

**DEL MONTE FOREST PROPERTY OWNERS (DMFPO)**  
Board of Directors Meeting  
Monday, February 8, 2021 – 4:00 PM via Zoom Teleconference

**MINUTES**

**DIRECTORS PRESENT:** Kendra Evans – President  
Charles Delahay – Treasurer  
Lynn Anderson – Secretary  
Jacqueline Fobes  
Maureen Lyon  
Katie Spitz  
Ned Van Roekel

**DIRECTORS ABSENT:** Lucy Carlton – Vice President; Bob Ogle

**PRESENT:**

LeBon Abercrombie, DMFPO Website Committee  
Mike Niccum, General Manager, Pebble Beach Community Services District (PBCSD)  
Dawn Mathes, Environmental and Governmental Affairs Director, Pebble Beach Company (PBC)  
Kamlesh Parikh, DMFPO Member and Architectural Review Board Representative  
Rick Verbanec, PBCSD / OSAC / LUAC  
Hy Rothstein, Board Candidate  
Laura Paxton, Board Clerk

1. **Call to Order:** President Evans called the meeting to order at 4:00 p.m.
2. **Change/Approve Agenda: The agenda was unanimously approved.** Agendas with Zoom connection information will be posted on the DMFPO website prior to each board and committee meeting.
3. **Public Comment:** None
4. **Minutes: Moved by Director Lyon, seconded by Director Fobes, and unanimously carried to approve the January 11, 2021 regular meeting minutes as presented.**
5. **Special Agenda Items:** None
6. **Reports of Representatives & Observers**
  - a. **Architectural Review Board (ARB):** ARB representative Kamlesh Parikh provided an agenda of the January 28, 2021 meeting and gave a report. Director Spitz, in regards to 1152 Signal Hill Road redesigning exterior finish, emphasized the importance of community approval of such redesign as is required for color finishes of houses, fences, etc.

- b. **County Land Use Advisory Committee (LUAC):** Director Lyon provided the agenda and reported on the meeting held January 21, 2021. The committee expressed fire safety concerns regarding 3256 17 Mile Drive being designed with cedar siding. The Fire Department has been requested to speak to LUAC each year to provide code updates and home fire safety information. LUAC member Verbanec understood that current codes are inadequate given present fire conditions; updates will take time to extend fire safety beyond roof material requirements and lot clearance. Director Spitz knows of an individual who speaks on home fire safety and will give the information to Director Lyon for a possible presentation.
- c. **Community Advisory Board (CAB):** The next meeting is scheduled for March 3, 2021.
- d. **Pebble Beach Community Services District:** Director Fobes provided the agenda and reported on the meeting held January 29, 2021. The goats will be here in May instead of June or July prior to grass dying and going to seed. The 646 fire hydrants in the forest are being tested. Paramedics are able to administer vaccine shots however if clinics are offered by PBC in the forest paramedic schedules may preclude them from assisting. Furthermore, there is no vaccine available at this time to administer. Traffic and law enforcement reported a quiet quarter. An application that maps road closures and incident points to assist in coordinating routing of resources and, ultimately, for community ingress/egress reference during storms is being tested and may be released later this year.
- e. **Open Space Advisory Committee:** Director Spitz led a seven-person velvet grass weeding group on Saturday, February 6<sup>th</sup>, along a portion of the Green Trail, and thanked Ms. Mathes and Mr. Hawbaker for assistance from PBC. The event was a success and more will be scheduled with an article to be published in the next newsletter.

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

- a. President Evans had no report.
- b. Secretary Anderson had no report.
- c. Treasurer Report
  - i. Treasurer Delahay reported on the fiscal year through January 31, 2021. Revenues and expenses are both under budgeted projections. There is currently approximately \$21,000 and \$131,564 in the Chase Bank checking and savings accounts respectively. Transfers from checking (where membership funds are deposited) to savings have ceased - interest rates are so low that transferring isn't warranted.
- d. Membership – Director Anderson reviewed a report of membership through January 31, 2021 with membership approximately 50 less than this time last year.

- e. Newsletter/ Website – Director Van Roekel reported the April - June 2021 newsletter will again be 8 pages with Maxine Carlson writing the feature article. Vice Chair Abercrombie has updated frequently asked questions and committee assignments on the website.
  - f. Nominations/Bylaws & Safety - Chair Carlton was absent.
  - g. Presentations/Semiannual Meeting – Chair Lyon suggested DMFPO host a featured speaker webinar in the May timeframe for members to tune into.
  - h. Roads and Traffic – There were no meetings and no significant issues during the period.
  - i. Hiking and Equestrian Trails (HETC) – Director Spitz reported Chair Ogle met with Shawn Casey & Kelly Getreu regarding trail rerouting and marker placement behind the Poppy Lane development to be addressed after the AT&T Pro-Am.
- 8. Pebble Beach Community Services District:** General Manager Niccum advised he could arrange for fire department staff to routinely speak to LUAC and ARB regarding fire safety. A tree on Alva Lane fell into power lines during the recent storm resulting in a 24-hour power outage; Alva Lane is designated to have utility lines moved underground during the upcoming phase along Forest Lake Road and around the Equestrian Center.
- 9. Pebble Beach Company:** Ms. Mathes had no report.
- 10. Del Monte Forest Conservancy (DMFC):** Director Van Roekel reported the major fencing project and the hazardous tree survey are complete. Next up is to develop a schedule of hazard tree removal.
- 11. Old Business:** None
- 12. New Business:** None
- 13. Closed Session:** There was no closed session held.
- 14. Adjournment:** The meeting adjourned at 4:55 p.m.

*Respectfully submitted by Laura Paxton for Secretary Lynn Anderson*

NEXT MEETING  
**Monday, March 8, 2021 – 4:00 PM**

**Zoom Teleconference or Location to be Determined**