

**DEL MONTE FOREST PROPERTY OWNERS (DMFPO)**  
Board of Directors Meeting  
Monday, September 11, 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

Jacqueline Fobes  
Lisa Huntley  
Katie Spitz  
Ned Van Roekel

**DIRECTORS ABSENT:** Bob Ogle, Charles DeWitt

**OTHERS PRESENT:** Mike Niccum, General Manager, PBCSD  
Peter Brown, Director of Security, Pebble Beach Company  
Nancy Caldwell, 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:** None
5. **Minutes:** Minutes of the August 14, 2023 meeting were approved as presented.
6. **Reports of Representatives & Observers**
  - a. **Architectural Review Board (ARB):** Director Spitz reported on the meeting held August 31<sup>st</sup>. One project was easily approved. Another planned project on 17 Mile Drive was continued due to the commercial look of the architecture. Director Spitz quoted from the provided minutes the details of the ARB determination to continue the project, and provided a plan rendering.
  - b. **County Land Use Advisory Committee (LUAC):** Director Bruno reported on the meeting held September 7<sup>th</sup> with one item, a Sunridge Road project that met all permit and design standards and was approved.
  - c. **Community Advisory Board (CAB):** Next meeting December 13<sup>th</sup>.
  - d. **Pebble Beach Community Services District (PBCSD):** Director Fobes reported that, as has been past practice, there was no August board meeting.
  - e. **Open Space Advisory Committee:** The minutes of the August 30<sup>th</sup> meeting were provided. Director Spitz gave highlights and noted that a weeding day will be held Saturday, September 16<sup>th</sup> at 9:30am south of China Rock.

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

- a. President Carlton thanked Directors Fobes and Huntley for the successful Age Well Drive Smart seminar that they headed.
- b. Secretary Rothstein had no report.
- c. Treasurer Report – Treasurer Delahay reported for the fiscal (calendar) year through August 31, 2023, income is \$7,400 over budget, and expenses are in line with the budget. Balances in the checking and savings accounts are approximately \$41,135 and \$21,620 respectively. Treasurer Delahay, after recently analyzing the financial position of the organization, found that the projected large budget deficit determined at the beginning of the year had not materialized and recommended the dues not be increased in 2024.

**It was moved by Director Van Roekel, seconded by Director Bruno, and unanimously carried to approve the DMFPO 2022 compiled financial statements.**

- d. Membership – Chair Huntley provided a report of membership through August 31, 2023: Memberships are down 7 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 reported the October – December 2023 issue of the newsletter was in the production process with mailing anticipated the first of October.
- f. Website – Chair Abercrombie reported routine updates are being made.
- g. Nominations/Bylaws – Chair Anderson reported Director Fobes had been appointed to the Nominations Committee to achieve the five members called for in the bylaws. The Nominations Committee met on September 7<sup>th</sup>.
- h. Safety – Director Carlton provided a report of crime statistics through August 2023 and gave highlights. Director Carlton provided an article on crime statistics comparisons between Pebble Beach and surrounding local jurisdictions for the upcoming newsletter.
- i. Presentations/Semiannual Meeting – Chair Fobes reported the Age Well Drive Smart Workshop on September 10<sup>th</sup> had 64 in attendance. The flu shot clinic is set for October 4<sup>th</sup>, open to the public. There is no pneumonia shot offered this year. VNA is determining COVID shots to be offered. Arrangements are being made with the Fire Chief and PBCSD for a “Fire Wise” presentation at the October 29<sup>th</sup> Semiannual Meeting.
- j. Roads and Traffic – Chair Bruno provided minutes of the meeting held August 24, 2023 and gave highlights.
- k. Hiking and Equestrian Trails (HETC) – Chair Ogle was absent. Next meeting is (rescheduled to) October 24<sup>th</sup>.

8. **Pebble Beach Community Services District:** General Manager Niccum reported the Household Hazardous Waste Event was very successful with approximately 400 vehicles coming through – the event being important for fire safety with resident garages cleared of combustibles. A recent email was received from an Indian Village neighbor concerning use of the fire pit there – the fire department and DMFC will be responding to the neighbor on low fire risk assurance measures in place at Indian Village.

9. **Pebble Beach Company (PBC):** Peter Brown reported he is now the primary point of contact for DMFPO due to Dawn Mathes having recently left PBC. The PURE Insurance Championship golf tournament is next week however is much lower key than other events. Paving projects begin next week; the Morse Gate may be closed for 3 days during the paving. Installation of a 30" water main on Colton Road will take several weeks however the road remains open during non-construction hours.
10. **Del Monte Forest Conservancy (DMFC):** Director Anderson reported the next board meeting is September 20<sup>th</sup>. The DMFC Property Management Committee met on August 30<sup>th</sup> and discussed the Indian Village neighbor concern. The Pebble Beach Fire Department did not recommend ceasing use of the fire pit. There will be fire safety requirements posted near the pit with a fire department contact number to be called when a fire is being lit, and instructions to remove any unused firewood when leaving.
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 4:37 p.m.

*Respectfully submitted by Laura Paxton for Secretary Hy Rothstein*

**Next Meeting: Monday, October 9, 2023 – 4:00 PM**  
Pebble Beach Community Services District Board Room  
3101 Forest Lake Road, Pebble Beach