

DEL MONTE FOREST PROPERTY OWNERS (DMFPO)
Board of Directors Meeting
Monday, January 8, 2018 – 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 Katie Spitz
 Charles Delahay – Treasurer Kendra Evans

DIRECTORS ABSENT: Lucy Carlton – Secretary

PRESENT:

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)
Dawn Mathes, Environmental & Governmental Affairs, PBCo
Don Eastman, HETC member/DMFC director
Ned Van Roekel, Newsletter Committee member/DMFC director
Rick Verbanec, Chair, Open Space Advisory Committee (OSAC)
Bob Roland, DMFPO member and board candidate
Gina Gianfala, DMFPO member (Bob Roland's wife)
Bob Ogle, DMFPO member and board candidate
Mary Jane Abercrombie, DMFPO member
Hampton Stewart, DMFPO member
Laura Dadiw, Dadiw Associates

1. **Call to Order:** President Parikh called the meeting to order at 4:00 p.m.
2. **Change/Approve Agenda:** The agenda was unanimously approved as presented.
3. **Public Comment:** None
4. **Minutes:** It was moved by Director Fuller, seconded by Director Spitz, and unanimously carried to approve the December 11, 2017 regular meeting minutes as presented.
5. **Special Agenda Items:** None
6. **Reports of Representatives & Observers**
 - a. **Architectural Review Board (ARB):** Director Bruno reported on the meeting held December 14, 2017 and provided the minutes of that meeting.
 - b. **County Land Use Advisory Committee (LUAC):** Director Lyon reported on the meetings held December 21, 2017 and January 4, 2018. The plans for additions to 3410 17 Mile Drive were recommended for County approval contingent on the owner being made aware of short-term rental requirements. The plans for 1026 Rodeo Road demo/rebuild and 1070 Trappers Trail new home on a vacant lot were both recommended for County approval.

- c. **Community Advisory Board (CAB):** President Parikh provided minutes of the meeting held December 6, 2017.
- d. **Pebble Beach Community Services District:** Director Fuller reported that there had been no meeting during the period due to the holiday schedule. Next meeting is scheduled for January 26, 2018.
- e. **Open Space Advisory Committee:** Director Spitz provided minutes of the meeting held December 12, 2017. She read to the Board draft revisions to the fencing requirements in the PBC Architectural Guidelines and noted her consent to the revisions. The final draft revised guidelines will come before the ARB before formal acceptance.

7. **Accept Reports of Officers and Committees**

- a. President Parikh announced that David Stivers was promoted to president of PBC.
- b. Secretary Carlton was absent.
- c. Treasurer Delahay reported on the fiscal period ending December 31, 2017, stating the year ended with the organization in good financial position.
- d. Membership – Director Evans reported a final membership count of 1,338. A February letter will be mailed this year since eliminating the February mailing last year was not effective. Membership will be promoted via articles in Cypress Coast Living magazine and use of a DMFPO presentation slideshow to display on screen at events. Director Spitz requested information on DMFPO to hand out to new neighbors (termed “welcome packets” and provided by the DMFPO office).
- e. Newsletter – Director Abercrombie reported on the newsletter just out. One of the cover photos was not up to usual print standards. A new newsletter format of one 11x17” page folded and an 8-1/2x11” page inserted for pages 3-4 of the newsletter was tried. Past newsletter format was one large sheet of paper folded twice to 6-pages at 8-1/2x11”. The new format uses standard size paper readily available, as compared to non-standard paper for the two-fold format that takes approximately 5 days longer to print. Bullet points regarding beach fires will be provided by Ms. Mathes, and an article on dark sky compliant outdoor lighting will be provided by Director Spitz for the next Forest News issue.
- f. Nominations/By-laws – Director Carlton was absent. President Parikh advised that a committee meeting was being formulated to consider board applicants.
- g. Presentations/Seminars – Director Lyon reported that a DMFPO-hosted seminar by Cal Fire on the Napa and Southern California fires as they relate to Pebble Beach is being arranged for March 18, 2018 from 2-3pm in the PBCSD board room.
- h. Roads and Traffic – Director Fuller reported the road survey maps and survey sheets will be assigned to DMFPO board members at the February 12, 2018. The surveys optimally will be completed by the February 22, 2018 Roads and Traffic Committee meeting, and the data forwarded to Shawn Casey of PBC to integrate into the annual April 1 to March 31 PBC roads maintenance budget process.
- i. Safety – Director Carlton was absent and there were no reports from the Sheriff’s Office.
- j. Semiannual Meeting – Director Lyon reported speakers were being pondered for May 20th.

- k. Hiking and Equestrian Trails – Chair Bruno reported that good progress is being made by PBCo and the committee on trail maintenance – next community trail maintenance day is January 30th. Meet at the Equestrian center at 8:00am. An issue with a trail on Stevenson School new athletic field property has been resolved to HETC satisfaction. Plans for realigning a trail to span Sawmill Gulch near Mission Road on MPCC property will be brought by Chair Bruno to the next HETC meeting on January 10, 2018.
 - l. Website – Chair Abercrombie made necessary year end changes to the site. Upcoming events will be posted once details are firmed up.
8. **Pebble Beach Community Services District:** General Manager Niccum reported no meeting during the period. Sand bags are available at the fire department if needed during rain events. Fires are allowed on beaches in Pebble Beach if in established fire pits which there are very few of. Bullet points regarding beach fires will be provided by Ms. Mathes for the next Forest News issue.
9. **Pebble Beach Company:** President Parikh reported that he had forwarded to Ms. Mathes a concern raised by a resident that the Morse gate is not as aesthetically pleasing an entrance to Pebble Beach as the other gates and requested landscaping be improved. Ms. Mathes reported that paving would take place this week at the upper retail parking lot in the Lodge area. Next, the bus parking area would be improved and construction would commence on the conversion of the former bank buildings to a visitor center and restrooms. Area D construction continues with completion slated for early fall. Ms. Merfeld informed that the AT&T Pro Am would be held February 5-11, 2018 with big name golf pros lined up.
10. **Del Monte Forest Conservancy:** Director Van Roekel reported that Director Jody LeTowt was now board president. The initial funding drive has yielded \$70,000 in donations, an exceptional response.
11. **Old Business:** None
12. **New Business:** Director Evans reported to PBC that flooding has begun on 17 Mile Drive at Bird Rock Road. Director Spitz had noticed throughout the Forest the lack of compliance by homeowners of “dark sky compliant” outdoor lighting. She offered to draft a newsletter article on the topic.
13. **Closed Session:** There was no closed session held.
14. **Adjournment:** The meeting was adjourned at 5:00 p.m.

Respectfully submitted by Laura Dadiw for Secretary Lucy Carlton

NEXT MEETING

Monday, February 12, 2018 – 4:00 PM

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