

**DEL MONTE FOREST PROPERTY OWNERS (DMFPO)**  
Board of Directors Meeting  
Monday, February 12, 2024 – 4:00 PM  
Pebble Beach Community Services District (PBCSD) Board Room

**MINUTES**

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

**DIRECTORS ABSENT:** Hy Rothstein – Secretary

**OTHERS PRESENT:** Katie Spitz, DMFPO ARB Representative  
Mike Niccum, General Manager, PBCSD  
Peter Brown, Director of Security, Pebble Beach Company (PBC)  
Rick Verbanec, PBCSD Board member/OSAC Chair  
Bonnie DeWitt, DMFPO member  
David Goupil, DMFPO member  
Melody Pfingsten, DMFPO member  
Joanne Faulkner, 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:** President Anderson requested a closed session be added to the end of the meeting. **M/S/C to approve the agenda with closed session added.**
3. **Special Agenda Items:** None
4. **Public Comment:** None
5. **Minutes:** Minutes of the January 8, 2024 meeting were approved as presented.
6. **Reports of Representatives & Observers**
  - a. **Architectural Review Board (ARB):** Katie Spitz gave a brief overview of ARB history, quoting SFB Morse of the Del Monte Properties Company, predecessor to Pebble Beach Company (PBC) as saying, “All our deeds and contracts of sale contain clauses stating that plans and specifications shall be approved by Del Monte Properties Company. Such restrictions are imposed for the purpose of creating on the Monterey Peninsula a group of communities which will typify the highest ideal of American life, be harmonious with themselves, and preserve the natural beauties which are our heritage and which will prevent the erection of undesirable and inharmonious buildings that would depreciate those of our neighbors.” Ms. Spitz noted the types of construction requiring ARB review, from inside painting and cabinetry to driveway installation—basically any planned work that will be performed by a contractor or worker requires ARB review.

Installation of a generator requires review and installation must follow County permit requirements. Mr. Niccum briefed the board on the difficulty of modifying for noise suppression generator already installed, it should be done when originally installed. Ms. Spitz will follow up on detailed County ordinance language with regard to hours of generator operation allowed.

Ms. Spitz provided minutes of the meeting held January 25<sup>th</sup>, and gave an overview of the February 8<sup>th</sup> meeting held. A small pavilion, 74 square feet, was reviewed that had two walls of mirrors. There was concern regarding reflectivity—disturbance to wildlife, neighbors, trees/vegetation. The planned mirrors were determined to be designed as low reflectivity and, to address bird strike concerns, to include opaque “fritz” or “stickers” integrated into the glass surface. This planned pavilion appears to be the first of its kind and ARB is proceeding cautiously in setting precedence. A second project reviewed exceeded floor to area ratio however was allowed by a grandfathered clause; a generator to be installed will be moved closer to the home away from the neighbor per ARB request. Ms. Spitz circulated a schematic of a new residence planned on 17 Mile Drive that has a very large roof deck—ARB is working to write guidelines in an attempt to reduce the allowed size of roof decks: An additional project reviewed reduced its roof deck by 50%. Another project on 17 Mile Drive, a very modern design residence with a pool along the golf course (photo circulated), was re-reviewed and deferred for addition of some type of fencing around the pool that is allowed along the golf course boundary.

Ms. Spitz reported 30 weed pullers from Pebble Beach, Monterey, DLI, and Pacific Grove were on hand in the area of China Rock on February 10<sup>th</sup>. There are 3-5 more days of work to be done however much was achieved. She brought samples of French Broom (genista) and acacia plants that are highly invasive and highly flammable.

- b. **County Land Use Advisory Committee (LUAC):** Director Bruno provided the agenda and reported on the meeting held January 18<sup>th</sup>. Plans for a residence on 17 Mile Drive incorporates one of two towers on either side of the main downstairs as an ADU. Another project on Coral Drive along the golf course required pool fencing. Both passed LUAC.
- c. **Community Advisory Board (CAB):** President Anderson reported no meeting held.
- d. **Pebble Beach Community Services District (PBCSD):** Director DeWitt was unable to attend the meeting held January 26, 2024. Going forward, Director DeWitt would like to focus his remarks on any DMFPO follow up actions needed to represent the community stemming from the PBCSD board meetings, and defer to the PBCSD general manager to report meeting content.
- 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 had no report.
- b. Secretary Rothstein was absent.
- c. **Treasurer Report** – Treasurer Van Roekel reported for the fiscal (calendar) year through January 31, 2024. The three investment CD accounts matured in January and were replaced with a single CD account that matures in nine months: \$103,000 at 5% per year that is liquid for a small penalty.

