailed with a solicitation to renew membership inside.
 - vii. Nominations & Elections/Bylaws – Director Carlton had nothing further.
 - viii. Presentations/Seminars – The next seminar topic on *The Language of Flowers* by Vanessa Diffenbaugh will be arranged by Director Perron and Ms. Merfeld. Another idea is music/physical therapy for end of life, and the California Native Plant Society walks that are conducted through Pebble Beach.
 - ix. Roads and Land Use – Chair Bruno requested that Ms. Dadiw notify all Roads and Land Use Committee members of the newly structured Roads and Traffic Committee that will meet next on February 23, 2017.
 - x. Semiannual Meeting – Director Lyon has scheduled May 21 and November 12 for the 2017 meetings. Speakers to be determined.
 - xi. Traffic & Safety – Chair Fuller had no report. Director Perron reported on a traffic backup along 17 Mile Drive during the holiday season with tourists on rocks and in trees at Pescadero Point. PBCo Security declined to respond when called. Information and photos were emailed to Dawn Mathes of PBCo. Mr. Niccum and Ms. Burrell will look into the matter. CHP non-emergency number to report traffic issues is (831) 755-5111 or County dispatch at (831) 647-7911. PBCo Security Director Don Tkachenko cell # is available on the Roads and Traffic Committee roster.
 - xii. Website – Chair Abercrombie had no report.
- 8) **Pebble Beach Community Services District:** Mr. Niccum reported that there had not been a meeting during the period. He gave an update of the Holman Hwy 68 Roundabout Project: a short period of inconvenience for Pebble Beach residents is coming up after the AT&T Pro-Am that ends February 12, 2017. The roundabout is expected to be operational and essentially complete by late-February with final completion by August. Chief Mancini reported that sand bags are still available at the Fire Department parking lot.
- 9) **Pebble Beach Company:** Ms. Burrell reported that Spyglass Subdivision utilities at Area J and K should be completed by the end of January (13 lots). Area L (Indian Village lots) should be complete by the end of February. Three of the Poppy Hill 1 lots are left for sale of the 16; and four lots at Poppy Hills 2 have sold. Fifty-nine rooms are currently under

renovation at the Lodge's Lapham, Crocker, McComas, and Jeffers Buildings. Completion will be in May. Renovation of 81 rooms at The Inn is underway. These rooms front the first fairway with work to be complete by March. Most important to note is the addition of air conditioning in all rooms (similar to Lodge upgrades). Fairway One development is on schedule and set to open in August 2017. Roofing and framing continue along with onsite utility upgrades. No county activity to report on Short-Term Rentals other than a policy is in the works and should be available for review this spring. PBCo continues to work with Monterey County as a member of the county's task force. The Area D Inclusionary Housing building permit application was submitted to the county in November and is in the plan-check review stage. Work is scheduled to start in April with vegetation removal and infrastructure work, then buildings to commence in May with completion in July 2018. Upgrades to the Forest-wide directional signage are nearly complete. The AT&T is returning with practice rounds 2/06-2/08. Tournament begins Thursday the 9th with final round on Sunday the 12th: Jim Furyk, Phil Mickelson, Brandt Snedeker, and Jordan Speith are some of the returning pros. PBCo Security Department staffing change: Don Tkachenko has resumed full responsibilities upon the retirement of Bill Perlstein.

Ms. Merfeld reported that the Pebble Beach Foundation intends to grant close to \$1 million this year for literacy, scholarship, and financial aid. The Hickory Sticks Tournament will be held July 15, 2017 at Peter Hay, all proceeds returning to the community. The season for applying for youth education program grants from the Foundation is January 1 – March 15, 2017, information is on the PB Foundation web site.

- 10) **Del Monte Forest Conservancy:** DMFC Director Eastman reported the next board meeting is January 18, 2017. Director Jerry Verhasselt will be new to the board.
- 11) **Old Business:** None
- 12) **New Business:** None
- 13) **Closed Session:** None
- 14) **Adjournment:** The meeting was adjourned at 5:35 p.m.

Respectfully submitted by Laura Dadiw for Secretary Lucy Carlton

NEXT MEETING

Tuesday, February 14, 2017 – 4:00 PM

**Pebble Beach Community Services District Boardroom
Forest Lake and Lopez Roads**