

DEL MONTE FOREST PROPERTY OWNERS (DMFPO)
Board of Directors Meeting
Monday, October 11, 2021 – 4:00 PM
Pebble Beach Community Services District (PBCSD) Board Room

MINUTES

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

Jacqueline Fobes
Maureen Lyon
Ned Van Roekel
Hy Rothstein

DIRECTORS ABSENT: Katie Spitz, Bob Ogle

PRESENT:

Mike Niccum, General Manager, Pebble Beach Community Services District (PBCSD)
Kamlesh Parikh, Representative, Pebble Beach Architectural Review Board (ARB)*
LeBon Abercrombie, DMFPO Webmaster*
Dawn Mathes, Environmental/Governmental Affairs Director, Pebble Beach Company (PBC)*
Lisa Huntley, Board candidate
David Huntly, DMFPO member
Rick Verbanec, Chair, Open Space Advisory Committee / Director, PBCSD
Laura Paxton, Board Clerk
**Denotes virtual attendance*

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:** None
4. **Public Comment:** None
5. **Minutes:** The minutes of the September 13, 2021 meeting were approved as presented.
6. **Reports of Representatives & Observers**
 - a. **Architectural Review Board (ARB):** Kamlesh Parikh provided the agenda and reported on the meetings held September 23rd and October 7th.
 - b. **County Land Use Advisory Committee (LUAC):** Director Lyon reported on the meeting held September 16, 2021. Project architect will further review the plans for 3141 17 Mile Drive to determine if changes to the house silhouette would comply with a county ordinance regarding the obstruction of the view of a ridgeline behind the property. The committee recommended for approval a proposed 822-foot addition to 1256 Padre Lane.
 - c. **Community Advisory Board (CAB):** President Evans provided the written minutes of the meeting held September 1, 2021.

- d. **Pebble Beach Community Services District:** Director Fobes reported on the meeting held September 24, 2021. The fire department is fully prepared for the October 30th Zombie Run from 9 am to 12 pm; volunteers are welcome; the event is sold out. There are 7 new personnel at the Pebble Beach Fire Station. A new fire rig is currently being built in Wisconsin, to be delivered to PBCSD by December. Property and vacant lot inspections for reduction of fire fuel are ongoing. The 15-year-old firehouse doors will be replaced and upgraded at a cost of \$132,000. Forest Lake reservoir is currently at 37%, which is 8% higher than the historic average for this time of year. Three out of the four alternative source water wells have been shut down in order to maximize groundwater recovery; the fourth well will be taken out of service after the first large storm or when the reservoir is full. Construction of the housing to underground overhead utility lines continues along Drake, Sombria and Ondulado Roads, estimated to be completed by the end of the year. Utility line occupancy of the housing by PG&E, Comcast, and AT&T will take until mid-2022, after which power poles will be removed. the Household Hazardous Waste and e-Waste Collection Event held on September 25th was very successful, with over 400 cars driving through and 14 tons of waste collected, including 280 pounds of medical waste. The senate bill effective January 1, 2022 governing the disposal of organic waste in homes and the impact on waste haulers/processors was discussed. The area waste hauler, GreenWaste Recovery is undergoing a change in business structure from a private entity so as to obtain funding to grow the business. The change will impact rates 2-3% however last year's customer rate modification already included this anticipated 3% increase. The next PBCSD board meeting is October 29, 2021, 9:30 am.
- e. **Open Space Advisory Committee:** Directors Ogle and Spitz were absent. The next OSAC meeting is scheduled for December 1, 2021.

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 September 30, 2021. The organization remains in a solid financial position: revenues are more than \$10,000 over budgeted projections and expenses are \$3,000 over projected due to increased printing and mailing costs and higher than expected office staff expenses. The balances in Chase Checking and savings accounts are \$26,038 and \$131,583 respectively. Treasurer Delahay met with a financial advisor at Chase, who explained that Chase does not offer annuities for entities, only private parties. The only option for an annuity would be to work with an insurance company and receive only a 2% yield on investment. Treasurer Delahay instead will maintain the annual budgeted amount in the two Chase accounts, and an equal amount as a reserve in the Chase savings account, then designate a portion of any remaining funds as available for special projects.
 - ii. Treasurer Delahay presented the report of 2020 compiled financial statements from

Grace CPAs, LLP.

It was moved by Director Carlton, seconded by Director Fobes and unanimously carried to approve the DMFPO Compiled Financial Statements for the years ended December 31, 2020 and 2019.

