

**DEL MONTE FOREST PROPERTY OWNERS (DMFPO)**  
Board of Directors Meeting  
Monday, April 10, 2023 – 4:00 PM  
Pebble Beach Community Services District (PBCSD) Board Room

**MINUTES**

**DIRECTORS PRESENT:** Lucy Carlton – President  
Charles Delahay – Treasurer  
LeBon Abercrombie  
Katie Spitz  
Jacqueline Fobes  
Ned Van Roekel  
Bart Bruno  
Lisa Huntley

**DIRECTORS ABSENT:** Lynn Anderson – Vice President, Hy Rothstein – Secretary, Bob Ogle

**OTHERS PRESENT:** Mike Niccum, General Manager, PBCSD  
Peter Brown, Director of Security, Pebble Beach Company (PBCo)  
Charles DeWitt, Roads & Traffic Committee member  
Laura Paxton, Board Clerk

1. **Call to Order:** President Carlton 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 March 13, 2023 meeting were approved as presented.
6. **Reports of Representatives & Observers**
  - a. **Architectural Review Board (ARB):** Director Spitz provided minutes from the March 23<sup>rd</sup> meeting and highlighted the items taken up. Director Spitz will research and report back whether there is a new code or heightened enforcement of wood fences needing to be 5' away from structures as a fire precaution.
  - b. **County Land Use Advisory Committee (LUAC):** Director Bruno provided agendas for meetings held March 16<sup>th</sup> and April 6<sup>th</sup>; he highlighted items taken up.
  - c. **Community Advisory Board (CAB):** Next meeting is August 2<sup>nd</sup>.
  - d. **Pebble Beach Community Services District:** Director Fobes reported on the PBCSD board meeting held March 31<sup>st</sup>. Awards for benchmark years of service to PBCSD were given to two employees and two board members. The 15-year Long-term Capital Outlay Program and Financial Plan were presented; old terracotta wastewater pipes will now be replaced each year on an accelerated basis. The Fire Department reported large rescue drones have been added to its fleet after drones in its fledgling program were impressively flown hundreds of hours during the floods for reconnaissance, rescue, and to report real-time conditions to local, state, and federal agencies. Upon request, fire personnel will inspect for proper functioning Knox Box or other immediate access systems on gates or residences. The goats are due in the forest soon. Next meeting is April 28<sup>th</sup>.

- e. **Open Space Advisory Committee:** Next meeting is May 31<sup>st</sup>.

## 7. **Accept Reports of Officers and Committees**

- a. President Carlton encouraged board members sign up to staff the DMFPO table at the PBCSD Open House on July 29<sup>th</sup>. President Carlton met with a resident who proposed installing a playground in the community. She will follow up with PBC and more meetings with the resident to determine feasibility.
- b. Secretary Rothstein was absent.
- c. Treasurer Report – Treasurer Delahay reported on the fiscal (calendar) year through March 31, 2023. Income is \$5,500 over budget, and expenses are \$8,000 below budget. Printing costs have increased with inflation and supply chain issues. Reserves have been tapped into the last two years to cover expenses. The board may want to consider increasing the dues \$5 to \$10 next year. The last dues increase from \$40 to \$50 was in 2009. The \$100,000 deposited in CDs has generated \$600 in interest in two months.
- d. Membership – Chair Huntley provided a report of membership through March 31, 2023. Donations are up 11% from last year this time. Membership is down 6%. New members are down 33%, most likely due to PBCo no longer sharing new property owner information with DMFPO. Chair Huntley has asked realtors, and will ask the realty board, to include DMFPO membership information in property sales closing packets. A meeting is planned with realtor Tim Allen's marketing staff to propose a DMFPO brochure to include in the packets. Peter Brown noted that there is opportunity to introduce DMFPO in the new gate software that is to be launched. PBCSD is looking into a County web-based program to provide listings of Pebble Beach property sales.
- e. Newsletter – Chair Van Roekel reported the April – June issue has been mailed.
- f. Website – Chair Abercrombie had no report.
- g. Nominations/Bylaws & Safety – Chair Anderson was absent.
- h. Presentations/Semiannual Meeting – Chair Fobes reported that the March 19<sup>th</sup> very well received drone seminar had 42 in attendance and thanked all who supported the event. Board member roles for the May 21<sup>st</sup> semiannual meeting with Monterey County Sheriff Tina Nieto will remain the same as last year unless a board member requests otherwise. Advanced questions for the Sheriff are encouraged. A catering meeting is scheduled for April 19<sup>th</sup> with Spanish Bay to finalize the May 21<sup>st</sup> reception. The October semiannual meeting will feature the PBCSD Fire Defense Plan. The Age Well Drive Smart and VNA Flu Shot Clinics are awaiting confirmation of dates.
- i. Roads and Traffic – Chair Bruno will follow up on a request to PBCo at the last committee meeting that a construction permit condition be added that prohibits construction vehicles from parking on roads.
- j. Hiking and Equestrian Trails (HETC) – Chair Ogle was absent.

- 8. **Pebble Beach Community Services District:** General Manager Niccum reported an accountant was added to PBCSD staff. The administrative office is being remodeled to accommodate increased staffing. The longevity of the board members makes PBCSD as

stable an agency as it is. The board realizes its role as policy maker, not operational manager. Many PBCSD board members began their community service as DMFPO board members. The Fire Defense Plan is being updated as it is every other year. The PBCSD Fire Department Open House and Safety Day is scheduled for July 29, 2023.

9. **Pebble Beach Company:** Peter Brown reported PBCo ended its fiscal year and is looking forward to the US Women's Open July 5<sup>th</sup> – 9<sup>th</sup>, 2023.
10. **Del Monte Forest Conservancy (DMFC):** Director Anderson was absent.
11. **Old Business:** No old business.
12. **New Business:** Director Fobes expressed concern regarding the weeds in the Morse Gate triangle area owned by CalTrans. Niccum and Brown stated they have a good relationship with CalTrans and will look into the matter.
13. **Closed Session:** There was no closed session held.
14. **Adjournment:** The meeting adjourned at 4:43 p.m.

*Respectfully submitted by Laura Paxton for Secretary Hy Rothstein*

**Next Meeting: Monday, May 8, 2023 – 4:00 PM**  
Pebble Beach Community Services District Board Room  
3101 Forest Lake Road, Pebble Beach