

DEL MONTE FOREST PROPERTY OWNERS (DMFPO)
Board of Directors Meeting
Monday, August 14, 2023 – 4:00 PM
Pebble Beach Community Services District (PBCSD) Board Room

MINUTES

DIRECTORS PRESENT: Lucy Carlton – President
Charles Delahay – Treasurer
LeBon Abercrombie
Bart Bruno
Charles DeWitt
Jacqueline Fobes
Lisa Huntley
Bob Ogle
Katie Spitz

DIRECTORS ABSENT: Lynn Anderson – Vice President; Hy Rothstein – Secretary;
Ned Van Roekel

OTHERS PRESENT: Mike Niccum, General Manager, PBCSD
Nancy Caldwell, DMFPO member
Bonnie DeWitt, DMFPO member
Joseph Wiggins, DMFPO member
Jan Gerst, DMFPO member
David Goupil, 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:** Mr. Joseph Wiggins expressed his concern with the developing planned expansion of the Dunes Course Shelter leading to increased parking on already heavily-parked Old 17 Mile Drive and Sloat Road. Director Bruno, DMFPO representative to the Pebble Beach Architectural Review Board and an MPCC member, related that there is a significant increase in on-site parking planned for guests and employees. Only the kitchen area is to be expanded; restaurant seating will not be increased. Director Spitz advised Mr. Wiggins that Nikki Simon, Pebble Beach Company (PBC) Architectural Review office can provide the expansion plans, then Directors Spitz or Bruno can be contacted if Mr. Wiggins has further concerns.
5. **Minutes:** Minutes of the July 10, 2023 meeting were approved as presented.
6. **Reports of Representatives & Observers**
 - a. **Architectural Review Board (ARB):** Director Spitz reported there were three items at the July 27th and August 10th meetings that were recommended for approval. One project approved was not offensive, yet not iconic. One project reverted to 1929 architectural standards and was highly pleasing; Director Spitz felt current projects should all meet 1929 standards.

- b. **County Land Use Advisory Committee (LUAC):** Director Bruno reported on the meeting held August 3rd with the 1187 Lookout Road project coming back for review. There were various issues that led to another postponement of determination.
- c. **Community Advisory Board (CAB):** Minutes were provided for the meeting held August 2nd and attended by Director Anderson, absent at today's meeting.
- d. **Pebble Beach Community Services District (PBCSD):** Director Fobes reported on the meeting held July 28, 2023 and provided the agenda. Three burglaries occurred during the recent quarter reporting. Plans are being finalized for Car Week. Pebble Beach Fire Department responded to a structure fire that destroyed half the home on Outlook Drive in the Cypress Fire District, fueled by a wood shake roof and surrounding ornamental vegetation. An injured hiker was located in Rip Van Winkle Park by emergency personnel on all-terrain response vehicle. The goats are finishing fuel work and will soon be gone from the forest. Forest Lake Reservoir is a healthy 77% full. Road work on Ondulado Road, Portola Road, and Sombria Lane will begin on September 18th. The renovation of the PBCSD administrative and fire department areas will begin after the AT&T Pro-Am. PBCSD holds no August board meeting.
- e. **Open Space Advisory Committee:** No meeting was held during the period. Director Spitz reported on the weeding day held Saturday, August 12th with 20 volunteers in attendance pulling mustard, spinach, and sea rocket non-native plants. Stevenson School is initiating a class in local ecology; students may provide community service in Pebble Beach with the group.

7. Accept Reports of Officers and Committees

- a. President Carlton had no report.
- b. Secretary Rothstein was absent.
- c. Treasurer Report – Treasurer Delahay reported for the fiscal (calendar) year through July 31, 2023, income is \$7,000 over budget, and expenses are in line with the budget. Balances in the checking and savings accounts are approximately \$47,000 and \$21,000 respectively.

The review/approval of the 2022 compiled financial statements was postponed to next board meeting to allow Treasurer Delahay time for a more thorough review.
- d. Membership – Chair Huntley provided a report of membership through July 31, 2023: Memberships are down 15 from last year however donations are up. New membership continues to fall short, down 50% from last year. The new computerized gate system being installed by PBC will provide opportunity for DMFPO to solicit property owners for membership.
- e. Newsletter – Chair Van Roekel was absent. The article deadline for the July-September issue is August 25th.
- f. Website – Chair Abercrombie reported routine updates are being made.
- g. Nominations/Bylaws – Chair Anderson was absent.
- h. Safety – Director Carlton provided a report of crime statistics through July 2023 and gave highlights. (The three burglaries reported by Director Fobes under PBCSD above were not included in the report presented by Director Carlton: reconciliation is needed.)

- i. Presentations/Semiannual Meeting – Chair Fobes reported that next year’s table at the PBCSD Open House will be more attractive. Arrangements are being made with the Fire Chief, PBCSD, and Spanish Bay 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. The ARB and PBC 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.
 - k. Hiking and Equestrian Trails (HETC) – Chair Ogle provided minutes for the meeting held July 18th. Mr. Phayer will be contacting Dawn Mathes, PBC to determine the owner of the north edge of Bird Rock Road along the MPCC course down to 17 Mile Drive. If the owner is amenable, he will coordinate the installation of a walking path along a portion of that road edge. Maintenance of the Green Trail may be aided by California American Water rerouting its main line off a segment of the trail.
- 8. Pebble Beach Community Services District:** General Manager Niccum reported the goats are now gone. The administration area renovation will only involve new carpet in the boardroom; organizational meetings most likely won’t be interrupted. The Household Hazardous Waste and e-Waste Collection Event was very successful with approximately the same number of vehicles as last year.
- 9. Pebble Beach Company:** There was no representative present.
- 10. Del Monte Forest Conservancy (DMFC):** There was no representative present.
- 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 4:45 p.m.

Respectfully submitted by Laura Paxton for Secretary Hy Rothstein

Next Meeting: Monday, September 11, 2023 – 4:00 PM
Pebble Beach Community Services District Board Room
3101 Forest Lake Road, Pebble Beach