

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

**MINUTES**

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

**DIRECTORS ABSENT:** Lynn Anderson – President, Nancy Pond Caldwell

**OTHERS PRESENT:** Katie Spitz, DMFPO ARB Representative  
Nick Becker, General Manager, PBCSD  
Peter Brown, Director of Security, Pebble Beach Company (PBC)  
Laura Silva, Security, PBC  
Cheryl Burrell, Planning and Real Estate Division, PBC  
Kathleen Lee, Director, Governmental/Community Affairs, PBC  
Bonnie DeWitt, DMFPO member

1. **Call to Order:** Vice President Bruno called the meeting to order at 4:00 p.m.
2. **Change/Approve Agenda:** It was M/S/C to approve the agenda with a closed session added at the request of Director DeWitt to consider a prospective DMFPO Awards Program recipient.
3. **Public Comment to Address Items Not on the Agenda:** None
4. **Special Agenda Item:** None
5. **Minutes: Minutes of the June 10, 2024 meeting were approved as presented.**
6. **Reports of Representatives & Observers**
  - a. **Architectural Review Board (ARB):** Katie Spitz reported on the meeting held June 13<sup>th</sup>. The project at 2819 Congress Road, new residence with an ADU, was continued until construction parking and a generator location closer to the house and farther from neighbors was worked out. The new ADU proposed for 2959 Cormorant was approved.
  - b. **County Land Use Advisory Committee (LUAC):** Director Bruno reported no meetings held.
  - c. **Community Advisory Board (CAB):** The next meeting is scheduled for August 7, 2024.
  - d. **Pebble Beach Community Services District (PBCSD):** Director DeWitt reported on the meeting held June 28<sup>th</sup>. It was the last board meeting for retiring General Manager Niccum. The 2024-25 PBCSD \$30 million budget was adopted. Nick Becker was appointed as the new General Manager as of July 1, 2024.
  - e. **Open Space Advisory Committee:** Director Ogle provided minutes and reported on the meeting held June 12, 2024. Restarting monthly trail maintenance days in

cooperation with PBC, and sand on the walking path along 17 Mile Drive that has pedestrians walking unsafely in the bike lane, will be discussed at the next DMFPO Hiking and Equestrian Trails Committee meeting on August 8<sup>th</sup>.

## 7. Accept Reports of Officers and Committees

- a. President – Vice President Bruno referenced an email that board members and interested parties received on July 5<sup>th</sup> from President Anderson that stated in part: *In late May, PBC applied for a permit to demolish the Equine Center. (We were not informed by PBC; the application was found on line by the preservationists.) The preservationists subsequently submitted their certified historian's report to the state and federal government to petition for historical building status. As a result, the county cannot approve the permit for demolition without first taking several additional steps/actions. I also met with Nancy Caldwell and Mary Adams to discuss how best to navigate the county system to send a letter of support on behalf of our equestrian property owners. I will send the letter no later than mid-July. If you have any comments, please send me an email and I will get back to you when I can.*
- b. Secretary – Secretary Rothstein had no report.
- c. Treasurer – Treasurer Van Roekel reported for the fiscal (calendar) year through June 30, 2024; the reports were accepted by consensus.
- d. Membership – Chair Huntley provided a report of membership through June 30, 2024. Membership is down 12% from last year, and new members are down 4%. Donations are up 4%. The benefits of membership were highlighted and promo items given to those that stopped by the DMFPO table at the Open House and Safety Day on June 29<sup>th</sup>.
- e. Newsletter – Chair Van Roekel reported the July–Sept issue was mailed last week.
- f. Website – Chair Abercrombie had no report.
- g. Nominations/Bylaws – Chair Lyon had no report.
- h. Safety – Chair DeWitt provided crime statistics through May.
- i. Presentations/Semiannual Meeting – Chair Huntley reported the Age Well Drive Smart Workshop is August 25<sup>th</sup>. The author of “Monterey Pine Forest” is the featured speaker to bring awareness to forest trails, health, and upkeep at the November 17<sup>th</sup> semiannual meeting. VNA has not responded to confirm the October flu shot clinic. The PBC new gate system “rollout” has been pushed out to September.
- j. Roads and Traffic – Chair Bruno reported the next meeting is August 22<sup>nd</sup>.
- k. Hiking and Equestrian Trails (HETC) – Chair Ogle reported he is awaiting the results of an upcoming meeting Shawn Casey will have with MPCC to gauge the receptiveness to rerouting of the equestrian portion of the Green Trail at 17 Mile Drive between Bird and China Rocks inside the MPCC Shore Course fence. The next HETC meeting is August 8, 2024.

Director Lyon inquired when the trail map would be updated. Cheryl Burrell, PBC noted that subdivision development plans have new/existing revised trails delineated that need

to be taken into account. Further, construction on developing sites impact the routing of trails. There is a 2000 map of lots and blocks that PBC needs to update to include all the new trail routing. Chair Ogle will contact Shawn Casey for his thoughts on construction of new subdivisions and the timeliness of updating the trail map.

8. **Pebble Beach Community Services District:** General Manager Becker expressed his honor and privilege to serve as PBCSD general manager. The PBCSD 2024/25 budget was approved at the June board meeting. The Open House and Safety Day on June 29<sup>th</sup> was a success. The goats are in the forest beginning in the area of the Hwy One Gate. Large stands of invasive, highly flammable acacia were removed from the Stevenson / Drake / Bristol Curve area.
9. **Pebble Beach Company (PBC):** PBC Director of Security, Peter Brown reported PBC focusing on the upcoming Concours in mid-August with attendance estimated to be same as last year.

In response to the email from President Anderson noted in the Vice President's report earlier, PBC Security Director Brown provided the Draft Environmental Impact Report Volume I Pebble Beach Company Project prepared by Monterey County Planning with two tabbed, yellow highlighted pages of the section Site-Specific Conditions Historical Resources. The highlights refer to the determination by the County that the Pebble Beach Equestrian Center (PBEC) is not considered a historical resource eligible for listing on the California Register of Historical Resources; and include the sentence *Equestrian Center Reconstruction would demolish all existing structures at the Equestrian Center including Building No. 9*. He presented the document to attest that the County and the Coastal Commission granted PBEC demolition approval to PBC in 2012. Mr. Brown stated PBC currently has a general concept however no plans in place for the site once it is demolished. If it is somehow determined to be historical, PBC will not reopen the PBEC. The area will remain as a site for equestrians to trailer in their horses, and this will not be impacted by special events; the access point will shift to the front of the PBEC during the Concours.

10. **Del Monte Forest Conservancy (DMFC):** Director Van Roekel reported nothing of DMFPO note.
11. **Old Business:** None
12. **New Business:** None
13. **Closed Session:** The board convened in closed session at 4:27 p.m. and reconvened in open session at 4:34 p.m. There was no formal action taken by the board in closed session.
14. **Adjournment:** The meeting adjourned at 4:35 p.m.

*Respectfully submitted by Laura Paxton for Secretary Hy Rothstein*