

**DEL MONTE FOREST PROPERTY OWNERS (DMFPO)**  
Board of Directors Meeting  
Monday, March 11, 2024 – 4:00 PM  
Pebble Beach Community Services District (PBCSD) Board Room

**MINUTES**

**DIRECTORS PRESENT:** Lynn Anderson – President  
Bart Bruno – Vice President  
Ned Van Roekel – Treasurer  
LeBon Abercrombie

Charles DeWitt  
David Goupil  
Lisa Huntley  
Bob Ogle

**DIRECTORS ABSENT:** Hy Rothstein – Secretary, Maureen Lyon

**OTHERS PRESENT:** Mike Niccum, General Manager, PBCSD  
Peter Brown, Director of Security, Pebble Beach Company (PBC)  
Laura Silva, Security, PBC  
Laura Paxton, Board Clerk

1. **Call to Order:** President Anderson called the meeting to order at 4:00 p.m., and welcomed and provided a brief background for new board member, Dave Goupil.
2. **Change/Approve Agenda:** It was M/S/C to approve the agenda as presented.
3. **Special Agenda Items:** None
4. **Public Comment:** None
5. **Minutes:** Minutes of the February 12, 2024 meeting were approved as presented.
6. **Reports of Representatives & Observers**
  - a. **Architectural Review Board (ARB):** Katie Spitz was absent.
  - b. **County Land Use Advisory Committee (LUAC):** Director Bruno provided the agenda and reported on the meeting held March 7<sup>th</sup>. A short-term rental permit was being sought for a property on Oak Knoll. Neighbors spoke. LUAC recommended denying the permit.
  - c. **Community Advisory Board (CAB):** President Anderson reported no meeting held.
  - d. **Pebble Beach Community Services District (PBCSD):** Director DeWitt provided the agenda and reported on the meeting held February 23, 2024. He noted that PBCSD General Manager Mike Niccum received the Public Works Person of the Year Award from American Public Works Association. PBC is taking the first preliminary steps to add a lane at the Country Club Gate. A new fire truck to replace main Engine 22 is on order with a 48-month lead time. Four new portable emergency generators were approved for purchase. There were over 200 emergency calls for service in the forest during the recent storms; thirty-four trees hit residences with varying degrees of damage, with 200-300 trees down on or near roads. A one-year \$360,000 extension to the CHP services in Pebble Beach was approved. Fire fuel reduction vendor contracts were approved for

goats, mastication, and tree removal. Design of the PBCSD administration/fire prevention/maintenance offices remodel is underway with DMFPO office to receive new carpeting. The 10-year leases on DMFC and DMFPO office spaces in the PBCSD building are up for renewal the end of June; a board member called for staff to review at the next board meeting the validity of continuing the leases.

- 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 apologized for not being able to attend the DMFPO semiannual meeting on May 19<sup>th</sup> due to a scheduling conflict.
- b. Secretary Rothstein was absent.
- c. Treasurer Report – Treasurer Van Roekel reported for the fiscal (calendar) year through February 29, 2024. The \$103,000 investment CD account has earned \$492 in interest through February.
- d. Membership – Chair Huntley provided a report of membership through February 29, 2024: Membership is level with last year. Chair Huntley is developing a DMFPO flyer to list accomplishments, purpose, and planned efforts, requesting input from those in attendance. Membership will also be solicited through the upcoming PBC web-based gate entry system. A generous DMFPO member has recently offered to assist if there is a shortfall in membership.
- e. Newsletter – Chair Van Roekel reported the April – June 2024 issue is in production.
- f. Website – Chair Abercrombie reported updating board member information on Director Goupil and posting notice of weeding events for Katie Spitz.
- g. Nominations/Bylaws – Chair Lyon was absent.
- h. Safety – Chair DeWitt provided crime statistics through February 2024 from Monterey County Sheriff's Office and gave highlights. Chair DeWitt called for input on the draft charter for Safety Committee formation; Mr. Niccum encouraged that he, Peter Brown, and enforcement and fire representatives attend the committee meetings as resources. The proposed charter for the safety committee will be revised to list the number of members, identify resource personnel, and the minimum frequency of meetings. Automated Sheriff's Office notification to shelter in place during the storms was not received uniformly; Director DeWitt and PBCSD Nick Becker are coordinating with County emergency services to improve the system, and to verify Knox box distribution; the boxes are used to gain gate entry into properties during outages.
- i. Presentations/Semiannual Meeting – Chair Huntley reported that the May semiannual meeting speaker is Will Bullas, local comedic artist. The fall semiannual meeting is set for November 17, 2024. Director Goupil is working with PBC on what role DMFPO will play in training on the three phases of the new system: 1. Gate arms, 2. Visitor access, and 3. Resident access via scanning technology. A seminar in April this year, with registration and rosters, will focus on the new gate security system once the PBC timeline for program launch firms up.

- j. Roads and Traffic – Chair Bruno provided minutes of the meeting held February 22<sup>nd</sup> and gave highlights.
  - k. Hiking and Equestrian Trails (HETC) – Chair Ogle noted PBC closing of the equestrian center June 30<sup>th</sup>; he emphasized that the committee oversees the network of hiking and equestrian trails, but has no oversight or involvement in the equestrian center. The equestrians that frequently use the Red Trail from Spyglass to the beach consistently report trail maintenance needs; a plan will need to be developed to keep the trail maintained if equestrian use diminishes once the center is closed. Peter Brown stated PBC is defining a horse drop off/pick up location to maintain equestrian access to trails, with liability waivers required to be signed at the location. Katie Spitz will host another weeding event on March 17<sup>th</sup> removing French broom along Samuel B. Morse Drive near the Morse Gate.
- 8. Pebble Beach Community Services District:** General Manager Niccum reported Phase IV undergrounding of overhead utility lines 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. General Manager Niccum is retiring end of June; an internal hiring process was approved by the board to promote the strong internal candidate, Nick Becker.
- 9. Pebble Beach Company (PBC):** Peter Brown reported the Pebble Beach Equestrian Center is closing the end of June, with tenants remaining until the end of November; there is no plan for future site use at this time. The Food and Wine Event is the first week of April with extra CHP patrol.
- 10. Del Monte Forest Conservancy (DMFC):** President Anderson reported on the board meeting held January 17<sup>th</sup>. The Casita lease will be extended with the current tenants two more years come June. Several residential easements being conveyed to the Conservancy are being finalized. Due to excessive demand and PBC no longer providing bench materials to DMFC, the Conservancy has discontinued its memorial bench placement program.
- 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 4:55 p.m.

*Respectfully submitted by Laura Paxton for Secretary Hy Rothstein*

**Next Meeting: Monday, April 8, 2024 – 4:00 PM**  
Pebble Beach Community Services District Board Room  
3101 Forest Lake Road, Pebble Beach