

DEL MONTE FOREST PROPERTY OWNERS (DMFPO)

Board of Directors Meeting

Monday, December 12, 2022 – 4:00 PM

Pebble Beach Community Services District Board Room

MINUTES

DIRECTORS PRESENT: Kendra Evans – President
Lucy Carlton – Vice President
Lynn Anderson- Secretary
LeBon Abercrombie
Bart Bruno

Jacqueline Fobes
Lisa Huntley
Bob Ogle
Katie Spitz

DIRECTORS ABSENT: Charles Delahay – Treasurer, Hy Rothstein, Ned Van Roekel

OTHERS PRESENT:

Nick Becker, Deputy General Manager, PBCSD

Dawn Mathes, Environmental/Governmental Affairs, Pebble Beach Company (PBCo)

Charles DeWitt, Roads & Traffic Committee member

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:** Minutes of the November 14, 2022 meeting were approved as presented.
6. **Reports of Representatives & Observers**
 - a. **Architectural Review Board (ARB):** Director Spitz provided minutes from the November 17th meeting and gave an overview of ARB from her perspective of being on the board six months. Matters come before ARB as small as single room remodels to accommodate an accessory dwelling unit (ADU) to as large as new home or commercial building construction. Review of construction of ADUs is challenging as they are in conflict with almost every code in the State. Roof decks are also challenging as there are no straightforward guidelines established. Setbacks, firepits, patios are reviewed in light of how they affect neighboring property owners. Review of all matters considers how a project speaks to the high quality of the Pebble Beach community.
 - b. **County Land Use Advisory Committee (LUAC):** Director Bruno provided the agenda for the meeting held November 17th. He was absent from that meeting due to illness however was aware that the one item brought forth was recommended for approval.
 - c. **Community Advisory Board (CAB):** The next CAB meeting is scheduled for December 14th.
 - d. **Pebble Beach Community Services District:** Director Fobes reported on the meeting held December 9th. The meeting was dedicated to the late Charlotte

Townsend and her 45-year history of public service on the Peninsula. Directors Froke and McKee were sworn in to serve four more years each. Cal Fire reported a golf cart battery system related fire that moved into the attic of the owner's home was promptly extinguished; a car overturned into a tree at 17 Mile Drive and Crespi; a drone safety hook program is being developed to drop flotation devices to water victims; Captain Jen Valdez and Firefighter Marilou Young are retiring December 31st; the Zombie Race was a success; a surplus fire engine is being donated to the Monterey Fire Academy. Forest Lake Reservoir was at 51% capacity. Nick Becker reported that completion of the Forest Lake Road phase of the utility undergrounding project awaits PG&E undergrounding its lines. The PBCSD administrative office re-design is underway. A \$1.4 million sewer line improvement project is planned to replace 6" terracotta pipes with 8" plastic in the Country Club area. The next PBCSD meeting is scheduled for January 27th.

- e. **Open Space Advisory Committee:** Director Spitz provided minutes and gave highlights of the meeting held November 16th.

7. Accept Reports of Officers and Committees

- a. President Evans highlighted accomplishments during her term on the board and her presidency: the making of a video of the DMFPO organization that is played while semiannual meeting guests are being seated; revision of the DMFPO bylaws; updated Roads and Traffic Committee charter; Policy and Procedures Committee appointed; weeding group established by Director Spitz; DMFPO website updated; newsletter expanded and enhanced.
- b. Secretary Anderson had no report.
- c. Treasurer Report
Treasurer Delahay was absent. President Evans reported on the fiscal (calendar) year through November 30, 2022. The organization remains in a solid financial position: income was approximately \$4,146 above budgeted projections and expenses were approximately \$4,348 under budget. Balances for the Chase checking and savings accounts were \$17,384 and \$131,613 respectively. Interest rates for certificates of deposit (CD) at Chase are now at 3%. Other banking/credit unions are running up to 4.5%. Treasurer Delahay has chosen to settle for the 3% regardless that Chase most likely will not achieve the interest rates of other lending institutions. An appointment with Chase is scheduled the first week of January to set up the DMFPO \$100,000 CD investment account.
- d. Membership – Chair Anderson reported membership remained the same as last month and slightly fewer members than this time last year. Donations remain several thousand dollars above last year's numbers.
- e. Newsletter – Chair Van Roekel was absent. The Jan-Mar 2023 issue is being printed.
- f. Website – Chair Abercrombie provided the monthly website activity report.
- g. Nominations/Bylaws & Safety – **It was moved by Director Evans, seconded by Director Spitz, and unanimously carried to approve the appointment of the slate of officers for 2023 as presented: Lucy Carlton - President, Lynn Anderson - Vice President, Hy Rothstein - Secretary, and Charles Delahay – Treasurer.**

- h. **Presentations/Semiannual Meeting** – Chair Fobes reported that semiannual meetings for 2023 are scheduled for May 21st and October 29th; Director Carlton suggested the newly elected Monterey County sheriff be the May meeting speaker. Sunday seminar dates are yet to be determined, awaiting Pebble Beach Security to clarify DMFPO’s role in training the community on the planned new digital entry system.
 - i. **Roads and Traffic** – Chair Bruno provided minutes on the meeting held November 17th and gave highlights. He noted that vegetation has overtaken a dedicated walking path on Old 17 Mile Drive from Stevenson Drive along the MPCC golf course to the ocean. The path needs to be cleared/restored. Ms. Mathes stated she would look into whether MPCC or PBCo would be responsible for that clearance work.
 - j. **Hiking and Equestrian Trails (HETC)** – Chair Ogle reported the next HETC meeting is scheduled for January 4, 2023.
- 8. Pebble Beach Community Services District:** Deputy General Manager Becker reported Forest Lake Road repaving that used cold-in-place-recycling for reuse of the old road base is complete. Ondulado Road, Alva Lane, and Sombria Lane, related to undergrounding overhead utility lines, will be repaved in 2023. Crocker Grove and Fanshell Beach pump lift stations are to be rehabilitated early 2023.
- 9. Pebble Beach Company:** Dawn Mathes reported that PBCo reviewed in depth the road and trail maps and gave input on updates. She suggested updating the hiking map photos and offered use of the PBCo marketing department archive. Simplified trail markings have been installed; Director Ogle suggested cutting the top of the posts at a slope so water runs off and doesn’t puddle and rot the posts.
- 10. Del Monte Forest Conservancy (DMFC):** Director Anderson was unable to attend the November 16th meeting. The next DMFC meeting is scheduled for January 25, 2023.
- 11. Old Business:** No old business.
- 12. New Business:** On behalf of the board, President Evans was presented with a gift of an orchid garden and chocolates for her 6 years of service to the board including 2 years as president. She thanked all for being a wonderful team and allowing her the opportunity to serve.
- 13. Closed Session:** There was no closed session held.
- 14. Adjournment:** The meeting adjourned at 4:47 p.m.

Respectfully submitted by Laura Paxton for Secretary Lynn Anderson

Next Meeting: Monday, January 23, 2022 – 4:00 PM
Pebble Beach Community Services District Board Room
3101 Forest Lake Road, Pebble Beach