

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

**MINUTES**

**DIRECTORS PRESENT:** Lynn Anderson – President  
Bart Bruno – Vice President  
Hy Rothstein – Secretary  
Ned Van Roekel – Treasurer  
LeBon Abercrombie  
Charles DeWitt  
David Goupil  
Lisa Huntley  
Maureen Lyon

**DIRECTORS ABSENT:** Bob Ogle

**OTHERS PRESENT:** Mike Niccum, General Manager, PBCSD  
Peter Brown, Director of Security, Pebble Beach Company (PBC)  
Aaron Flink, Executive Vice President & Chief Strategy Officer, PBC  
Kathleen Lee, PBC  
Rick Verbanec, Board Director, PBCSD  
Mark Stillwell, DMFPO member  
Laura Paxton, Board Clerk  
Vainca Bauman, Equestrian / DMFPO member  
Marcia Hayes, PBEC / DMFPO member  
Mary Wiltse, PBEC / DMFPO member  
Kirsten Parrish-Stember, PBEC  
Kathy Huff, PBEC / DMFPO member  
Linda Killar, Equestrian  
Shari Lasher, PBEC / DMFPO member  
Mark Lasher, PBEC / DMFPO member  
Lois Hazard, PBEC  
Kristina Olfson, Equestrian / DMFPO member  
James Wayman, Equestrian / DMFPO member  
Kari Lyddon, Equestrian / PB homeowner  
Jody Clark, DMFPO member  
Lee Randall, Pacific Grove resident  
Dave Randall, Pacific Grove resident  
Dave Huntley, DMFPO member

1. **Call to Order:** President Anderson called the meeting to order at 4:00 p.m.
2. **Change/Approve Agenda:** It was M/S/C to approve the agenda as presented.
3. **Public Comment:** To address items not on the agenda - None
4. **Special Agenda Item: Pebble Beach Equestrian Center Discussion**  
Mr. Mark Stillwell, long-term Pebble Beach resident and formerly employed by PBC for 33 years as outside and general counsel, having been involved with the 1991 and more recent

documents submitted for discussion at today's meeting, gave the board his historical, not legal, perspective of the submitted documents. He explained why he felt the 1967 easement agreement related to the PBEC and polo field was no longer relevant; that the 1984 agreement expired in 1994; and the 2000 agreement between PBC and the DMFPO board, complex in its intention, he interpreted as void since the Coastal Commission did not certify Measure A and the associated Redevelopment Plan (RP). The Land Use Plan and the terms of the subsequent new RP ultimately approved by the Coastal Commission has language assuring public access to trails maintained for hikers and equestrians and allows, but does not require, PBC to continue to maintain or move the PBEC; therefore, being not obligated to maintain it in perpetuity, its disposition is by PBC decision. Director DeWitt requested Mr. Stillwell clarify paragraph four of the 2000 agreement, "In the event that the agreement is rendered void and invalid...". Mr. Stillwell's response reiterated that the 2000 contract was based on PBC negotiating for a golf course that ultimately was not approved; condition 1B earlier in the contract was not met – the Coastal Commission did not certify Measure A – making the paragraph four conditions mute. PBC had to follow the Measure A process back then only because the RP included a golf course being built on the PBEC site and rezoning was needed for an alternative PBEC site. Otherwise, the plan would have used the normal Coastal Commission process channels without the need for Measure A. He responded to an inquiry from Director Bruno stating that other elements of the original RP were incorporated into the new RP.

Kirsten Stember, representing the PB Equestrian Coalition, addressed the board referencing documents submitted by the Coalition for this meeting. She read paragraph four and condition 1B of the 2000 agreement as she interpreted it. She read the letter the Coalition sent to the DMFPO dated April 8, 2024. She noted that the Del Monte Forest Land Use Plan, amended since 1967, has the PBEC itself "as it exists" listed as a public access site, in contrast to the PBC claim that demolishing the PBEC and allowing horse on/off loading in the parking lot satisfies the public access requirement. She stated the current PBC RP has PBEC continuing-operations language – not that it has to be remodeled or built at another site, but that it cannot be shut down; she felt demolition was inconsistent with PLN100138 County Plan documents.

Mr. Rick Verbanec, PBCSD board director and PB homeowner was involved with DMFPO when the 2000 agreement was endorsed. His estimation from parsing the wording was that the agreement no longer had any standing, dying with Measure A. One possible avenue of attention is that property, certain lots around the PBEC as he recalled, was bought with the belief that equestrian facilities came with it; those terms may be listed in deed restrictions.

Mr. Aaron Flink, PBC Chief Strategy Officer responded to President Anderson's question of why more time wasn't given noticing the closure. He stated PBC focus was on having all details of the closure in order and effecting a smooth transition for PBEC related parties. Shari Lasher asked for clarification of why equestrians were not kept apprised of PBC intentions for the PBEC over the years, and why they were not allowed input in the ultimate decision of closure. She and fellow equestrians felt the decision was PBC's right but not good business. Mr. Flink stated PBEC employees were notified first before March 4<sup>th</sup> and

assured they would be reassigned elsewhere in the Company. It was intended for boarders to receive mail notification concurrently with the press release however the press release came out prior to boarders receiving the notice. He stated PBC did not take the issue lightly, studied it over 9 years, and found continued operation of the PBEC financially unviable. PBC felt there was enough time given for the boarders to make other arrangements noting that 27 of the 40 horses have been rehoused. He had no further details on plans for the site beyond that it will remain a recreational use area. The community will be kept apprised if/as plans develop.

