

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

MINUTES

DIRECTORS PRESENT: Lynn Anderson – President Charles DeWitt
Hy Rothstein – Secretary David Goupil
Ned Van Roekel – Treasurer Lisa Huntley
LeBon Abercrombie Maureen Lyon
Nancy Pond Caldwell Bob Ogle

DIRECTORS ABSENT: Jim Barta, Bart Bruno – Vice President

OTHERS PRESENT: Katie Spitz, DMFPO ARB Representative
Nick Becker, General Manager, PBCSD
Kathleen Lee, Director Governmental/Community Affairs,
Pebble Beach Company (PBC)
Joseph Wiggins, DMFPO member
Chris King, DMFPO member
Bonnie DeWitt, DMFPO member

1. **Call to Order:** President Anderson called the meeting to order at 4:00 p.m.
2. **Change/Approve Agenda:** The Hiking and Equestrian Trails Committee report was moved after Public Comment.
3. **Public Comment to Address Items Not on the Agenda:** Kathleen Lee, Director of Governmental and Community Affairs, PBC addressed the board regarding the upcoming Monterey County Board of Supervisors hybrid meeting in Salinas on August 27th where a hearing will be held to consider the short-term rental (STR) ordinance. There are a significant number of STRs in Pebble Beach. She urged DMFPO to send a letter or appear to testify. PBC has significant concerns with the ordinance as drafted. Mainly, that the term “hosted rentals” could be interpreted to apply to any single-family home in the forest. A hosted rental can have unlimited use with only a ministerial permit required. The typical PBC process of notifying neighbors in the area of STR occupancy would then be after the fact with no opportunity for prior neighbor input, only reporting of disturbances if they occur after occupancy. A noise complaint can be filed with the County at 796-3674. Ms. Lee stated it is doubtful disturbance reports would be acted upon by County code enforcement since there are only two officers assigned to STR code complaints in the entire County. Ms. Lee will forward PBC ordinance concerns to the DMFPO office for distribution to those interested.

Joseph Wiggins addressed the board, stating the bike lane along white line has faded along 17 Mile Drive from Moss Beach to at least Point Joe. He also stated that people are tramping on vegetation around the damaged sections of the boardwalk along Moss Beach. Kathleen Lee stated that PBC is working with the Coastal Commission on repairing the boardwalk, and she will contact the roads division about refreshing the bike lane white line.

7. Reports of Representatives & Observers

- k. Hiking and Equestrian Trails (HETC) – Chair Ogle provided minutes and reported on the meeting held August 8th. The location of the new trailhead at the Equestrian Center has not yet been determined by PBC although an area and trails have been cleared there. In the past, some equestrians had routinely reported trail maintenance needs to the HETC however equestrian center closure has reduced the number of equestrians reporting. Chair Ogle encouraged board members and their friends to hike the trails to survey maintenance needs, whether trails are properly marked on the Hiking and Equestrian Trails Map, and report locations of mountain bike structures if found. Director Lyon suggested soliciting for trail surveyors in the next DMFPO newsletter.

Katie Spitz offered to participate in an update of the map. Kathleen Lee 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.

Katie Spitz reported on the weeding group that removed French broom from Fire Road 29 and the Green Trail in SFB Morse Preserve. She thanked Al Washburn, who has removed French broom on his own in the area and also along Hwy 68 at the bridge over Huckleberry Hill, for significantly reducing fire risk. Director Huntley is planning a sign with DMFPO office contact information to post when weeders are working to encourage passers-by to join the weeding group.

The next HETC meeting is October 9, 2024.

