

## DEL MONTE FOREST PROPERTY OWNERS (DMFPO)

Board of Directors Meeting

Monday, December 13, 2021 – 4:00 PM In-person

### MINUTES

**DIRECTORS PRESENT:**

Kendra Evans – President	Jacqueline Fobes
Lucy Carlton – Vice President*	Maureen Lyon
Lynn Anderson – Secretary	Bob Ogle
Charles Delahay – Treasurer	Ned Van Roekel
LeBon Abercrombie	Hy Rothstein*
Bart Bruno*	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)\*

Lisa Huntley, Board member elect\*

Dawn Mathes, Director Environmental/Governmental Affairs, Pebble Beach Company (PBC)\*

Rick Verbanec, Chair, Open Space Advisory Committee / Director, PBCSD

Laura Paxton, Board Clerk

Alayna Gocke, Paxton Associates\*

*\*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.**
  - a. Special Agenda Items:** President Evans presented outgoing board member Maureen Lyon with a certificate of appreciation for her 8 years on the board, serving as an exemplary events coordinator and board member. President Evans apprised the board and circulated a photo of an event she attended on behalf of the board at Indian Village acknowledging Suha Kilic's 35+ years of service to PBCSD and associated agencies. President Evans presented Ms. Paxton on behalf of the board a \$100 Pebble Beach Company gift card; Ms. Paxton expressed her honor at being allowed to serve the board.
- 3. Public Comment:** None
- 4. Minutes: The minutes of the November 8, 2021 meeting were approved as presented.**
- 5. Reports of Representatives & Observers**
  - a. Architectural Review Board (ARB):** Kamlesh Parikh provided the agenda and reported on the meeting held November 18<sup>th</sup>.
  - b. County Land Use Advisory Committee (LUAC):** Director Lyon provided the agenda and reported on the meeting held November 18<sup>th</sup> and December 2<sup>nd</sup>. Meetings are being held in person now.
  - c. Community Advisory Board (CAB):** President Evans provided the agenda and reported on the meeting held December 8<sup>th</sup>.

Cypress Point Club ~ Ongoing upgrading of facilities including completion of main dining room, installation of elevator and complete remodel to the kitchen. Employees are vaccinated/proof of vaccination from players is required.

RLS ~ 290 boarding students, 232 day-students w/95% vaccination rate and spirits are high coming into the school year.

MPCC ~ Vaccination rate among staff is approx. 98% and all new hires must be vaccinated; members are required to be vaccinated. Approx. 900 meals inhouse/outside/takeaway. Membership has slowed up but 145 are on waiting list.

Poppy Hills ~ Dec. golf scramble event & jr. events are coming up. Upgrading the 35 yr. old club house. Business has been steady in all departments. There will be take-out meals for the upcoming holidays.

PBCSD ~ SB-1383/organic recycling; grand junction 4 way stop; and Jeff Froke spoke of Peregrine Falcon location (Cypress Point-Pescadero Point).

OSAC ~ Rick Verbanec reported on Bruce Cowan leaving due to illness; continuing fire fuel defense plan & egress routes cleared; and the resource management plan.

PBC ~ Review of ongoing road projects and cost; gas powdered equipment law and its effect here in the forest; and the research process of implementing a Radio Frequency Identification Gate Pass System within PB.

- d. **Pebble Beach Community Services District:** Director Fobes provided the agenda and reported on the meeting held December 10, 2021. District independent auditor, Hayashi Wayland reviewed the audit report for fiscal year ending June 30, 2021. Crime statistics and traffic enforcement were reported for July-September 2021. Chief DiTullio announced his retirement come April/May 2022. Goats are expected back in March. Forest Lake reservoir is currently above average at 57% capacity. A weather station is being installed at the reservoir; the public will have internet access to the data sometime in the spring. Phase III of undergrounding overhead utility lines is underway on Ondulado Road, Alva Lane, Drake Road, Sombria Lane, and Portola Road. The intersection of Stevenson Drive at Forest Lake Road where pedestrians cross from the parking lot to The Hay or to the footpath leading to the Lodge is being assessed for safety redesign. The area waste hauler, GreenWaste Recovery is undergoing a change in ownership. The senate bill effective January 1, 2022 governing the disposal of organic waste in homes and the impact on waste haulers/processors will have a soft opening; there will be no enforcement for two years as problems are worked out. The next PBCSD board meeting is January 28, 2022, 9:30 am.
- e. **Open Space Advisory Committee:** Director Spitz provided minutes and reported on the meeting held December 1, 2021. Habitat areas deemed sensitive are Yadon's piperia; wetlands; riparian areas; Hickman's onion; and Sandmat manzanita.

