

**DEL MONTE FOREST PROPERTY OWNERS (DMFPO)**  
Board of Directors Meeting  
Monday, January 8, 2024 – 4:00 PM  
Pebble Beach Community Services District (PBCSD) Board Room

**MINUTES**

**DIRECTORS PRESENT:** Lynn Anderson – President, LeBon Abercrombie  
Bart Bruno – Vice President Lisa Huntley  
Hy Rothstein – Secretary Maureen Lyon  
Ned Van Roekel – Treasurer Bob Ogle

**DIRECTORS ABSENT:** Charles DeWitt

**OTHERS PRESENT:** Mike Niccum, General Manager, PBCSD  
Peter Brown, Director of Security, Pebble Beach Company (PBC)  
David Goupil, DMFPO member  
Melody Pfingsten, DMFPO member  
Laura Paxton – Board Clerk

1. **Call to Order:** 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 December 11, 2023 meeting were approved as presented.
6. **Reports of Representatives & Observers**
  - a. **Architectural Review Board (ARB):** Director Spitz was absent. There were no meetings.
  - b. **County Land Use Advisory Committee (LUAC):** There were no meetings held.
  - c. **Community Advisory Board (CAB):** President Anderson reported on the meeting held December 13<sup>th</sup>. Draft minutes are available.
  - d. **Pebble Beach Community Services District (PBCSD):** Director DeWitt was absent. There was no meeting held during the period.
  - e. **Open Space Advisory Committee:** Director Ogle advised the next meeting is set for March 13, 2024.
7. **Accept Reports of Officers and Committees**
  - a. President Anderson expressed her gratitude for the board supporting her presidency. She stated that her door is open to suggestions, and she welcomed new board officers and new Director Lyon. She acknowledged Past President Carlton's hosting at her home a wonderful Christmas party on December 15<sup>th</sup>.
  - b. Secretary Rothstein had no report.

- c. Treasurer Report – Treasurer Van Roekel reported for the fiscal (calendar) year through December 31, 2023. The CD investments mature in January 2024. Treasurer Van Roekel provided the 2024 Draft DMFPO budget for directors’ review prior to consideration at next month’s board meeting.
  - d. Membership – Chair Huntley provided a report of membership through December 31, 2023: Membership is flat and donations are up \$500 from last month. Chair Huntley is working with Peter Brown on membership solicitation potential with the new entry gate web portal system.
  - e. Newsletter – Chair Van Roekel reported the January – March 2024 issue is out.
  - f. Website – Chair Abercrombie reported updating email addresses for new officers.
  - g. Nominations/Bylaws – Chair Lyon is getting settled in to her new position.
  - h. Safety – Chair DeWitt was absent.
  - i. Presentations/Semiannual Meeting – Chair Huntley reported that the May Semiannual Meeting speaker is yet to be determined—suggestions are welcomed.
  - j. Roads and Traffic – Chair Bruno noted that halfway through the winter there have been no major road issues—PBC is doing a terrific job. Next meeting is February 22<sup>nd</sup>.
  - k. Hiking and Equestrian Trails (HETC) – Chair Ogle provided minutes of the meeting held January 3<sup>rd</sup>. He reported a meeting with HETC members and PBC regarding the planned Green Trail path for horses around China Rock will be held in January for anyone interested in participating. Chair Ogle stated that Katie Spitz will continue as a member of the HETC. She will host another weeding event on January 13<sup>th</sup> in the China Rock area.
8. **Pebble Beach Community Services District:** General Manager Niccum reported two pump station upgrades are underway at Crocker Grove and Fanshell Beach. Phase IV 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; only the utility line poles are left to be removed for Phase III of the project. Mr. Niccum thanked DMFPO for including an article on Bruce Cowan’s passing in the latest newsletter: he was instrumental in eradicating pampas grass from the forest. PBCSD continues to take his lead and is currently focusing on the removal of fire-prone non-native species with genista being particularly tough to eradicate.
9. **Pebble Beach Company (PBC):** Peter Brown reported the seawall to be installed at Fanshell Beach (over three years to work around seal pupping seasons) was approved by the Coastal Commission; it will protect the PBCSD pump station there, the road, and will allow a walking path for hikers. The board walk will be replaced once intense winter storms subside. Mr. Niccum stated PBCSD will help fund removal of sand from the walking path that storms washed up along the ocean side of 17 Mile Drive since walkers are currently using the bike lane creating a safety issue for them and cyclists.

Mr. Brown reported on the new format for the AT&T tournament. The gate web portal system has been in development since the end of December; rollout is anticipated in the April/May timeframe with system testing the end of January. The system will not go live until the community is prepared via workshops and notifications.

**10. Del Monte Forest Conservancy (DMFC):** No meeting was held.

**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 4:39 p.m.

*Respectfully submitted by Laura Paxton for Secretary Hy Rothstein*

**Next Meeting: Monday, February 12, 2024 – 4:00 PM**  
Pebble Beach Community Services District Board Room  
3101 Forest Lake Road, Pebble Beach