

DEL MONTE FOREST PROPERTY OWNERS (DMFPO)
Board of Directors Meeting
Monday, May 10, 2021 – 4:00 PM via Zoom Teleconference

MINUTES

DIRECTORS PRESENT: Kendra Evans – President
Lucy Carlton – Vice President
Lynn Anderson – Secretary
Charles Delahay – Treasurer

Jacqueline Fobes
Maureen Lyon
Hy Rothstein
Katie Spitz
Ned Van Roekel

DIRECTORS ABSENT: Bob Ogle

PRESENT:

LeBon Abercrombie, DMFPO Website Committee Vice Chair
Kamlesh Parikh, DMFPO Member and Architectural Review Board Representative
Mike Niccum, General Manager, Pebble Beach Community Services District (PBCSD)
Suha Kilic, Deputy General Manager/CF, PBCSD
Rick Verbanec, Director, PBCSD and President, Open Space Advisory Committee
Dawn Mathes, Environmental/Governmental Affairs Director, Pebble Beach Company (PBC)
Mark Stilwell, PBC Consultant
Charles Van Linge, DMFPO member
Lisa Huntley, DMFPO member
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 accepted by consensus.**
3. **Special Agenda Items:** Mr. Suha Kilic accepted with gratitude from President Evans on behalf of the board of directors, upon his retirement from PBCSD after 33 years, a Resolution of Appreciation for his longstanding membership in and support of DMFPO.
4. **Public Comment:** Mr. Charles Van Linge provided a schematic map and addressed the board with his concerns regarding the parking lot installed by PBC in front of his second home at 3241 Forest Lake Road. He has owned this home for 40 years. The area had first been a putting green, a golf equipment distribution shack was added, and then converted to use as overflow parking and staging of materials during special events. He noted that PBC in the past had conferred with him whenever modifications were being considered in the area, which he appreciated. However, PBC did not confer with him nor send notices to area property owners prior to installing the parking lot. As past president of the NCGA and CA Golf Association, Mr. Van Linge felt he would have had constructive input on need for and placement of the lot to serve The Hay course. Certain records he obtained showed the parking lot was to be installed at “Mal’s Corral”, the name of an AT&T event site 100 yards or so up from the current parking lot site, as noted on the map he provided. He felt parking lots attracted disruptive buses and lights, and undesirable patrons at night and otherwise. He felt the walkways from the parking lot across Stevenson Drive and then Ondulado Road to The Hay were very dangerous, especially for children attending.

5. Mr. Van Linge requested non-specific help from the board, stating a county hearing on the matter was scheduled in the near future. (DMFPO staff was subsequently unable to find a listing of this hearing on the county website.) Mr. Van Linge was incredulous there is now a parking lot directly out his front door.

Mr. Stilwell worked for PBC many years as general counsel and head of real estate and is familiar with the area history. His recollection is that the name "Mal's Corral" used by PBC staff spread over the years to encompass the entire open space property across from Mr. Van Linge's home. Mr. Stilwell related the area was rezoned under the Del Monte Forest Plan in 2013/14 from 40-50 residential lots to 14 ½-acre lots to the north, and the remaining 3-4 acres open space forest and recreation including parking for such uses. The ¼-acre parking lot of ~30 spaces, paved with winterized permeable stone, is a primary use allowed by the zoning approved by the County Board of Supervisors and the Coastal Commission at the time. There is tremendous sight distance along the roadways at crossings, with light to moderate vehicle traffic allowing extensive gaps of no traffic for safe crossing. A hedgerow is planned to be installed along the edge of the lot that would screen Mr. Van Linge's view; Director Spitz recommended California native plants such as ceanothus or cypress be used as screening. Mr. Stilwell requested the board either remain neutral on the matter, or support PBC's entitled use of the property. An option for Mr. Van Linge is to appeal the matter to the Coastal Commission.

The board took the discussion under advisement, and would respond if and when any request of a legal nature was put before it.

