

DEL MONTE FOREST PROPERTY OWNERS (DMFPO)

Board of Directors Meeting
Monday, February 14, 2022 – 4:00 PM
Zoom Video

MINUTES

DIRECTORS PRESENT: Kendra Evans – President
Lucy Carlton – Vice President
Lynn Anderson – Secretary
Charles Delahay – Treasurer
LeBon Abercrombie
Bart Bruno
Jacqueline Fobes
Hy Rothstein
Katie Spitz
Ned Van Roekel

DIRECTORS ABSENT: Lisa Huntley, Bob Ogle

OTHERS PRESENT:

Mike Niccum, General Manager, Pebble Beach Community Services District (PBCSD)
Peter Brown, Director of Security, Pebble Beach Company (PBC)
Laura Paxton, Board Clerk
Alayna Gocke, Administrative Assistant

1. **Call to Order:** President Evans called the meeting to order at 4:00 p.m.
2. **Change/Approve Agenda:** The agenda was approved as presented.
3. **Special Agenda Items:** None
4. **Public Comment:** None
5. **Minutes:** The minutes of the January 10, 2022 meeting were approved as presented.
6. **Reports of Representatives & Observers**
 - a. **Architectural Review Board (ARB):** President Evans announced that Director Spitz will be DMFPO's new ARB representative. Director Bruno has given Director Spitz an ARB orientation. Director Bruno reported on the meeting held February 3rd. The plan for the 25,000 square foot Feather mansion on 17 Mile Drive is to replace by it with a 10,000 square foot house of a design that does not blend with the neighborhood. ARB approved the plans however when they come before the LUAC on Thursday it will be asked if the front of the new house could blend more. The next ARB meeting will be held on March 3rd.
 - b. **County Land Use Advisory Committee (LUAC):** There were no meetings during the period. The next LUAC meeting is scheduled for February 17th.
 - c. **Community Advisory Board (CAB):** The next CAB meeting is will be held March 2nd.

- d. **Pebble Beach Community Services District:** Director Fobes reported on the meeting held January 28th. There was a tsunami warning on January 15th that caused beach closures. A missing 8-year-old child on the same day was located near the Morse gate. Pebble Beach Fire Department responded to the Colorado fire in Big Sur. The goats will return in March. Fuel reduction work at all five gates as well as in and along Pescadero Canyon is planned. The budget of \$500,000 remains the same. Interim Emergency Service Provider agreements to enable paramedics to continue to provide services will be in effect until updated long-term agreements are negotiated. The law enforcement status report on traffic violations was presented. The three speed monitors in the forest are moved around 17 different locations. CHP revenue collected from violations in the forest goes into the state general fund. Forest Lake Reservoir is currently full due to rain in January. The new weather station at the north end of the reservoir is now operational and data is accessible to the public via the website <https://wunderground.com>. Undergrounding of utilities continues along roads surrounding the Lodge area. Fire hydrant testing will evaluate 80 hydrants. The residential food scraps disposal program has begun; there are food waste collection buckets available to residents of Pebble Beach at the PBCSD front office. The Monterey County Tax Assessor, Steve Vagnini is retiring after 19 years. General Manager Niccum reported that PBCSD is hiring for two new positions: one engineering and one environmental compliance. The next PBCSD meeting is Friday February 25th.
- e. **Open Space Advisory Committee:** Director Spitz reported that a habitat group of 12-15 people weeded primarily non-native licorice vine from Crocker Grove on January 16th. Two of the participants were Pt. Lobos docents that had not been in the Grove before and marveled amongst one of only two remaining old growth stands of cypress in the world. The next OSAC meeting is scheduled for February 23, 2022.

7. Accept Reports of Officers and Committees

- a. President Evans had not report.
- b. Secretary Anderson had no report.
- c. Treasurer Report
 - i. Treasurer Delahay reported on the 2022 fiscal year through January 31, 2022. The organization remains in solid financial position: revenues were \$500 below budgeted projections and expenses were \$1,600 under projected. The balances in Chase checking and savings accounts are \$40,000 and \$131,500 respectively.
- d. Membership – Chair Anderson reported membership in January 2022 at 507 members, 9 of which were first-time members. Membership was slightly behind 2021 however donations at \$6,490 were significantly higher than this time last year.
- e. Newsletter – Director Van Roekel reported that the newsletter committee met on January 18th. The articles for the upcoming newsletter are due on February 25th.