Vainca Bauman contested PBC's determination of financial unviability, stating that during her 6-year employment at the PBEC the PBC CEO applauded staff for being the only department achieving operation in the black. She has boarded there for 13 years and started noticing PBC curtailing revenue streams by having trail rides cancelled, turning boarders away when there was obviously room, and reducing staff. She felt PBC was ignorant of horses, equestrians, and sound management of the PBEC to make a good venture viable. She requested PBC be transparent from now on. Shari Lasher expressed the emotion and cost to rehome a horse. She felt there were many opportunities to generate revenue from the PBEC and that stakeholders should have had more input in the decision. (Aaron Flink and Shari Lasher arranged to meet "off-line" to discuss the letter she sent to him.) Jody Clark requested DMFPO receive assurance from PBC that no concrete would be laid at the site. Kathy Huff appealed to the board, stating her family and horses moved here with the understanding that the PBEC would be here in perpetuity; she expressed her displeasure and disappointment in PBC. The board took comments under advisement.

5. **Minutes: Minutes of the March 11, 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 21<sup>st</sup>. It was recommended that plans for a Bird Rock Road project be approved allowing an entrance to the property off Congress.
  - c. **Community Advisory Board (CAB):** President Anderson will report on the meeting held April 3<sup>rd</sup> at the next board meeting.
  - d. **Pebble Beach Community Services District (PBCSD):** Director DeWitt provided the agenda and reported on the meeting held March 29, 2024. He noted that the PBCSD 2024/25 long-term capital outlay and financial plans were accepted. Heavy rain during the winter will have the goats here early in May to control grasses. Pump station rehabilitation at two locations is nearing completion.
  - e. **Open Space Advisory Committee:** Director Ogle was absent.
7. **Accept Reports of Officers and Committees**
  - a. President Anderson – An alternate will emcee the DMFPO semiannual meeting on May 19<sup>th</sup> since President Anderson is unable to attend.

- b. Secretary Rothstein had no report.
- c. Treasurer Report – Treasurer Van Roekel reported for the fiscal (calendar) year through March 31, 2024; the reports were accepted by consensus.
- d. Membership – Chair Huntley provided a report of membership through March 31, 2024. Hopefully membership will increase once the upcoming PBC web-based gate entry and community notification system is activated.
- e. Newsletter – Chair Van Roekel reported the July–September issue is in development. Melody Pfingsten thanked the committee for the latest newsletter stating it was very well received by her and many of her friends.
- f. Website – Chair Abercrombie has posted a contact information update form.
- g. Nominations/Bylaws – Chair Lyon plans to vet two candidates in the next two months.
- h. Safety – Chair DeWitt provided crime statistics through March 2024 from Monterey County Sheriff's Office and gave highlights.

**Moved by Director Van Roekel, seconded by Director Lyon, and unanimously carried to approve the DMFPO Safety Committee Charter as presented.**

- 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. Next year's spring Semiannual Meeting is set for May 18, 2025. 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 reported the next meeting is May 23, 2024.
  - k. Hiking and Equestrian Trails (HETC) – Chair Ogle was absent however minutes of the April 3<sup>rd</sup> meeting were provided; President Anderson noted that Chair Ogle presided masterfully over the meeting that had a large equestrian community presence.
- 8. Pebble Beach Community Services District:** General Manager Niccum reported the PBCSD Open House and Safety Day is June 29, 2024. PBCSD and DMFPO will negotiate a ten-year extension of the office lease that expires on June 30, 2024. Deputy General Manager Becker will notify DMFPO of the board room/DMFPO office remodel once the schedule is set.
- 9. Pebble Beach Company (PBC):** Peter Brown reported the Food and Wine Event the first week of April was a success. He introduced Kathleen Lee, the new PBC Director of Governmental and Community Affairs and Executive Director of Pebble Beach Company Foundation. Design is being finalized for the seawall to Fanshell Beach; construction is anticipated over the next three summers. Spanish Bay boardwalk repairs are underway.
- 10. Del Monte Forest Conservancy (DMFC):** President Anderson reported on the board meeting held March 20<sup>th</sup> stating there was nothing relevant to DMFPO covered.
- 11. Old Business:** Consideration of a DMFPO Awards and Recognition Program was tabled until the next board meeting.

**12. New Business:** No new business.

**13. Closed Session:** The board convened in closed session at 5:26 p.m. and reconvened in open session at 6:06 p.m. The board concurred in closed session to have Director Rothstein and President Anderson draft a letter to PBC asking it to reconsider closing the PBEC, calling for transparency and involving the equestrian community in plans for the site, and conveying support for a continued equestrian culture in Pebble Beach.

**14. Adjournment:** The meeting adjourned at 6:07 p.m.

*Respectfully submitted by Laura Paxton for Secretary Hy Rothstein*

**Next Meeting: Monday, May 13, 2024 – 4:00 PM**

**Pebble Beach Community Services District Board Room**

**3101 Forest Lake Road, Pebble Beach**