6. **Minutes: The minutes of the April 12, 2021 meeting were approved as presented.**
7. **Reports of Representatives & Observers**
 - a. **Architectural Review Board (ARB):** ARB representative Kamlesh Parikh provided the agenda of the May 6 meeting and reported.
 - b. **County Land Use Advisory Committee (LUAC):** Director Lyon provided the agenda and reported on the meeting held April 15, 2021.
 - c. **Community Advisory Board (CAB):** There was no meeting during the period, the next scheduled for June 2, 2021.
 - d. **Pebble Beach Community Services District:** Director Fobes reported on the meeting held April 30, 2021. The preliminary 2021/22 budget was adopted with minimal increases in sewer and trash fees; the final budget will be considered at 9:40 a.m. at the June 25th meeting. The goats are planned to arrive May 15th for 10 weeks for a cost of \$70,000 to treat Pescadero Canyon / Ford Meadow, Navajo Tract / Rip Van Winkle Park, and Los Altos area. There were no bidders for the Emergency Medical Services (County ambulance service) contract request for proposal issued the third time. Undergrounding of overhead utility lines from Hawkins way down Forest Lake Road is progressing 200 feet per day. The Last Chance Mercantile at the landfill in Marina is due to open under the management of Veterans Transition Center.

- e. **Open Space Advisory Committee:** Director Spitz provided minutes of the meeting held April 28, 2021 and reported. Dawn Mathes, PBC reported that she, Jeff Froke, and representatives from the Black Oyster Catcher monitoring group met along the coastline in the nesting areas; bird habitat cautionary signs are being manufactured and will be installed this week. The next OSAC meeting will be August 25th.

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 April 30, 2021. Revenue is approximately \$7,500 and expenses \$1,000 over expected. There is currently approximately \$50,000 and \$131,500 in the Chase Bank checking and savings accounts respectively.
- d. Membership – Director Anderson reviewed a report of membership through April 30, 2021 with membership 27 ahead of this time last year.
- e. Newsletter / Website – Director Van Roekel reported articles are arranged for the upcoming July – September issue. Web Administrator Abercrombie continues to perform maintenance of the website. He has subscribed to a monthly report of DMFPO website hits on each page and from what countries.
- f. Nominations/Bylaws & Safety - Chair Carlton reported due to a combined effort of PBC Security, CHP, and Monterey County Sheriff / Code Enforcement, the RV has been removed from the Signal Hill Road property, and derelict vehicles in the yard and illegal dwelling behind a residence on Hermitage Road are being addressed.
- g. Presentations/Semiannual Meeting – Chair Lyon reported the Age Well Drive Smart seminar is been scheduled for August, to be announced in the next newsletter.
- h. Roads and Traffic – Director Van Roekel reported the next meeting will be held on May 27, 2021, to include presentation of a proposed schedule of PBC roads projects.
- i. Hiking and Equestrian Trails (HETC) – Chair Ogle was absent.

- 8. Pebble Beach Community Services District:** General Manager Niccum reported PBCSD is considering resuming in-person board meetings and allowing other agencies to use the boardroom after June 15th. Hybrid meetings are being considered.

- 9. Pebble Beach Company:** Dawn Mathes reported No Mountain Bike signs, some temporary, some permanent, have been added. Reaction on Nextdoor.com is mostly supportive of the signage/patrol approach to keeping bikes off trails.

- 10. Del Monte Forest Conservancy (DMFC):** Director Anderson reported no meeting during the period.

- 11. Old Business:** None

12. New Business: Director Van Roekel requested the board consider where to spend donation dollars. Director Spitz requested weeding day snack expenditure be reimbursed to her, and Treasurer Delahay approved.

13. Closed Session: There was no closed session held.

14. Adjournment: The meeting adjourned at 5:19 p.m.

Respectfully submitted by Laura Paxton for Secretary Lynn Anderson

Next Meeting: Monday, June 14, 2021 – 4:00 PM
Zoom Teleconference