## 7. Accept Reports of Officers and Committees

- b. President Evans appointed committee chairs: Roads & Traffic, Director Bruno; HETC, Director Ogle; Nominations/Bylaws Director Carlton; Website, Director Abercrombie; Newsletter, Director Van Roekel; Events, Director Fobes; Membership, Director Anderson. She suggested a board wine and hors d'oeuvre event at the beginning of the new year.
- c. Secretary Anderson had no report.
- d. Treasurer Report

- i. Treasurer Delahay reported on the fiscal year through November 30, 2021. The organization remains in a solid financial position: revenues are more than \$10,400 over budgeted projections and expenses are \$6,600 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 \$18,500 and \$131,600 respectively.
- e. Membership – Chair Anderson reported membership through November 30<sup>th</sup> at 1,541 was 123 over and donations \$3,000 over this time last year.
- f. Newsletter – Chair Van Roekel reported that the January – March 2022 issue is at the printer. President Evans felt the issue of emailing the newsletter should be taken up now for consideration in 2022. Director Abercrombie noted that maintaining an accurate database is key to considering emailing. Director Carlton suggested in monthly membership mailings query the member base on receiving the newsletter by email and willingness to provide an email address to do so. Ms. Paxton suggested looking at membership letter mailing costs along with newsletter costs since the former may be more costly than the latter. Rick Verbanec thought it might be difficult to justify emailing newsletters to reduce costs when DMFPO is financially flush if membership would prefer the mailed edition.
- g. Website – Director Abercrombie provided the monthly website activity report. PayPal fees went from \$1.75 per \$50 transaction to \$2.44. Looking to switch in the next week or two to Stripe at \$1.75 per \$50 transaction.
- h. Nominations/Bylaws & Safety - Chair Carlton presented a slate of officers for 2022.

**It was moved by Director Van Roekel, seconded by Director Fobes and unanimously carried to approve the appointment of Kendra Evans as president; Lucy Carlton as vice president; Lynn Anderson as secretary; and Charles Delahay as treasurer.**

- i. Presentations/Semiannual Meeting – Chair Lyon has passed the baton to Directors Fobes and Huntley. Next year’s semiannual meetings have been contracted with Spanish Bay for May 22 and October 30, 2022.
- j. Roads and Traffic – Chair Van Roekel provided minutes and reported on the meeting held November 18<sup>th</sup>.
- k. Hiking and Equestrian Trails (HETC) – Chair Ogle reported he, Director Spitz, Jenny Jacox, and Kelly Getreu walked the old Green Trail segment in the area of Huckleberry Hill to consider to reestablish it. On another day he, Jenny Jacox, Kelly Getreu, Shawn Casey and Micah Hawbaker met on the Red Trail by Spyglass to discuss rerouting on either the east or west side of Stevenson Drive. One of two mountain bike recreational areas at Huckleberry Hill were dismantled by PBC. The Blue Trail by Poppy was treated by PBC to make the undiscernible portion discernible. He will be contacting PBC regarding a homeowner populating the yard with acacia. Next meeting January 12<sup>th</sup>.

- 8. Pebble Beach Community Services District:** General Manager Niccum gave an overview of SB 1383 and its intent, and composting operational challenges that will need time to work through. There will be public relations outreach.

- 9. Pebble Beach Company:** Dawn Mathes reported CA Department of Public Health now requires masks indoors. The newly installed fire pits at Moss Beach Spanish Bay are a pilot project copied from the pits installed at Carmel Beach.
- 10. Del Monte Forest Conservancy (DMFC):** Director Anderson gave an overview of the meeting held November 17<sup>th</sup>. Officers were elected: Jody Le Towt, president; Don Eastman, vice president; Bart Bruno, secretary; Jerry Verhasselt, treasurer. A new board member was appointed, returning Ned Van Roekel. A Forest Youth Education Program is being developed, led by Director Fuqua. The curriculum will be established with the help of the Monterey Bay Charter School on David Avenue, and a project coordinator from Santa Lucia Preserve is being considered.
- 11. Old Business:** None
- 12. New Business:**  
**It was moved by Director Van Roekel, seconded by Director Lyon and unanimously carried to approve the \$500 purchase of five \$100 gift cards to be given to five newsletter authors in appreciation for their contributions.**

Director Van Roekel suggested the board adopt a time limit for public comment. Director Rothstein suggested written comments be submitted when the subject would take more than three minutes. Rick Verbanec noted that multiple speakers could be allowed three minutes each, then the board, at its discretion, could come back with questions to further discuss topics worthy of more than three minutes.

**It was moved by Director Van Roekel, seconded by Director Anderson and unanimously carried to approve limiting public comment to three minutes.**

Director Van Roekel requested policies made by the board be listed on a "Policies" document for easy reference. **It was moved by Director Van Roekel and seconded by Director Anderson to create a Policy document with board policies listed.** To be transparent to the membership, Director Carlton recommended that the process of making policy or procedure be placed on a future agenda, discussed, and formally ratified or not. The board concurred to place the item on the January board meeting agenda. **The motion was tabled.** Director Abercrombie requested agendas be posted to the website prior meetings so the public is aware of items to be discussed.

- 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, January 10, 2022 – 4:00 PM**  
**Videoconference**