

DEL MONTE FOREST PROPERTY OWNERS (DMFPO)
Board of Directors Meeting
Monday, December 10, 2018 – 4:00 PM
Pebble Beach Community Services District (PBCSD) Board Room

MINUTES

DIRECTORS PRESENT: Kamlesh Parikh – President LeBon Abercrombie Katie Spitz
 Jeff Fuller – Vice President Jacqueline Fobes Maureen Lyon
 Lucy Carlton – Secretary Kendra Evans Ned Van Roekel
 Charles Delahay – Treasurer Robert Roland Bart Bruno

DIRECTORS ABSENT: None

PRESENT:

Mike Niccum, General Manager, PBCSD
David Stivers, President, Pebble Beach Company (PBCo)
Dawn Mathes, Environmental & Governmental Affairs Director, PBCo
Rick Verbanec, Director, PBCSD
Ted White, Pebble Beach resident
David Wagner, Pebble Beach resident
Laura Paxton, Paxton 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 Carlton, seconded by Director Bruno, and unanimously carried to approve the November 12, 2018 regular meeting minutes as presented.
5. **Special Agenda Items:** The discussion on Notice to Applicants Current Annual Road Fees was deferred to PBCo reporting later in the meeting.
6. **Reports of Representatives & Observers**
 - a. **Architectural Review Board (ARB):** Director Bruno provided minutes and reported on the meeting held November 15, 2018.
 - b. **County Land Use Advisory Committee (LUAC):** Director Lyon reported there were no meetings during the period.
 - c. **Community Advisory Board (CAB):** President Parikh will be attending the meeting on December 12, 2018.
 - d. **Pebble Beach Community Services District:** Director Fuller gave highlights on the meeting held December 7, 2018. The District annual audit was presented with the highest rating received for fiscal year 2017/18 (as in past years).
 - e. **Open Space Advisory Committee:** Director Spitz advised tomorrow is the next meeting.

7. Accept Reports of Officers and Committees

- a. President Parikh reiterated the success of the November 4th Semiannual Meeting.
- b. Secretary Carlton had no report.
- c. Treasurer Delahay reported on the fiscal period ending November 30, 2018. The balances in the DMFPO checking and savings accounts were approximately \$5,000 and \$136,500, respectively. The organization remains financially sound.
- d. Membership – Director Evans reported membership at 1,398 (v. 1,336 last year). A meeting to discuss the DMFPO presentation slideshow to be displayed on screen at events was held November 26th. Photo collection and layout refining continues. The next meeting is scheduled for December 11th.
- e. Newsletter – Director Abercrombie reported the draft newsletter was prepared and mailing was anticipated the first week in January.
- f. Nominations/By-laws – Director Carlton has been receiving input regarding changes to the bylaws, and is planning to present a redline version at the February board meeting. A Nominating Committee meeting will be held the end of January to consider the many qualified board candidates.
- g. Presentations/Seminars – Director Lyon is planning a meeting to develop a 2019 calendar of events.
- h. Roads and Traffic – Director Fuller provided minutes and reported on the meeting held Thursday, November 15th. 2018 Road paving is complete. Nichols Engineering will conduct a professional road survey after the US Open. The DMFPO board/committees will conduct its annual road survey this coming February. Mr. Niccum noted there were 6 traffic collisions reported at the last meeting—2 involved bicycles; one third of the collisions last quarter involved bicycles. Director Lyon encouraged PBCo offer to tourists and bike rental companies in the area a map of suggested bike routes in the Forest. President Parikh recommended that Director Fuller remain on the committee after his board term ends on December 31st.
- i. Safety – Director Carlton spoke to the request by a resident for DMFPO to offer self defense training at a seminar. She felt that the quality and level of training needed would be beyond the ability of DMFPO to manage. A Sunday seminar of a more broad spectrum safety nature such as phone and mail scam awareness, and updates on new traffic and criminal laws would be more manageable.
- j. Semiannual Meeting – Director Lyon reported the 2019 meetings are scheduled for May 19th and November 5th.
- k. Hiking and Equestrian Trails – Chair Rowland provided notes and photographs of recent trail maintenance efforts. He reported another successful trail maintenance day on November 27th – the next is scheduled for January 22, 2019.
- l. Website – Chair Abercrombie will begin posting board meeting agendas one week before each meeting beginning in 2019.

- 8. Pebble Beach Community Services District:** General Manager Niccum reported that Directors McKee and Froke were reelected to serve another four year term. Director McKee was elected president for 2019, and Director Froke vice president. The District is working with DMFC and PBCo to take fire fuel reduction efforts to the next level by performing even more clearing of downed logs and standing dead trees, brush, and vegetative debris along roadways. The issue continues to be taken very seriously by the agencies, with clearance aimed at mimicking what a fire would remove if ignited and left to spread. Mr. Stivers noted that a number of meetings on the issue have been held and PBCo has added an additional forestry crew and more equipment. The Company's focus is on its fee title open spaces to better the trails, greenways, fire roads—overall to intensify forest management and maintenance.
- 9. Pebble Beach Company:** Dave Stivers thanked President Parikh for his service to the board and community during his six year term. Inclusionary housing will be complete in early January and ready for occupancy. Little progress has been made by the County on the short-term rental ordinance. It is not possible from a legal standpoint for PBCo to form or act as a home owners association.

Regarding the new annual road fees, Mr. Stivers noted that PBCo collects \$400,000 per year from residents, an amount that is set in the grant deeds while road maintenance costs increase each year. For example, 2018 road maintenance costs were \$1.2 million. Property owners performing over \$1 million in building or remodeling have been asked to agree with the ARB process (outside the grant deeds) and pay the increased fees to help offset the road maintenance funding shortfall.

- 10. Del Monte Forest Conservancy:** Director Van Roekel reported volunteers including DMFC board members worked an entire Saturday removing invasive plants at the Conservancy's Fanshell Beach property. Once removal is complete, native species will be planted.
- 11. Old Business:** None
- 12. New Business:** None
- 13. Closed Session:** There was no closed session held.
- 14. Adjournment:** The meeting was adjourned at 5:00 p.m.

Respectfully submitted by Laura Paxton for Secretary Lucy Carlton

NEXT MEETING

Monday, January 14, 2019 – 4:00 PM

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