

DEL MONTE FOREST PROPERTY OWNERS (DMFPO)

Board of Directors Meeting

Monday, June 13, 2022 – 4:00 PM

Pebble Beach Community Services District Board Room

MINUTES

DIRECTORS PRESENT:

| | |
|------------------------------|------------------|
| Kendra Evans – President | Jacqueline Fobes |
| Lucy Carlton- Vice President | Lisa Huntley |
| Charles Delahay - Treasurer | Katie Spitz |
| LeBon Abercrombie | Ned Van Roekel |
| Bart Bruno | Hy Rothstein |

DIRECTORS ABSENT: Lynn Anderson - Secretary, Bob Ogle

OTHERS PRESENT:

Mike Niccum, General Manager, Pebble Beach Community Services District (PBCSD)

Laura Paxton, Board Clerk

Alayna Gocke, Administrative Assistant

Bonnie DeWitt, Pebble Beach Resident

- 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 May 9, 2022 meeting were approved as presented.
- 6. Reports of Representatives & Observers**
 - a. Architectural Review Board (ARB):** Director Spitz provided minutes and reported on the meetings held May 12th and 26th. All presented projects were approved with the exception of one that did not conform to standards. Director Spitz noted that State regulations for construction of accessory dwelling units are confounding however one such project was deemed conforming and was approved.
 - b. County Land Use Advisory Committee (LUAC):** There were no meetings held during the period. The next LUAC meeting is June 16th.
 - c. Community Advisory Board (CAB):** President Evans provided draft minutes and reported on the meeting held June 1st. David Heuck led the meeting. The absence of enough cabling around China Rock was a concern voiced by JJ West, Monterey Peninsula Country Club. Mr. West also reported a need for lighting at the improved Stevenson Drive and Forest Lake Road intersection.

- d. **Pebble Beach Community Services District:** Director Fobes reported on the meeting held May 27th. The fire department responded to a stroke victim on April 29th; the victim was delivered to CHOMP within 25 minutes and is doing well. Fire Chief Meddles reported that it has been a fairly quiet fire season, allowing time for training suspended during the pandemic. Several firefighters attended the birthday party of a boy whose life they saved several years ago. The number of fire hydrants is being increased. The drone program is progressing with expanded training. It is being considered to have drones drop life preservers to ocean victims. The goats are working in the Navajo tract. Fire disclosure law AB-38 is now in effect, requiring owners in high fire risk areas to document defensible space compliance and inspections. Vacant lot inspections are complete and residential lot inspections have commenced. Fire insurance costs and cancellations continue to rise. Three new paramedic employees have been hired. Forest Lake Reservoir is at 88 million gallons with golf course irrigation rationing likely in June or July. Comcast has begun threading cable equipment in the underground conduit placed as part of the PBCSD Undergrounding Overhead Utility Lines Project; PG&E and AT&T will begin placing lines underground in July; and roads will be repaved along the construction route in the fall. CAWD is conducting a sea level rise study to plan for any potential long-range impact to the plant. In the 2021-2022 fiscal year, Pebble Beach Company (PBC) repaved 8 miles or 10% of the roads. Cyclist safety issues in the forest are increasing. New signs have been placed at the Hwy 1 roundabout and at the Pacific Grove gate to better guide tourists. The next PBCSD meeting is scheduled for June 24th.
- e. **Open Space Advisory Committee:** Director Spitz provided minutes and reported on the meeting held May 25th.

7. Accept Reports of Officers and Committees

- a. President Evans had no report.
- b. Secretary Anderson was absent.
- c. Treasurer Report
 - i. Treasurer Delahay reported on the fiscal (calendar) year through May 31, 2022. The organization remains in a solid financial position: revenues were \$5,721 above budgeted projections and expenses were \$875 under budget. The balances in Chase checking and savings accounts are \$51,151 and \$131,600 respectively. A budget line item has been added for volunteer weeding events.
- d. Membership – Chair Anderson was absent. President Evans reported membership at 1,461 through May, 51 ahead of this time last year with 98 first-time members. Donations are approximately \$4,000 ahead of this time last year.
- e. Newsletter – Chair Van Roekel reported that the July – September issue will be sent to the printer soon.
- f. Website – Chair Abercrombie provided the monthly website activity report.

- g. Nominations/Bylaws & Safety – Chair Carlton had no report.
 - h. Presentations/Semiannual Meeting – Chair Fobes thanked the board for a successful semiannual meeting attended by 168 residents and staff. Pre-submitted questions included concerns regarding short-term rentals, forest speeding, and water management. Supervisor Adams provided to Chair Fobes a written response to concerns regarding short-term rental permitting and transient occupancy tax payment compliance. It was noted that the flu clinic has the highest attendance numbers of all DMFPO events. Past semiannual meetings achieved high attendance with topics such as the Holman Highway, resort improvements, and fire defense. Tim Thomas’ Sunday seminar had 43 attendees and was well received. The next Sunday seminar will feature presenter Dr. Rafael Payan, General Manager, Monterey Peninsula Regional Park District on June 26th. The Age Well Drive Smart seminar will be held August 28th.
 - i. Roads and Traffic – Chair Bruno provided minutes and reported on the meeting held May 26th. Pebble Beach Company has been completing a record amount of paving. The 4-way stop at Stevenson and Forest Lake Roads is complete; the County has yet to codify its approval of the project. Pavement treatment such as rumble strips is being considered by PBC to calm speeding. Chair Bruno provided to board members at today’s meeting a revised committee charter with a safety focus and detailed his recommended revisions.
 - j. Hiking and Equestrian Trails (HETC) – Chair Ogle was absent. Director Spitz reported that the HETC trail workdays will now be held on an as-needed basis instead of monthly. The next HETC meeting is scheduled for July 13th.
- 8. Pebble Beach Community Services District:** General Manager Niccum reported that the next PBCSD meeting will include a District 2022/2023 budget approval hearing.
- 9. Pebble Beach Company:** There was no representative present.
- 10. Del Monte Forest Conservancy (DMFC):** Director Van Roekel reported on the meeting held May 18th. The Youth Education Program commenced in March, bringing school-aged children to Indian Village for half-day sessions. Two instructors interact with groups of 10-12 students at a time. Schools, Boys and Girls Clubs, and other similar organizations have been offered the opportunity to participate in the program. DMFC covers related costs. A grant of \$5,000 in support of the program was received from the Pebble Beach Company Foundation. Donation request letters have been sent out by DMFC to Del Monte Forest renters and property owners.
- 11. Old Business:** No old business.

- 12. New Business:** A motion was made by Director Van Roekel and seconded by Director Rothstein to approve the revised draft of the Roads and Traffic Committee charter. Upon discussion, Director Spitz recommended changes in the wording to avoid the implication of director responsibility for safety in the forest. The board concurred to table the discussion until the item is placed on the next board meeting agenda.
- 13. Closed Session:** There was no closed session held.
- 14. Adjournment:** The meeting adjourned at 4:41 p.m.

Respectfully submitted by Laura Paxton for Secretary Lynn Anderson

Next Meeting: Monday, July 11, 2022 – 4:00 PM
Pebble Beach Community Services District Board Room
3101 Forest Lake Road, Pebble Beach