

DEL MONTE FOREST PROPERTY OWNERS (DMFPO)
Board of Directors Meeting
Monday, June 12, 2023 – 4:00 PM
Pebble Beach Community Services District (PBCSD) Board Room

MINUTES

DIRECTORS PRESENT: Lucy Carlton – President
Lynn Anderson – Vice President
Hy Rothstein – Secretary
LeBon Abercrombie

Bob Ogle
Ned Van Roekel
Bart Bruno
Lisa Huntley
Charles DeWitt

DIRECTORS ABSENT: Charles Delahay – Treasurer, Jacqueline Fobes, Katie Spitz

OTHERS PRESENT:

Mike Niccum, General Manager, PBCSD
Dawn Mathes, Environmental/Governmental Affairs, Pebble Beach Company (PBCo)
Bonnie DeWitt, Rick Verbanec, 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:** Chair Anderson reported that the committee met to interview Charles DeWitt, and enthusiastically and unanimously recommends his board appointment.

It was moved by Director Bruno, seconded by Director Van Roekel, and unanimously carried to appoint Charles DeWitt to the DMFPO board of directors.

Director DeWitt immediately assumed his position on the board.

4. **Public Comment:** None
5. **Minutes:** Minutes of the May 8, 2023 meeting were approved as presented.
6. **Reports of Representatives & Observers**
 - a. **Architectural Review Board (ARB):** Director Spitz was absent. She provided a written report and the minutes of the May 18th meeting. There were no questions.
 - b. **County Land Use Advisory Committee (LUAC):** Director Bruno reported one meeting had been held concerning new house/garage/ ADU construction on Rodeo Road; there were no issues and the project was recommended for approval.
 - c. **Community Advisory Board (CAB):** Next meeting is August 2nd.
 - d. **Pebble Beach Community Services District:** Director Fobes was absent. The agenda for the May 26, 2023 board meeting was provided. There were no questions.
 - e. **Open Space Advisory Committee:** Director Ogle provided minutes of the meeting held May 31, 2023, and gave highlights.

7. Accept Reports of Officers and Committees

- a. President Carlton reminded everyone of the PBCSD Safety Day on July 29th.
- b. Vice President Anderson had no report.
- c. Secretary Rothstein had no report
- d. Treasurer Report – Treasurer Delahay was absent due to illness. He provided a written recap of the financials which President Carlton presented. For the fiscal (calendar) year through May 31, 2023, income is \$5,000 over budget, and expenses are approximately \$2,000 below budget. Upon evaluation, Treasurer Delahay found that if dues were raised by \$5, another increase would be needed in 2027. If dues are raised by \$10, another increase would not be needed until the mid 30s. He recommends the board consider raising membership dues \$10 to \$60 beginning in January 2024.
- e. Membership – Chair Huntley provided a report of membership through May 31, 2023. Year over year, memberships are down about 3% and new memberships are down 54%. Donations are up 7% from last year this time. Realtor Tim Allen's marketing staff requested they be allowed an ad in the brochure DMFPO is asking be included in new homeowner packets in an effort to increase membership. DMFPO policy does not allow ads in its publications, so Allen's office will not distribute the brochure to new homeowners. Ms. Paxton noted that a letter will be sent to remaining non-members in July listing road improvement projects and including a final membership appeal. This can be done electronically via email blast to save on printing costs as was done last year, or hard copy through the mail. Roughly 80% of the property owners in the database have provided emails. Mailing hard copy is recommended since returned items provide address updates that PBCo is no longer providing. Moreover, mailed appeals garner more memberships than emailing (60 v 20) and the additional dues cover printing costs.
- f. Newsletter – Chair Van Roekel reported the July - September issue is being designed. Space will be held beginning in the October issue and perhaps semiannually thereafter for a small article with safety tips and crime statistics.
- g. Website – Chair Abercrombie reported the website security certificate had expired causing a short interruption; it was renewed this month.
- h. Nominations/Bylaws & Safety – Chair Anderson had no reports for Bylaws & Safety. President Carlton noted a crime report would be available for the PBCSD Open House on July 29th and for the next Semiannual Meeting in September. She hopes to secure crime statistic reports from the Sheriff's office on a regular basis for presentation at the board meetings. Rick Verbanec suggested obtaining crime statistics from surrounding agencies for comparison.
- i. Presentations/Semiannual Meeting – President Carlton praised the efforts of Directors Fobes and Huntley that led to the successful semiannual meeting. Sherriff Nieto was an engaging speaker. She and her colleagues stayed over an hour after the presentation to ensure every person waiting in line with questions was tended to. President Carlton has thanked Sheriff Nieto and Chief Hoyne personally for their participation. Director Huntley is setting up meetings with the Fire Chief and PBCSD for the October 29 Semiannual Meeting, and coordinating with California Highway Patrol (CHP) on the Age Well Drive Smart Workshop scheduled for September 10th.

