

DEL MONTE FOREST PROPERTY OWNERS (DMFPO)

Board of Directors Meeting
Monday, December 14, 2020 – 4:00 PM
Zoom Teleconference

MINUTES

DIRECTORS PRESENT: Ned Van Roekel – President
Kendra Evans – Vice President
Charles Delahay – Treasurer
Lucy Carlton – Secretary

LeBon Abercrombie
Lynn Anderson
Jacqueline Fobes
Maureen Lyon
Bob Ogle
Katie Spitz

DIRECTORS ABSENT: None

PRESENT:

Mike Niccum, General Manager, PBCSD

John Trenner, PBCSD Fire Department/CAL FIRE

Bart Bruno, Roads & Traffic Committee & Del Monte Forest Conservancy (DMFC) board member

Rick Verbanec, President, Del Monte Forest Open Space Advisory Committee

Dawn Mathes, Environmental and Governmental Affairs Director, Pebble Beach Company (PBC)

Shawn Casey, Vice President, Resource Management, PBC

Kamlesh Parikh, DMFPO Member and Architectural Review Board Representative

Laura Paxton, Board Clerk

1. **Call to Order:** President Van Roekel called the meeting to order at 4:00 p.m.
2. **Change/Approve Agenda:** The agenda was unanimously approved.
3. **Public Comment:** None
4. **Minutes:** Moved by Director Ogle, seconded by Director Delahay, and unanimously carried to approve the June 8, 2020 regular meeting minutes as presented.
5. **Special Agenda Items:** Moved by Director Lyon, seconded by Director Spitz, and unanimously carried to elect for 2021 Kendra Evans – president; Lucy Carlton – vice president; Lynn Anderson – secretary; and Charlie Delahay – treasurer.
6. **Reports of Representatives & Observers**
 - a. **Architectural Review Board (ARB):** Immediate Past Director Bruno provided a written summary of meetings held since March 12 and gave highlights. There were no meetings held during most of the summer. Meetings have resumed via Zoom.
 - b. **County Land Use Advisory Committee (LUAC):** Director Lyon had provided a report to directors on the meetings held through the end of October. Under review at the November meeting were 1139 Chaparral plans calling for the removal of a large number of trees, to be replaced on site or on DMFC properties after construction.

- c. **Community Advisory Board (CAB):** Director Evans reported on the meeting held December 9. David Stivers, PBC president reported on the COVID shutdown. Golf play is strong at 90-95% of normal. Restaurants are currently at 50% of normal. Cypress Golf Course is remodeling. The road was repaired in front of the Market after an underlying water line broke. The culvert at the edge of SFB Morse Drive is being stabilized. Shawn Casey, PBC gave details of the culvert work, stating it took four years to get County permits approved. A series of check dams will be installed to curb erosion, and the deteriorated drain pipe under the roadway will be replaced. The Monterey Peninsula Foundation has \$1 million for youth education budgeted. Fire fuel reduction 12-year intense treatment is 2/3 complete, costing \$500,000 per year; once complete, the cost of yearly maintenance will be reduced to ~\$200,000 per year. The PBCSD Undergrounding Overhead Utilities Project – Phase III is being designed for Ondulado, Drake, and Forest Lake Roads to connect with Phase I and Phase II completed work.
- d. **Pebble Beach Community Services District:** Director Fobes reported on the videoconference meeting held December 11. The yearly audit received a top rating. Water rescues by the Pebble Beach Fire Department have increased with two recent serious incidences. Fire fuel reduction work continues. Lot inspections have covered 1,615 properties with 39 violations. Do not flush wipes, even if marked “disposable,” down the toilet. Directors Verbanec, Gebhart, and Laska were all re-elected. Long-time District employee Suha Kilic serving as CFO/Deputy General Manager will be retiring in the spring. Dirk Barthelow, the well-known counter presence at the Pebble Beach post office, is also retiring in the spring.
- e. **Open Space Advisory Committee:** Director Spitz reported on the meeting held December 8th. Discussed were the SFB Morse Drive culvert stabilization; a concerned citizen asking to head up ivy removal near Pescadero Canyon; and treatment by goat grazing and spraying of the invasive plant genista. Director Spitz offered to arrange a group of property owners/Pt. Lobos docents and other volunteers to remove invasive weeds along select portions of trails in January, to be coordinated with Dawn Mathes and Shawn Casey – PBC would be happy to assist if work crews are available.

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

- a. President Van Roekel thanked departing Director Abercrombie for his commendable service to the organization. DMFPO has a professional, first rate web site due to LeBon’s internet savvy. Director Van Roekel will be the “phantom” web site committee chair and Director Abercrombie has consented to continue maintaining the web site as vice chair (aka the Web Dude).

