

DEL MONTE FOREST PROPERTY OWNERS (DMFPO)
Board of Directors Meeting
Monday, December 11, 2023 – 4:00 PM
Pebble Beach Community Services District (PBCSD) Board Room

MINUTES

DIRECTORS PRESENT: Lucy Carlton – President, Charles DeWitt
Lynn Anderson – Vice President Jacqueline Fobes
Hy Rothstein – Secretary Lisa Huntley
Charles Delahay – Treasurer Bob Ogle
LeBon Abercrombie Katie Spitz
Bart Bruno Ned Van Roekel

DIRECTORS ABSENT: None

OTHERS PRESENT: Nick Becker, Deputy General Manager, PBCSD
Susan Merfeld, Senior Vice President, Community Affairs/
President, Pebble Beach Company Foundation, Pebble Beach
Company (PBC)
Maureen Lyon, DMFPO board member candidate
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 November 13, 2023 meeting were approved as presented.
6. **Reports of Representatives & Observers**
 - a. **Architectural Review Board (ARB):** Director Spitz provided minutes and reported on the meeting held November 16, 2023. Four new projects were all approved.
 - b. **County Land Use Advisory Committee (LUAC):** Director Bruno provided agendas and reported on the meetings held November 16 and December 7, 2023. Three large square footage projects (two 13,000 sqft+) were considered at the first meeting, and a well-planned/positioned accessory dwelling unit (ADU) was approved at the second.
 - c. **Community Advisory Board (CAB):** Next meeting December 13th.
 - d. **Pebble Beach Community Services District (PBCSD):** Director Fobes provided the agenda and reported on the meeting held December 8, 2023. The District received a “clean” audit of financials for the fiscal year ending June 30, 2023. A fire on Larkin Road originating from an overheated electrical socket was quickly extinguished. The Pebble

Beach Fire Department's eight drone pilots are among those premier in the state. Three fourteen-member inmate crews are available this year for fire fuel clearance work in Pebble Beach at a very affordable rate. Planning for the January 31 – February 4, 2024 AT&T Pro-am Tournament is underway; the new tournament design has 50 top players in the PGA playing on only two courses—Pebble and Spyglass, and with no celebrity focused events to be held. The District facility improvements commencing in the spring will have little impact on boardroom use by DMFPO; only the carpeting will be upgraded.

- e. **Open Space Advisory Committee:** Director Spitz provided minutes and reported on the meeting held November 15, 2023. Director Spitz is terming off the board December 31st however will remain a member of HETC.

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

- a. The DMFPO holiday party will be held at President Carlton's home on December 15th.
- b. Secretary Rothstein had no report.
- c. Treasurer Report – Treasurer Delahay reported for the fiscal (calendar) year through November 30, 2023. Income is approximately \$8,600 over budget, and expenses are in line with the budget. The balance of interest made on CDs is \$2,700 with maturity in January 2024. Combined balance in the checking and savings accounts is \$145,782.87. Director Delahay thanked the board for allowing him the position of treasurer during his term. Since he is unable to attend Director Carlton's holiday party and terms off the board on December 31st, he took the opportunity today to sincerely wish everyone a very happy holiday season.
- d. Membership – Chair Huntley provided a report of membership through November 30, 2023: Memberships are now 10 over last year and donations are up approximately 10%.
- e. Newsletter – Chair Van Roekel reported all articles are in and the January – March 2024 issue is in production.
- f. Website – Chair Abercrombie reported that for the first time a pay to attend event has been posted to the DMFPO website—the Church in the Forest Carols in the Forest.
- g. Nominations/Bylaws

It was moved by Director Anderson seconded by Director Ogle, and unanimously carried to appoint Maureen Lyon to the DMFPO board beginning January 1, 2024.

It was moved by Director Ogle, seconded by Director DeWitt, and unanimously carried to appoint as 2024 DMFPO board officers: President–Lynn Anderson, Vice President–Bart Bruno, Secretary–Hy Rothstein, Treasurer–Ned Van Roekel

- h. Safety – Director Carlton provided a report of crime statistics through November from the Monterey County Sheriff's Office and gave highlights.
- i. Presentations/Semiannual Meeting – Director Fobes, terming off the board December 31st, thanked everyone who supported DMFPO events during her term on the board and chairmanship of the Presentations Committee, especially PBC that provides the Semiannual Meeting room and audio/visual at no charge and only this year raised food and drink rates since 2021.

- j. Roads and Traffic – Chair Bruno provided minutes of the meeting held November 16, 2023, and deferred to Director DeWitt to report since he chaired the meeting in Chair Bruno’s absence. Director DeWitt gave highlights of the meeting.
 - k. Hiking and Equestrian Trails (HETC) – Chair Ogle reported 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 14th at 1:30pm for anyone interested. Chair Ogle had also met with a group of property owners regarding a separate issue related to the Green Trail that is being worked through.
8. **Pebble Beach Community Services District:** Deputy General Manager Becker reported the Fall/Winter PBCSD newsletter has been mailed out. Phase IV design of undergrounding overhead utility lines is anticipated to take 1.5 years and cover 3.5 miles of undergrounding, with $\frac{3}{4}$ of the extent being through forested area where storm outages have occurred, as opposed to undergrounding only road edge lines as in the past.
9. **Pebble Beach Company (PBC):** Peter Brown was absent. Susan Merfeld was in attendance and will be the PBC representative to the DMFPO board meetings from this point forward.
10. **Del Monte Forest Conservancy (DMFC):** Director Anderson reported on the meeting held November 29, 2023, stating DMFC is financially sound, six residential conservation easements conveyed to DMFC have been finalized; and the current board officers will remain for 2024.
11. **Old Business:** President Carlton, terming off the board on December 31st, thanked and commended each board member individually for their support and detailed the contribution of each to the organization. Administrator Paxton was presented a gift of an orchid for her services.
12. **New Business:** No new business.
13. **Closed Session:** There was no closed session held.
14. **Adjournment:** The meeting adjourned at 4:49 p.m.

Respectfully submitted by Laura Paxton for Secretary Hy Rothstein

Next Meeting: Monday, January 8, 2023 – 4:00 PM
Pebble Beach Community Services District Board Room
3101 Forest Lake Road, Pebble Beach