- j. Roads and Traffic – Chair Bruno reported PBCo has provided a list of 2023/24 drainage improvement and paving projects (attached) totaling 339,000 sq. ft. of roadway. Peter Brown provided a report of collisions from 3/15 – 5/15/23 – there were 10 with no injuries. PBCSD continues the long-term undergrounding of overhead utility lines in an effort to reduce power outages during storms. Focused patrol of sites where 20% of all speeding citations are issued was discussed. Regarding the PBCSD Traffic Enforcement Status Report chart of Vehicle Traffic and Speed Statistics at Higher Speed Locations, Chair Bruno, in the interest of pedestrian safety, requested data on smaller streets list speeds with a lower limit of 36mph instead of 41mph. Director Froke suggested adding to the report or informing CHP of the time of day of high speeds. The ARB will not add to permits Chair Bruno’s suggested condition that requires the contractor to provide traffic control when construction vehicles are parked on roads.
 - k. Hiking and Equestrian Trails (HETC) – Chair Ogle reported the next meeting is July 12. PBCo is getting caught up on storm damage repair. He will arrange a meeting with Director Bruno and Mr. Brooke Phayer regarding the issue of pedestrians walking on the roadways and possible solutions.
8. **Pebble Beach Community Services District:** General Manager Niccum reported the June board meeting will consider approval of the 2023/24 PBCSD budget, and an extension of the CHP contract another year with added patrol hours for special events. Testing of the functionality of all fire hydrants is complete.
9. **Pebble Beach Company:** Dawn Mathes reported a letter was sent via email to property owners that details the new traffic and circulation patterns to be in effect for the US Women’s Open. For heightened security, new gate arms have been installed that will raise and lower quickly before/after each vehicle in both visitor and resident lanes. The new web portal for property owners to enter guests to be cleared through the gates themselves will be functional in the next six months. A concrete barrier was installed at the Highway One Gate. Segways/tours are now banned from Pebble Beach.
10. **Del Monte Forest Conservancy (DMFC):** Director Anderson reported on the meeting held May 17th. New tenants have rented the Casita de Lemos (Gingerbread House) for a year. They are naturalists and sympathetic to the Conservancy’s cause. PBC Foundation awarded DMFC for the second year a Youth Education Program grant; the youth program has 100 sessions planned this year, up from 38 in its 2022 initial year.
11. **Old Business:** No old business.
12. **New Business:** No new business.
13. **Closed Session:** There was no closed session held.
14. **Adjournment:** The meeting adjourned at 4:44 p.m.

Respectfully submitted by Laura Paxton for Secretary Hy Rothstein

Next Meeting: Monday, July 10, 2023 – 4:00 PM
Pebble Beach Community Services District Board Room
3101 Forest Lake Road, Pebble Beach

PEBBLE BEACH COMPANY: 2023 ROAD PROJECTS

5/25/2023

| <u>PROJECTS</u> | <u>Priority</u> | <u>Square Ft.</u> | <u>Schedule</u> |
|---|-----------------|-----------------------|-----------------|
| Repave: | | | |
| SFB Morse Drive - Gate House to Congress (PBC) | 1 | 95,742 | September |
| Sloat - Stevenson to Lopez (PBC) | 2 | 60,464 | September |
| Portola / Sombria - Past Drake (PBCSD / PBC) | 3 | 60,000 | September |
| Ondulado - Grand Junction to Alva (PBCSD / PBC) | 4 | 55,200 | September |
| Oak Knoll - Elk Run to Sloat (PBC) | 5 | 20,850 | September |
| Paradise Park - Sloat to Majella (PBC) | 6 | 20,250 | September |
| Galleon - Oak Knoll to Oak Knoll (PBC) | 7 | 15,456 | September |
| Treasure - Sloat to Majella (PBC) | 8 | 11,070 | September |
| <u>TOTAL</u> | | <u>339,032</u> | |
| 3 Miles | | | |

ROAD DRAINAGE IMPROVEMENTS - REAL ESTATE

- RATIONALE**
- Storm drainage infrastructure is undersized and failing in many areas of the DMF road system.
 - Drains are incapable of handling large flows from winter storms and have caused localized flooding.
 - Asphalt berms help contain roadway runoff and channel to drain inlets.
 - Annual upgrades are necessary to ensure that overall drainage system functions properly.
- SCOPE**
- Remove deteriorated sections of storm drainage pipe.
 - Replace with high strength plastic drain pipe and upsize as appropriate.
 - Install new asphalt berms and drain boxes.
 - Restore roadside drainage channels.
- SFB & Morse Drive (48" Pipe)
 Berm Replacement / Drainage Swale Improvements (various locations)
 SFB & Morse Drive (36" Pipe)
 Stevenson & Herders Road Drainage Improvements
 3079 Hermitage Easement Drain Replacement
 Majella Road Swale
 Sombria Road Drain Replacement
 Ocean Road Drainage Improvements
 Lopez & Sloat Drainage Replacement
 2927 Colton Road Drainage Improvement
 Ronda and Cortez Drainage Improvements
 Purchase V64 & U21 Drain Grates
- SCHEDULE / STATUS**
- Summer / Fall 2023.
- ISSUES**
- Local traffic impacts due to road closures and detours.