- d. Membership – Chair Anderson reported membership through September 30th was 123 over and donations \$3,000 over this time last year.
 - e. Newsletter – Chair Van Roekel reported that the newsletter will be mailed tomorrow. Long-time mail house vendor All American Mailing is able and will now handle the printing needs of DMFPO. Webmaster Abercrombie suggested emailing the newsletters to members instead of physically mailing to significantly cut costs.
 - f. Website – Webmaster Abercrombie provided the monthly website activity report. He reported that postings are ongoing to keep the website up to date.
 - g. Nominations/Bylaws & Safety - Chair Carlton reported the bylaws are set to be finalized at the October 24th Semiannual Meeting. There has only been one inquiry regarding the revised bylaws fielded by Director Lyon at the flu shot clinic. Chair Carlton will convene the Nominations Committee and conduct interviews of three board candidates next month (the meeting was subsequently set for November 1st). A slate of DMFPO board officers will be presented at the December board meeting.
 - h. Presentations/Semiannual Meeting – Chair Lyon reported that the Flu Shot Clinic on October 7th was a success with 130 attendees, and will be held again next year. She thanked Directors Delahay, Fobes, and Anderson for their assistance with the clinic. The Sunday, October 24th Semiannual Meeting postcard has been mailed. Seating at the meeting will be distanced and the buffet will remain the same as years past, at \$6 per person. Director Lyon will email board members their meeting assignments. Dates for next year’s semiannual meetings have been set at May 22 and October 30, 2022.
 - i. Roads and Traffic – Chair Van Roekel reported the next meeting is November 18th.
 - j. Hiking and Equestrian Trails (HETC) – Chair Ogle was absent. Next HETC meeting is October 13th at 4:00pm in the PBCSD training room.
- 8. Pebble Beach Community Services District:** General Manager Niccum reported that the Household Hazardous Waste and e-Waste Collection Event held on September 25th was very successful, with over 400 cars driving through this year. The goats are now gone from the forest for the year.
- 9. Pebble Beach Company:** Dawn Mathes reported that the Hay Restaurant is open and is a hit! Road paving is underway. A windy storm is coming through, meaning that there will most likely be tree work in the aftermath.
- 10. Del Monte Forest Conservancy (DMFC):** Chair Anderson reported that there was a meeting held on September 15th which she was unable to attend. The next DMFC meeting

will be held on November 17th.

- 11. Old Business:** Director Fobes provided photos, noting that the firepit area at Spanish Bay had ashes cleaned away however removing ashes from the sand remains a formidable task. Short-term, Ms. Mathes has ordered two firepits to be placed in the area in order to deter people from scattering ashes in the sand. President Evans suggested PBC install higher-end hardscape firepits to better maintain cleanliness of the area; Ms. Mathes supported her suggestion and will champion it to PBC management.

- 12. New Business:** Director Anderson opened discussion in regards to Director Spitz's email suggesting interpretive signs be placed for hikers around the forest detailing native and non-native plants and why non-natives are a concern. Ms. Mathes and Director Spitz had conferred on the matter, with PBC considering having the signs produced by Sign Works as the PBC sign shop is limited in level of detail. President Evans referred the matter to the HETC in conjunction with PBC, and requested OSAC/DMFC offer input so as to involve each preservation organization in the Forest and include logos of each on the signs. Ms. Mathes would attend the October 13 HETC meeting to discuss the item. She noted a formal motion of approval of Director Spitz's proposed project at the next DMFPO board meeting would assist her with PBC participation. Director Van Roekel described the PBC year-long process required for DMFC to place new signs on its properties in the forest.

Director Delahay wanted to offer his thanks to those who have volunteered to weed pull with Director Spitz to eradicate non-natives. Ms. Mathes noted there are areas out of the scope of the weed pullers that require mechanized treatment; she routinely schedules the PBC Ecology Crew to address these areas whenever they are brought to her attention.

Director Carlton presented two publications given her by a neighbor, "The Architecture of Pebble Beach 1920-1945" and "The Architecture of Pebble Beach 1945-present" and requested they be held at the DMFPO office as a resource, and considered for a newsletter article.

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

- 14. Adjournment:** The meeting adjourned at 4:50 p.m.

Respectfully submitted by Laura Paxton for Secretary Lynn Anderson

Next Meeting: Monday, November 8, 2021 – 4:00 PM
PBCSD Board Room and Videoconference