President Van Roekel noted that DMFPO member Hy Rothstein is interested in serving on the board and will be invited to the January Zoom board meeting.

President Van Roekel presented a \$200 Pebble Beach gift card to Administrator Paxton as a thank you for her assistance.

- b. Secretary Carlton had no report.
- c. Treasurer Report
 - i. Treasurer Delahay reported on the fiscal year through November 31, 2020. Revenues are in line with and expenses approximately \$11,000 under budgeted projections. There is currently approximately \$5,900 and \$136,000 in the Chase Bank checking and savings accounts respectively. Treasurer Delahay approved the purchase of a small black and white printer for the office to reduce copier charges on the large Konica color printer. The draft 2021 DMFPO budget is \$1,300 lower than the current year budget, and will be presented for consideration at the January board meeting.
- d. Membership – Director Evans reported 2020 membership to-date at 1,418 with 91 first time members, and down 43 members from this point last year. Director Anderson will chair the Membership Committee in 2021. Director Verbanec suggested a post on the SFB Morse culvert.
- e. Newsletter – Director Van Roekel reported the January - March 2021 newsletter issue will be eight pages. It contains a membership appeal letter and will be mailed to all property owners in the Forest the first week in January. Neal Hotelling has the lead article.
- f. Website – Chair Abercrombie will focus on refreshing the site. Director Lyon suggested posting a notice that Pebble Beach related meetings are still taking place and DMFPO continues to work for its members and the community. Ms. Mathes offered to provide content for a short-term rental post. Director Spitz suggested developing an article on the struggle with insurance companies discontinuing home fire insurance coverage.
- g. Nominations/Bylaws – Chair Carlton is corresponding with board member candidates. Bylaws are tentatively scheduled to be updated at the October Semiannual Meeting.
- h. Safety – Director Carlton had no report.
- i. Presentations/Seminars – The VNA flu shot clinic in October was the most well attended yet. There are no seminars planned for 2021, just the flu shot clinic October 7th.
- j. Semiannual Meeting – Director Lyon tentatively scheduled 2021 semiannual meetings on May 16 and October 24. The room at Spanish Bay will be held until January or February when the May date will be cancelled if restrictions continue.
- k. Roads and Traffic – There were no meetings and no significant issues during the period.
- l. Hiking and Equestrian Trails (HETC) – Chair Ogle reported no meetings during the period. The graffiti on the Crawford Trail was cleaned up by Shawn Casey's crew, who also removed the hornet nest from a tree on a trail near the Casita de Lemos. Some trail work is still being performed by PBC. Off-trail dog walkers around the Morse gate are wearing down vegetation and not cleaning up after their pets.

9. **Pebble Beach Community Services District:** General Manager Niccum reported the latest PBCSD newsletter is out. The District will have 40% new employees over two years due to many retirements coming up. There are no PBCSD events currently planned for 2021. John Trenner, PB Fire Prevention reported on fire fuel reduction work on Ronda Road to Lopez Road and the PBC Corporation Yard entrance, and on Fire Road 23 below Sunset Lane. PBC has a new masticator, and the CAL FIRE curtain burners will be ignited soon to reduce the corporation yard log pile. Annual fire fuel reduction project scheduling will take place in early January.
10. **Pebble Beach Company:** Ms. Mathes advised that if anyone did not receive the PBC update letter, contact her to be added to the distribution email list. The letter reported that golf courses, the market, the Gallery Restaurant (for take-out), and the Outfitter store in the Lodge retail area are open.
11. **Del Monte Forest Conservancy (DMFC):** Director Van Roekel reported officers for 2021 are Jody Le Towt – president; Don Eastman – vice president; Bart Bruno – secretary; and Jerry Verhasselt – treasurer. Sixteen new DMFC signs designed by Jeff Froke have been built and installed compliments of PBC to advertise DMFC properties. A new DMFC web site is being developed. A “hazard tree” survey is being conducted to pinpoint compromised trees that could fall on the roadway or on structures. The next Zoom board meeting is January 20, 2021.
12. **Old Business:** None
13. **New Business:** None
14. **Closed Session:** There was no closed session held.
15. **Adjournment:** President Van Roekel thanked the board for its dedication to DMFPO service and for supporting him during his presidency. He noted that the board would be in very capable leadership hands with Director Evans as president. The meeting adjourned at 5:17 p.m.

Respectfully submitted by Laura Paxton for Secretary Lynn Anderson

NEXT MEETING
Monday, January 11, 2021 – 4:00 PM
Zoom Teleconference or Location to be Determined