

DEL MONTE FOREST PROPERTY OWNERS (DMFPO)

Board of Directors Meeting
Monday, November 8, 2021 – 4:00 PM
Virtual

MINUTES

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

Jacqueline Fobes
Maureen Lyon
Bob Ogle
Ned Van Roekel
Hy Rothstein
Katie Spitz

DIRECTORS ABSENT: None

PRESENT:

Mike Niccum, General Manager, Pebble Beach Community Services District (PBCSD)
Kamlesh Parikh, Representative, Pebble Beach Architectural Review Board (ARB)
Dawn Mathes, Environmental/Governmental Affairs Director, Pebble Beach Company (PBC)
Peter Brown, Director of Security, PBC
Lisa Huntley, Board candidate
Rick Verbanec, Chair, Open Space Advisory Committee / Director, PBCSD
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:** None
4. **Public Comment:** None
5. **Minutes:** The minutes of the October 11, 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 meeting held October 28th.
 - b. **County Land Use Advisory Committee (LUAC):** No meetings held during the period.
 - c. **Community Advisory Board (CAB):** Next meeting is December 8th.
 - d. **Pebble Beach Community Services District:** Director Fobes reported on the meeting held October 29, 2021. Crime statistics and traffic enforcement were reported for July-September 2021. Packages left on porches and unlocked vehicles continue to pose a theft risk. Two intersections are being assessed: Forest Lake Road at Stevenson School where children cross, and Stevenson Drive at Forest Lake Road where pedestrians cross from the parking lot to The Hay, or to the footpath leading to

the Lodge. Fire department staff have performed 782 inspections so far. Forest Lake reservoir is currently above average at 34% capacity. Phase II of undergrounding overhead utility lines is approximately half completed, continuing on Forest Lake, Drake, and Alva Roads, estimated to be completed by the end of November 2022. A weather station is being installed at the reservoir; the public will have internet access to the data. 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 December 10, 2021, 9:30 am.

e. **Open Space Advisory Committee:** Next OSAC meeting is 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 October 31, 2021. The organization remains in a solid financial position: revenues are more than \$10,000 over budgeted projections and expenses are \$4,700 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 \$23,873 and \$131,585 respectively.
- ii. Treasurer Delahay presented the 2022 proposed DMFPO budget. Increases from last year's budget include \$2,800 for printing; \$1,225 for mail house delivery; \$1,000 for postage; \$1,025 for graphic design; and \$7,800 for office staffing, with a total budget increase of \$14,000. Funds will be drawn from savings to balance budgeted revenues with expenses. This will deplete the \$20,000 currently allotted for project funding. Emailing newsletters to members instead of physically mailing to significantly cut costs was discussed.

It was moved by Director Carlton, seconded by Director Fobes and unanimously carried to approve the 2022 DMFPO Budget as presented.

Director Evans requested to add \$500 to the 2022 Board Appreciation Party expense budget line. Director Anderson requested the line item be simply "Board Appreciation."

It was moved by Director Carlton, seconded by Director Anderson and unanimously carried to approve adding \$500 to the Board Appreciation expense line of the 2022 DMFPO Budget.

- d. Membership – Chair Anderson reported membership through October 31st at 1,538 was 120 over and donations \$3,000 over this time last year.
- e. Newsletter – Chair Van Roekel reported that the article submission deadline for the January – March 2022 issue is November 19th.
- f. Website – Director Abercrombie provided the monthly website activity report. He reported technical difficulties caused by a security update shut down the site however it is now back up.
- g. Nominations/Bylaws & Safety - Chair Carlton presented a slate of new board directors with LeBon Abercrombie and Bart Bruno to be appointed immediately, and Lisa Huntley’s appointment effective January 1, 2022.

It was moved by Director Lyon, seconded by Director Fobes and unanimously carried to approve the appointment of LeBon Abercrombie and Bart Bruno to the DMFPO board effective immediately, and appointment of Lisa Huntley effective January 1, 2022.