4. Special Agenda Item: None

5. Minutes: Minutes of the July 8, 2024 meeting were approved as presented.

6. Reports of Representatives & Observers

- a. **Architectural Review Board (ARB):** Katie Spitz provided minutes and reported on the meeting held July 11th.
- b. **County Land Use Advisory Committee (LUAC):** Director Bruno was absent.
- c. **Community Advisory Board (CAB):** President Anderson reported on the meeting held August 7, 2024. RLS will have 275 boarding students and 240 day students beginning August 28th; a new science and technology building is estimated to be completed May 2026. The DMFC Youth Education Program is very successful. There were approximately 1,000 attendees at the PBCSD Safety Day event in June. The PBCSD e-Waste collection day is scheduled for September 14th and the Zombie Run is scheduled for October 26th. PBC Foundation has granted \$1.8 million to non-profit organizations.
- d. **Pebble Beach Community Services District (PBCSD):** Director DeWitt deferred to Nick Becker for a report on the meeting held July 26th.
- e. **Open Space Advisory Committee:** Director Ogle reported the next meeting is September 11th.

7. Accept Reports of Officers and Committees

- a. President Anderson thanked the Board for sending her flowers in sympathy for her mother's passing.
- b. Secretary Rothstein had no report.
- c. Treasurer Van Roekel reported for the fiscal (calendar) year through July 31, 2024; the reports were accepted by consensus.
- d. Membership – Chair Huntley provided a report of membership through July 31, 2024. Membership is down 4% from last year, and donations are up 4%.
- e. Presentations/Semiannual Meeting – Chair Huntley reported the Age Well Drive Smart Workshop is August 25th. The flu shot clinic will be held Monday, October 7th. Nicole Nedeff, author of "Monterey Pine Forest" is the featured speaker to bring awareness to forest trails, health, and upkeep at the November 17th semiannual meeting. Directors Goupil and Caldwell will staff a DMFPO table at the Zombie Run on October 26th. Director Goupil suggested a seminar or semiannual meeting next spring on phishing and scams and how not to fall victim.
- f. Newsletter – Chair Van Roekel reported articles for the October-December issue are due August 30th.
- g. Website – Chair Abercrombie had no report.
- h. Nominations/Bylaws – Chair Lyon had no report.
- i. Safety – Chair DeWitt provided and reported on Crime Statistics through July and PBCSD Supplemental Law Enforcement through June 30, 2024.
- j. Roads and Traffic – Chair Bruno was absent. The next meeting is August 22nd.

8. Pebble Beach Community Services District: General Manager Becker gave details of a scam incident that occurred in the District culminating perpetrator arrest. There is a large fuel reduction project underway off Haul Road from the Corporation Yard to Hwy 68. The goats continue in the forest. Defensible space inspections are underway through September. Household Hazardous Waste Event is on September 14th. Zombie Run is August 26th. Emergency responders are prepared for Car Week. Fanshell Beach and Crocker Grove pump station rehabilitations are complete with Crocker Grove habitat restoration still to be done. Pump station rehabilitation is planned at Seal Rock. Undergrounding of overhead utilities is in Phase IV 2-year design. It is a 4-mile project from Forest Lake Road up Lopez to Spruance Road and along the Spruance extension to Del Ciervo and Midwood Roads ending on Crespi Lane. Construction will take two years for a total 4-year phase of undergrounding. Mr. Becker will get back to President Anderson whether there is a fire safety requirement to remove debris from rooves. The remodel of PBCSD administrative offices is not planned to be underway until the winter months.

9. Pebble Beach Company (PBC): Kathleen Lee reported on a scam in Pacific Grove where \$150,000 was stolen. She advised to report requests for money to Adult Protective Services or the Monterey County Sheriff's Office. Eight License Plate Recognition (LPR) cameras have been mounted throughout the forest; the data is internal to PBC only. She thanked property owners for their patience with the Concours.

- 10. Del Monte Forest Conservancy (DMFC):** Director Anderson reiterated the successfulness of the Youth Education Program. Director Van Roekel reported upgrades to the Indian Village shelter are in the planning stage.
- 11. Old Business:** None
- 12. New Business:** None
- 13. Closed Session:** None
- 14. Adjournment:** The meeting adjourned at 5:03 p.m.

Respectfully submitted by Laura Paxton for Secretary Hy Rothstein