- f. Website – Chair Abercrombie provided the monthly website activity report. The posting of upcoming dates for Director Spitz’s habitat restoration events appear to be increasing participation. With Director Fobes’ input the Local Interest section has been updated. A PBCSD weather station link has been added. He noted there is also a weather station on Stillwater pier. Chair Abercrombie is working on a survey web page to determine whether members would like to receive their newsletter and membership notices by mail or email. A notice in the upcoming newsletter will ask members to participate in the survey through the DMFPO website.
- g. Nominations/Bylaws & Safety – Chair Carlton had no report.
- h. Presentations/Semiannual Meeting – Chair Fobes reported that Supervisor Mary Adams will be the keynote speaker for the semiannual meeting held on May 22nd. Secretary Panetta is a speaker prospect for the October 30th semiannual meeting. Emails have been sent to the VNA Flu Clinic; same as last year, the first Thursday in October is anticipated for this year’s clinic. The Age Well Drive Smart Seminar will be held on August 28th. Dates and speakers for Sunday seminars are to be determined.

Director Bruno inquired whether it was appropriate for politicians running for a position to speak at DMFPO meetings. Historically politicians have not been invited to speak with the exception of Mary Adams, Supervisor 5th District where Pebble Beach is located, during non-election time.
- i. Roads and Traffic – The next Roads and Traffic Committee meeting will be held February 24th. Chair Bruno reported that going forward instead of surveying for road conditions, he will have the committee advise Pebble Beach Company on safety issues such as line-of-sight obstructions and intersection configuration.
- j. Hiking and Equestrian Trails (HETC) – Director Ogle was absent however provided minutes from the January 12th HETC meeting. Director Spitz reported that when board members come across problems in the forest such as downed trees, using a smart phone and the Maps application a location and description of the issue can be relayed to Pebble Beach Company.

8. Pebble Beach Community Services District: General Manager Niccum expanded on the physician and paramedic provider agreements that were approved by the board. The interim agreements are to allow services to continue while the formal contracts terms are synced with the County ambulance provider contract term. A summary of Ordinance 27, the food waste disposal diversion ordinance, was printed in the Carmel Pine Cone. Waste organizations are coming together in order to educate the public on the do’s and don’ts for food scrap disposal into residential green yard waste bins. The PBCSD, GreenWaste, and Monterey Regional Waste Management District websites all have information and visuals available to help residents learn “what goes where” trash-wise.

9. **Pebble Beach Company:** Peter Brown reported a successful Pro-Am Tournament. Gate restrictions were in place to help lessen traffic flow in the forest. Saturday of the event had the highest attendance in history. Pebble Beach Company is awaiting a response from the County on installing a four-way stop at Stevenson and Forest Lake Road near the Hay.
10. **Del Monte Forest Conservancy (DMFC):** Chair Anderson reported on the DMFC meeting held on January 19th. The 2021 finances were solid in both revenue and cost control. Jim Fuqua has provided DMFPO with an article about the currently developing DMFC youth education program that he is heading. A \$65,000 budget has been established and a program leader/educator has been hired. A \$25,000 Pebble Beach Foundation grant has been applied for in order to help fund the program. The program will commence in mid-March with initially a group a week being led by the DMFC educator along trails in the area of Indian Village. The goal of the program is to bring in children from underserved areas to learn about the ecology and biology of the forest. There was also discussion of three easements that the Conservancy is considering acceptance of.
11. **Old Business:** Director Van Roekel suggested a joint newsletter and membership committee meeting to develop a recommendation on providing the newsletter by email versus mailing a hardcopy. He provided a spreadsheet of 2021 & YTD 2022 DMFPO Cost Comparison Newsletter to Membership with costs month-by-month for printing, mailing, and postage and gave an overview. Director Van Roekel read to the board from a memorandum from Administrator Paxton detailing various aspects of operations and administration of DMFPO. Director Fobes requested the memorandum be emailed to directors.

President Evans will confer with Directors Van Roekel and Anderson and Administrator Paxton on the policies and procedures documentation effort to determine a starting point.

12. **New Business:** President Evans suggested a new board member group photo for 2022.
13. **Closed Session:** There was no closed session held.
14. **Adjournment:** The meeting adjourned at 5:06 p.m.

Respectfully submitted by Laura Paxton for Secretary Lynn Anderson

Next Meeting: Monday, March 14, 2022 – 4:00 PM
Pebble Beach Community Services District Board Room