**Moved by Director DeWitt, seconded by Director Bruno, and unanimously carried 8-0 to approve the 2024 DMFPO budget with the addition of \$6,000 to events and Semiannual Meeting budget lines.**

- d. Membership – Chair Huntley provided a report of membership through January 31, 2024: Membership is level with last year. Chair Huntley is working on possible methods to increase membership.
  - e. Newsletter – Chair Van Roekel reported awaiting articles due February 23<sup>rd</sup> for the April – June 2024 issue.
  - f. Website – Chair Abercrombie reported updating board member information and encouraged review for accuracy.
  - g. Nominations/Bylaws – Chair Lyon reported the committee met today to interview David Goupil being considered for board appointment. The three vacant board seats are planned to be filled by staggering appointments throughout this year.
  - h. Safety – Chair DeWitt provided crime statistics through January 2024 from Monterey County Sheriff's Office and gave highlights. Chair DeWitt prepared and provided a draft charter for Safety Committee formation (attached to these minutes) per President Anderson's direction. Mr. Niccum will work on having law enforcement and fire representatives attend the committee meetings. Mr. Brown's input into the charter from his PBC safety perspective was welcomed. Automated Sheriff's Office notification to shelter in place was not received uniformly; Director DeWitt would like to work to better the notification processes. President Anderson requested Chair DeWitt provide an article for the upcoming newsletter on how to ensure contact by the County during extreme events. Director Ogle suggested the committee, if within its purview, inform residents as to whether it is beneficial to obtain a generator for medical necessity, the best types, and how the process is handled; President Anderson will follow up with Katie Spitz, DMFPO ARB representative who is researching noise requirements for generators, on her knowledge of generator installation for medical necessity. Director Lyon suggested the committee consider a topic on alternatives for internet and cell service when interrupted by storms. There was no action intended or taken on committee formation.
  - i. Presentations/Semiannual Meeting – Chair Huntley will consider the topic of emergency preparedness for the fall semiannual meeting. She reported that the May semiannual meeting speaker is Will Bullas, local comedic artist. Seminars this year will focus on the new gate security system once the PBC timeline for program launch firms up.
  - j. Roads and Traffic – Chair Bruno noted that PBC has done a terrific job keeping roads cleared during storms. Next meeting is February 22<sup>nd</sup>.
  - k. Hiking and Equestrian Trails (HETC) – Chair Ogle reported Katie Spitz will host another weeding event on February 18<sup>th</sup> along Fire Road 27.
8. **Pebble Beach Community Services District:** General Manager Niccum reported fourth quarter law enforcement was reviewed with speeds about the same overall as last quarter; low crime occurrences can be attributed to safety measures put in place by Peter Brown. A review of essentially completed Phase III and upcoming Phase IV of undergrounding overhead utility lines was presented. Phase IV is anticipated to take 1.5 years and cover 3.5 miles of undergrounding to complete a 21kV loop, 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. Approximately half of the main lines are now underground; the length of outages is slowly decreasing as a result however a completely underground system is still subject to outages due to failure of PG&E substations supplying Pebble Beach from outside the forest. The fire department received over 150 calls during the storms.

PBCSD is focusing on the removal of fire-prone non-native species with genista being particularly flammable and tough to eradicate.

9. **Pebble Beach Company (PBC):** Peter Brown reported the AT&T Pro-Am was a success although cut short due to the weather. PBC handled 300 calls during the storms. There were more power poles down during recent storms than any previous. The shelter in place was prompted by the inability of emergency response crews to move through the forest—hundreds of trees came down throughout the district effecting a very complicated storm for PG&E. Electric gates were an issue for some special needs residents—response crews had to hop fences to supply food and care. Eighteen homes had trees fall on them. The National Guard and Gabilan Conservation Camp formed large crews to perform tree removal where safe to do so. The first week of April is relaunch of the Food and Wine Event since 2019 with 3,000 attendees estimated per day of the three-day event.
10. **Del Monte Forest Conservancy (DMFC):** In the interest of time, Director Anderson will report on the board meeting held January 17<sup>th</sup> at the next DMFPO board meeting.
11. **Old Business:** No old business.
12. **New Business:** No new business.
13. **Closed Session:** A closed session was convened at 5:06 p.m. to consider appointment of a board director. The board reconvened open session at 5:18 p.m.  
  
**Moved by Director Van Roekel, seconded by Director Ogle, and unanimously carried 8-0 to appoint David Goupil to the DMFPO board of directors as of February 2024.**
14. **Adjournment:** The meeting adjourned at 5:19 p.m.

*Respectfully submitted by Laura Paxton for Secretary Hy Rothstein*

**Next Meeting: Monday, March 11, 2024 – 4:00 PM**  
Pebble Beach Community Services District Board Room  
3101 Forest Lake Road, Pebble Beach

## **Del Monte Forest Property Owners**

### **Safety Committee**

#### **Role and Responsibilities:**

To monitor and report on issues and conditions that may threaten the safety of residents in the Del Monte Forest. Where and when appropriate, to propose actions to the Board of Directors that may correct, prevent or remediate any such hazards to public safety. Excluded are roads and traffic, which are the purview of another DMFPO committee.

#### **Jurisdiction:**

The Safety Committee is assigned to examine and recommend measures in these areas:

- Crime/Law Enforcement
  - ✓ Crimes in the Del Monte Forest and liaison with Monterey County Sheriff
  - ✓ Security issues and liaison with Pebble Beach Security
  - ✓ Crime prevention recommendations and proposed measures in the Del Monte Forest
- Fire/EMS
  - ✓ Reports and recommendations regarding fire safety and emergency medical services
  - ✓ Liaison with Pebble Beach Public Community Services District (PBCSD)
  - ✓ Fire safety and EMS recommendations to Pebble Beach Company and PBCSD
- Hazardous Weather Conditions and Events
  - ✓ Reports and recommendations regarding hazardous weather events
  - ✓ Liaison with Monterey County Sheriff
  - ✓ Liaison with Pebble Beach Security and PBCSD