Chair Carlton reported the bylaws were unanimously approved by those in attendance at the October 24th Semiannual Meeting. A slate of DMFPO board officers will be presented at the December board meeting.

- h. Presentations/Semiannual Meeting – Chair Lyon thanked board members for assisting at the Semiannual Meeting. There were 148 attendees. Dates for next year’s semiannual meetings have been contracted with Spanish Bay for May 22 and October 30, 2022. The only planned seminars so far for 2022 are the Age Well Drive Smart and the Flu Shot Clinic the first Thursday of October.
- i. Roads and Traffic – Chair Van Roekel reported the next meeting is November 18th. Director Lyon reported a Carmel citizen’s concern that there are center lines missing on some roadways in Pebble Beach. Mike Niccum, PBCSD General Manager sensed that the citizen probably drove on a newly overlaid road that is curing prior to striping being laid.
- j. Hiking and Equestrian Trails (HETC) – Chair Ogle provided minutes and highlighted the HETC meeting held October 13th.

Director Ogle with Kelly Getreu, Jenny Jacox, and Laura Paxton met to review changes needed to the Hiking and Equestrian Trails Map in preparation for bulk reprinting. It was determined that no map change was necessary for the Blue Trail, just markings needed in the field to identify the trail route. The Red Trail requires further determination whether it proceeds on the east or west side of Stevenson Drive through Spyglass Hill Golf Course. Orange connector trails in the Equestrian Center are were added to the map, and an abandoned trail at the top of Huckleberry Hill will be assessed for remarking and reuse, perhaps drawing hikers that would deter mountain biking in the area.

Chair Ogle reported his participation for a second time in a weed pulling event led by Director Spitz on October 31st along SFB Morse Drive near Fire Road 3. Much French

broom was removed, and areas of heavy gorse were identified that PBC subsequently treated. Chair Ogle noted the weeding group's need for tools so volunteers don't have to use their own; Director Spitz specified tools from a particular vendor that would be optimum. Chair Ogle suggested PBC install dog waste bag stations at points along trails since much was found while weeding. Director Spitz asked PBC to consider acknowledging each weeding volunteer individually, by letter of appreciation or attending an event to meet them. Director Evans suggested highlighting briefly the weeding group at the opening of a DMFPO seminar or semiannual meeting.

During two separate weeding events with the Spitz group, mountain bikers rode by on the trail intent that they were allowed there. Chair Ogle suggested a uniformed PBC person attend a future weeding event, or otherwise stake out trails 10am-noon on a sunny day, expressly to intercept and rebuke mountain bikers. Director Spitz has chosen the weekend of November 12/13th for the next tentative weeding day and will contact Dawn Mathes and Peter Brown when confirmed. Director Van Roekel reported mountain bike jumps along a quarter mile loop in the area of Congress at Congress Roads.

- i. The interpretive sign project promoted by Director Spitz in conjunction with Dawn Mathes is not far enough along to present to the board.

8. **Pebble Beach Community Services District:** General Manager Niccum reported the Zombie Run on October 30th at the PBC Corporation yard was very successful with approximately 400 in attendance. He thanked the board for Chief Meddles' opportunity to report on fire fuel reduction and the opportunity to report on undergrounding overhead utility lines at the semiannual meeting.
9. **Pebble Beach Company:** Dawn Mathes had no report.
10. **Del Monte Forest Conservancy (DMFC):** Next meeting is November 17th.
11. **Old Business:** Director Spitz requested that the area of dense trees adjacent to Huckleberry Hill be included in fire fuel reduction efforts. Mr. Niccum will invite Director Spitz to the cooperative (PBCSD CAL FIRE/PBC/DMFC) Fire Defense Plan work schedule development meeting in January, with a field trip to the area if called for by the group.
12. **New Business:** None
13. **Closed Session:** There was no closed session held.
14. **Adjournment:** The meeting adjourned at 5:04 p.m.

Respectfully submitted by Laura Paxton for Secretary Lynn Anderson

Next Meeting: Monday, December 13, 2021 – 4:00 PM
PBCSD Board Room and Videoconference