

DEL MONTE FOREST PROPERTY OWNERS (DMFPO)
Board of Directors Meeting
Monday, July 10, 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
Charles Delahay – Treasurer
LeBon Abercrombie

Bart Bruno
Charles DeWitt
Jacqueline Fobes
Bob Ogle
Katie Spitz
Ned Van Roekel

DIRECTORS ABSENT: Lisa Huntley

OTHERS PRESENT:

Mike Niccum, General Manager, PBCSD
Jim Barta, DMFPO member
Bonnie DeWitt, DMFPO 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 June 12, 2023 meeting were approved as presented.
6. **Reports of Representatives & Observers**
 - a. **Architectural Review Board (ARB):** Director Bruno reported there was one item at the June 29th meeting and it was recommended for approval. The ARB and PBCo have agreed to add the condition suggested by Chair Bruno to construction permits requiring contractors to provide traffic control when construction vehicles are parked on roads.
 - b. **County Land Use Advisory Committee (LUAC):** Director Bruno reported on the meeting held June 15th concerning property line adjustments for two projects: the 17 Mile Drive project was complex with PBC granting a variance from the required two car garage with every new home; both projects were recommended for approval.
 - c. **Community Advisory Board (CAB):** Next meeting is August 2nd.
 - d. **Pebble Beach Community Services District:** Director Fobes reported on the meeting held June 30, 2023 and provided the agenda. The 2023/24 budget of \$30.3 million was approved. Property taxes make up 81% of the budgeted revenue. Garbage and sewer fees were raised however Pebble Beach rates are significantly lower than most surrounding communities. Pebble Beach Fire Department responded as mutual aid with 5 units and drones to the Pacific Grove Victorian house fire, the drones a great

help with lighting and sensing combustion points. The goats continue to consume vegetative fire fuel. The PulsePoint phone app that could eventually replace the Code Red notification system currently in use was introduced. A PulsePoint feature not available with Code Red alerts citizens trained in CPR that someone nearby is in cardiac distress and needs help until professionals arrive. Residents can download the app and sign up now to participate (pulsepoint.org).

- e. **Open Space Advisory Committee:** No meeting was held during the period. Director Spitz announced an invasive New Zealand spinach weeding day this coming Saturday, July 15th 9:30am at China Rock.

7. Accept Reports of Officers and Committees

- a. President Carlton reminded everyone of PBCSD Open House & Safety Day on July 29th.
- b. Vice President Anderson had no report.
- c. Secretary Rothstein had no report
- d. Treasurer Report – Treasurer Delahay reported for the fiscal (calendar) year through June 30, 2023, income is \$6,400 over budget, and expenses are approximately \$100 below budget. Balances in the checking and savings accounts are \$52,594 and \$21,619 respectively. The three certificate accounts totaling \$100,000 have generated \$1,323 in interest.

Treasurer Delahay noted that this year's budget anticipates drawing \$10,000 from reserves to cover expenses. A dues increase would cover the shortfall in coming years. He had determined 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 recommended since he is terming off the board the end of the year that he and the incoming treasurer consider whether to raise dues and to what amount.

- e. Membership – Chair Huntley was absent however provided a report of membership through June 30, 2023: Membership numbers are slowly increasing, down 3% from last year through June, down 4% through April. Donations are up 6.5%. New membership continues to fall short, down 52% from last year.
- f. Newsletter – Chair Van Roekel reported the July-September issue is about to be mailed.
- g. Website – Chair Abercrombie reported the website domain registration expired causing a short interruption; it was renewed for five years.
- h. Nominations/Bylaws & Safety – Chair Anderson had no report for Bylaws. President Carlton provided a crime report and gave highlights. She wondered whether contractors were advised on crime prevention when issued a permit. She hoped to obtain crime statistics from surrounding agencies for comparison when published in the October – December 2023 DMFPO newsletter. PBCSD contracting with CHP for enhanced law enforcement in the Forest appears to have effectively deterred all vandalism occurrences.
- i. Presentations/Semiannual Meeting – Chair Fobes reported the final Spanish Bay cost of the May 21st semiannual meeting was \$2,113.13. She thanked all who participated, and especially Pebble Beach Corporation. Arrangements are being made with the Fire

Chief and PBCSD for the October 29 Semiannual Meeting, and coordination is underway with International Transportation Network (ITN) Monterey County/California Highway Patrol (CHP) on the Age Well Drive Smart Workshop scheduled for September 10th. The flu shot clinic is set for October 4, 2023, open to the public. There is no pneumonia shot offered this year. VNA is determining COVID shots to be offered.

- j. Roads and Traffic – Chair Bruno reported the next meeting is August 24, 2023.
 - k. Hiking and Equestrian Trails (HETC) – Chair Ogle reported the next meeting has been rescheduled to Tuesday, July 18th from Wednesday, July 12.
8. **Pebble Beach Community Services District:** General Manager Niccum reported the US Women's Open event went very well with much law enforcement support. The drone footage significantly enhanced the televised presentation of the event. The goats are now at the Morse Gate.
9. **Pebble Beach Company:** There was no representative present. Mr. Niccum knew of no complaints regarding the new gate system. There appears a direct correlation between enhanced gate security and reduced crime.
10. **Del Monte Forest Conservancy (DMFC):** Director Anderson reported the next meeting is July 19, 2023.
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 4:33 p.m.

Respectfully submitted by Laura Paxton for Secretary Hy Rothstein

Next Meeting: Monday, August 14, 2023 – 4:00 PM
Pebble Beach Community Services District Board Room
3101 Forest Lake Road, Pebble Beach