

DEL MONTE FOREST PROPERTY OWNERS (DMFPO)

Board of Directors Meeting

Monday, July 11, 2022 – 4:00 PM

Pebble Beach Community Services District Board Room

MINUTES

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

DIRECTORS ABSENT: None

OTHERS PRESENT:

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

Dawn Mathes, Pebble Beach Company

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 approved as presented.
3. **Special Agenda Items:** None
4. **Public Comment:** None
5. **Minutes:** The minutes of the June 13, 2022 meeting were approved as presented.
6. **Reports of Representatives & Observers**
 - a. **Architectural Review Board (ARB):** Director Spitz provided minutes and director Bruno reported on the meeting held June 23rd. New accessory dwelling unit standards have warranted change in ARB approval standards.
 - b. **County Land Use Advisory Committee (LUAC):** Director Bruno reported on the meetings held June 16th. All projects presented were approved with some adjustments to original plans.
 - c. **Community Advisory Board (CAB):** The next CAB meeting is scheduled for September 7th.
 - d. **Pebble Beach Community Services District:** Director Fobes reported on the meeting held June 24th. The final budget for fiscal year 2022-2023 was approved. At \$17 million, property tax will constitute approximately 80% of budgeted income. PBCSD now has 13 employees and will hire two more. The fire department responded to a heart attack victim on the 14th Fairway on June 5th; bystanders on scene were able to provide CPR until first responders arrived; the victim was delivered to CHOMP and is doing well. Fire Chief Silveira reported that all apparatus and equipment are in service and functioning well. Training continues, including a structural live fire at Fort Ord, chainsaw class, river and flood rescue, and drone activation for medical aid and

rescue as well as control burn mapping. The first herd of goats has completed its work; the second group will be delivered soon for work in the Carmel Highlands area. Plans and inspections continue, 151 compliance inspections have been completed; 51 violations have been noted. Cal Fire had 36 medical, 5 public service, 4 alarm malfunctions and 2 motor vehicle calls since the previous meeting. Reno DiTullio, Jr. retired, receiving a meritorious service award from PBCSD for his long-standing dedication and contribution to fire service. The paramedic provider agreement was approved to allow Pebble Beach paramedics to provide services outside of the contracted area in an emergency. Forest Lake Reservoir was at 72 million gallons, or 63% capacity. Nearly 30,000 feet of sewer lines were cleaned in June; sewer line and manhole replacements continue. An engineering budget increase was approved. Pump stations P1 and P2 are being rehabbed at a cost of \$300,000. The Zombie Run is scheduled for October 29th. The next PBCSD board meeting is scheduled for July 29th.

- e. **Open Space Advisory Committee:** The next OSAC meeting is scheduled for August 31st.

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 (calendar) year through June 30, 2022. The organization remains in a solid financial position: revenues were \$5,840 above budgeted projections and expenses were \$2,757 over budget. A new printer was purchased for the office. The combined balance in Chase checking and savings accounts is \$174,403.88, approximately \$2,000 over this same time last year.
- d. Membership – Chair Anderson reported membership 2% ahead of this point last year and donations 30% ahead.
- e. Newsletter – Chair Van Roekel reported that the October-December newsletter is underway.
- f. Website – Chair Abercrombie provided the monthly website activity report. The ARB rules and fees have been updated under the “links” section of the website.
- g. Nominations/Bylaws & Safety – Chair Carlton had no report.
- h. Presentations/Semiannual Meeting – Chair Fobes reported that 20 members attended the seminar with featured speaker Dr. Rafael Payan, Monterey Peninsula Regional Park District, amounting to 2% of DMFPO membership. Director Rothstein recommended an RSVP function for seminars to increase attendance through commitment, and an “add event to calendar” feature was suggested. The remaining 3 events are: Age Well Drive Smart (August 28th), VNA Flu Clinic (October 6th) and Semiannual Meeting (October 30th). President Evans suggested a flyer highlighting the FAQs section of the DMFPO website be distributed at the next semiannual meeting.
- i. Roads and Traffic – The next Roads and Traffic meeting is scheduled for August 25th.
- j. Hiking and Equestrian Trails (HETC) – Chair Ogle reported that discussion will be held with key people regarding “no hikers” signs on the Blue Trail at Poppy Hills Golf Course. Printing of

updated trail maps is still on hold awaiting more information. Director Spitz walked part of the Green Trail where velvet grass was removed – the trail continues to look very good. This Sunday or the following weekend there will be a weed pulling day to remove French broom; an invitation will be provided to post to the DMFPO website. The next HETC meeting is scheduled for July 13th.

- k. **Policy and Procedures** – Chair Anderson reported on the initial committee meeting held July 6th with Directors Anderson, Van Roekel, Evans, Huntley, and Carlton. Policies were defined as “positions or statements of fact that DMFPO shall or will take action on” and procedures defined as “a way to accomplish tasks,” adjustable to DMFPO needs. Chair Anderson directed chairs of committees and representatives/observers by July 25th to review and update job descriptions in accordance with the DMFPO bylaws to include current responsibilities of each position. Updates will help to orient future board members. Director Carlton encouraged including generally accepted best practices in the updates when applicable.
8. **Pebble Beach Community Services District:** General Manager Niccum reported that board member elections for two seats are coming up. A strategic planning review and update of PBCSD department staffing will take place soon.
9. **Pebble Beach Company:** Dawn Mathes reported that a meeting will be set up with the general manager of Poppy Hills Golf Course to resolve issues with trail markings. PBC is working to better mark the Red Trail to avoid hikers ending up on the cart path. Scripps Institute is completing a drone weather study near China Rock, and discovered a new nesting pair of Black Oystercatchers. Pacaso, a web-based service that coordinates partial ownership of homes, has purchased a home on Rodeo Rd; the County Land Use Plan does not allow for fractional ownership of homes in Pebble Beach hence the County has issued a cease-and-desist letter. Lawsuits regarding short-term rentals have led the County to pause short-term rental violation enforcement.
10. **Del Monte Forest Conservancy (DMFC):** The next DMFC meeting is scheduled for July 20th.
11. **Old Business:** No old business.
12. **New Business:** Director Fobes inquired about the necessity for 12 DMFPO meetings each year. The bylaws state that the board will meet monthly.
13. **Closed Session:** There was no closed session held.
14. **Adjournment:** The meeting adjourned at 4:49 p.m.

Respectfully submitted by Laura Paxton for Secretary Lynn Anderson

Next Meeting: Monday, August 8, 2022 – 4:00 PM
Pebble Beach Community Services District Board Room
3101 Forest Lake Road, Pebble Beach