

**DEL MONTE FOREST PROPERTY OWNERS (DMFPO)**  
Board of Directors Meeting  
Monday, November 13, 2023 – 4:00 PM  
Pebble Beach Community Services District (PBCSD) Board Room

**MINUTES**

**DIRECTORS PRESENT:** Lynn Anderson – Vice President      Lisa Huntley  
Charles Delahay – Treasurer      Bob Ogle  
LeBon Abercrombie      Ned Van Roekel  
Charles DeWitt

**DIRECTORS ABSENT:** Lucy Carlton – President, Hy Rothstein – Secretary, Bart Bruno,  
Jacqueline Fobes, Katie Spitz

**OTHERS PRESENT:** Mike Niccum, General Manager, PBCSD  
Peter Brown, Director of Security, Pebble Beach Company (PBC)  
Maureen Lyon, DMFPO board member candidate  
David Goupil, DMFPO member  
Bonnie DeWitt, DMFPO member  
Mary Housel, Pebble Beach resident  
Laura Paxton – Board Clerk

1. **Call to Order:** Vice President Anderson 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 October 9, 2023 meeting were approved as presented.
6. **Reports of Representatives & Observers**
  - a. **Architectural Review Board (ARB):** Directors Bruno and Spitz were absent; reports were deferred to a future meeting.
  - b. **County Land Use Advisory Committee (LUAC):** Director Bruno was absent.
  - c. **Community Advisory Board (CAB):** Next meeting December 13<sup>th</sup>.
  - d. **Pebble Beach Community Services District (PBCSD):** Director Fobes was absent.
  - e. **Open Space Advisory Committee:** Next meeting November 15<sup>th</sup>.
7. **Accept Reports of Officers and Committees**
  - a. The DMFPO holiday party will be held at the home of President Carlton on December 15, 2023. Volunteers to assist with moving furniture for the event would be appreciated.
  - b. Secretary Rothstein was absent.

- c. Treasurer Report – Treasurer Delahay reported for the fiscal (calendar) year through October 31, 2023, income is approximately \$8,400 over budget, and expenses are in line with the budget. Interest on CDs is over \$2,000 with maturity in January 2024. Combined balance in the checking and savings accounts is \$51,603.03.
- d. Membership – Chair Huntley provided a report of membership through October 31, 2023: Memberships are now 4 over last year and donations are up approximately 10%.
- e. Newsletter – Chair Van Roekel reported articles for the January – March 2024 issue are due this Friday including one from PBC on the new AT&T Pro-am Tournament format and the president’s 2024 membership appeal letter.
- f. Website – Chair Abercrombie reported the audio from the October 29<sup>th</sup> semiannual meeting is posted to the home page – the website background statistics giving the number of hits on the audio is not accessible at this time. An article on the 2024 AT&T Pro-am has also been posted.
- g. Nominations/Bylaws – Chair Anderson presented the following 2024 slate of officers and board appointment, to be voted on at the December 11<sup>th</sup> board meeting:
  - President – Lynn Anderson, Vice President – Bart Bruno, Secretary – Hy Rothstein, Treasurer – Ned Van Roekel
  - Board Appointment – Maureen Lyon

There were no suggestions otherwise from the floor.

- h. Safety – Director Carlton provided a report of crime statistics through September from the Monterey County Sheriff’s Office.
  - i. Presentations/Semiannual Meeting – Director Huntley reported a successful Semiannual Meeting on October 29<sup>th</sup> at The Inn at Spanish Bay, with Fire Department Chiefs, and PBCSD giving a “Fire Wise” presentation. There were 160 attendees. Director Huntley has received more resident questions regarding the presentation that she submitted to Chief Nunez and is awaiting response.
  - j. Roads and Traffic – Chair Bruno was absent. The next meeting is this Thursday.
  - k. Hiking and Equestrian Trails (HETC) – Chair Ogle provided the minutes of the meeting held October 11<sup>th</sup> and gave a recap. He plans to meet with HETC members and PBC regarding the planned Green Trail path for horses around China Rock; the meeting will take place at China Rock on December 13<sup>th</sup> or 14<sup>th</sup> for anyone interested.
8. **Pebble Beach Community Services District:** General Manager Niccum reported the October 27<sup>th</sup> meeting was routine. A law enforcement status update was presented; the Zombie Run and Emergency Preparedness Fair was very successful with the race registration limit of 500 sold out two months prior to the event; the current phase of undergrounding utility lines is wrapping up with PG&E breaking off phone poles above remaining Comcast and AT&T lines signifying that PG&E has completed undergrounding its higher lines; and the PBCSD fall newsletter is coming out soon. Mr. Niccum thanked DMFPO for the semiannual meeting invitation to speak; all community face time with residents that the Fire Department can get is very much appreciated.

9. **Pebble Beach Company (PBC):** Peter Brown also felt the semiannual meeting was a great success with much important information shared. He reported that a two-hour power outage two days ago was due to a blown transformer on El Bosque Road. The extent of the outage was much larger than could be explained by this one transformer failing – investigation continues to determine why the outage was so far reaching. Preparations are beginning for the 2024 AT&T Pro-am. The planned automated gate system with web portal and phone application available to residents for logging guest clearance, paying road fees, and updating information for receiving emblems is in development. A prototype is anticipated to be ready in two months with final development five months away. A coordinated PBC/DMFPO seminar held two months before system launch would be a good forum for educating the community on functions and use.
10. **Del Monte Forest Conservancy (DMFC):** Director Anderson reported the next meeting is scheduled for November 29<sup>th</sup>.
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 4:26 p.m.

*Respectfully submitted by Laura Paxton for Secretary Hy Rothstein*

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