

**DEL MONTE FOREST PROPERTY OWNERS (“DMFPO”)**  
Board of Directors Meeting  
Monday December 12, 2011 – 4:02 PM  
PEBBLE BEACH COMMUNITY SERVICES DISTRICT TRAINING ROOM

**MINUTES**

**DIRECTORS PRESENT:** Don Eastman – President Julie Conners  
Averil Nero – Vice President Dick Gebhart  
Meg Conners – Secretary Bob Hutchison  
Ned Van Roekel – Treasurer Monica Nathan  
Richard Cassam Joella Szabo

**DIRECTORS ABSENT:** Paul Jordan – Vice President, Loran List

**GUESTS:** Mike Niccum, General Manager, PB Community Services District (“PBCSD”)  
Robin Hamelin, Fire Prevention Chief, PBCSD  
Mark Verbonich, VP of Community Affairs, Pebble Beach Company (“PBCo”)  
Brenda Anderson, DMFPO member and board candidate

- 1) **Call to Order:** President Eastman called the meeting to order at 4:00 p.m.
- 2) **Moved, seconded, and unanimously carried to approve the agenda as presented.**
- 3) **Public Comment:** None
- 4) **Moved, seconded, and unanimously carried to approve the minutes of the November 14, 2011 regular meeting as presented.**
- 5) **Special Agenda Items:** None
- 6) **Reports of Representatives & Observers**
  - a) **Architectural Review Board:** Chair Jordan was absent.
  - b) **County Land Use Advisory Committee:** Director Szabo reported that there had been two meetings during the period. Under consideration on November 17 was 1170 Signal Hill Road in the sand dunes near Cypress Point involving demolition of 4,124 square foot residence and construction of a new 3-level 11,933 sq ft home and application for coastal development permits. Twenty people in attendance were opposed to the project. Two old cypress trees had been removed under the claim that they were singed by a fire. The motion to approve the design resulted in a tie vote. The issue would be returned to the County. Another meeting was held on December 1<sup>st</sup> with the 1035 Marcheta design approval considered to allow construction of  $\cong$  3,170 square foot 2-story home with 1,495 square foot basement and 525 square foot underground garage. The design was approved by the committee as proposed. The committee also considered the RLS permit to demolish 4 existing faculty residences and carports to allow for 5 new faculty duplexes consisting of 10 residential units with garages and removal of pines, redwoods, cypress and live oaks. The project designer worked very hard to disturb as few trees and conduct as little grading as possible. The motion passed to approve the design.
  - c) **Open Space Advisory Committee (“OSAC”):** Director Van Roekel reported that the next meeting would be held tomorrow.

- d) **Community Advisory Board:** President Eastman stated that Mark Verbonich chaired the December meeting. The Poppy Hills Golf Course representative reported that a Pacifica golf course was being sued by an environmental group over an endangered species and that there was heightened concern by other golf courses over the threat of this type of litigation.
- e) **Pebble Beach Community Services District:** Director Hutchison reported the highlight of the December 9<sup>th</sup> meeting being the affirmation of new director Richard Gebhart. Directors Laska and Verbanec were re-elected, and Directors Verhasselt and Laska were appointed as president and vice president. Revenues and expenses were tracking well with the budget. The new fire engines for CSD and Cypress were being broken in with personnel training. Director Hutchison provided the CSD schedule of capital projects through next fiscal year. Undergrounding of overhead utilities was underway and planned into next year. The Huckleberry Hill Water Tank project was to be approved Wednesday and would proceed next year. Director Hutchison said that not only had golf course irrigation reverted from potable water to completely recycled water usage, the actual amount of irrigation was reduced so far this year as well. Shawn Casey had given Director Hutchison a recap report of traffic accidents over the last five years showing a significant reduction in incidents - upwards of a 75% reduction in injury crashes, ambulance calls, and CHP calls for service.

## 7) Regular Agenda Items:

- a) Officer Reports
  - i. President Eastman reported receiving a call from a non-resident concerned with illegal short-term business rentals being conducted in Pebble Beach drawing away from legitimate rental services. President Eastman explained that historically the County, that had jurisdiction over the code that regulated short-term rentals, had been reluctant to address short-term rental issues due to disparate regulation between the coastal and non-coastal zones. Permits were issued by the county for rentals with a two-week minimum; less time than that was not permitted. There continued to be web sites advertising non-permitted short-term rentals. Director Nathan noted that there were residual problems along with the short-term rental issue including parked vehicles blocking streets, fire and drinking (DUI) issues with parties held. Director Szabo felt that DMFPO represented property owners and non-resident complaints were out of the board's purview. Chief Hamelin had previous dealings with non-residents wanting short-term rental requirements enacted. He noted that the County Special Events Task Force was considering a formalized short-term rental permitting process. Mark Verbonich stated that the issue had never come to the Company and it was not concerned from a business point of view. Director Nathan suggested something on the web site or in a newsletter article reminding party givers not to let those attending block the roads with their parked vehicles. The board concurred not to pursue further the complaint from the non-resident.

President Eastman had attended a dedication of a plaque to the Del Monte Forest Foundation directors held at the new Directors' Grove near Indian Village on December 7<sup>th</sup>. The plaque honored past and present Foundation directors.

- ii. Secretary Meg Conners had nothing to report.
  - iii. Treasurer Van Roekel reported a total balance of just under \$100,000 in the organization's two bank accounts.
- b) Committee Reports
    - i. Membership – at 1,226. Madam Secretary Condoleezza Rice was now a member.

- ii. Newsletter – Director Cassam reported that articles were being wrapped up and would be mailed the first week of January. Captain Valdez would be providing an article on citizens being safe first responders.
- iii. Nominations & Elections/Bylaws – Chair Julie Conners reported that the committee convened electronically and recommended re-election of Directors Eastman and Van Roekel. Director Conners submitted on behalf of the committee the slate of the two candidates for the two vacant director’s seats coming up in 2012: Brenda Anderson and Jack McKenna.

**Moved by Director Van Roekel, seconded by Director Gebhart, and unanimously carried, to approve the re-election of Directors Eastman and Van Roekel and the appointment of Brenda Anderson and Jack McKenna to the DMFPO board to fill the seats left vacant by Directors List and Jordan.**

Director Gebhart had been sworn in as a PBCSD board director and would be leaving the DMFPO board as of January 1, 2012. There were three possible candidates that would be approached to fill the seat vacated by Director Gebhart in 2012.

The committee would present the slate of officers for 2012 at the next meeting: Director Eastman - President, Director Nero - Vice President, Director Meg Conners - Secretary, and Director Van Roekel - Treasurer.

- iv. Presentations/Seminars – The board concurred to continue to conduct two seminars in 2012 in the spring and fall. Directors Nero and Van Roekel would meet to set dates.
- v. Roads and Land Use – Director Hutchison reported that the quarterly meeting was held November 17<sup>th</sup> in the training room. Major discussion centered on the inaugural road survey and redesigning the report form for the upcoming survey targeted for February. A pilot form would be circulated to the board members beforehand. Shawn Casey provided a manual on asphalt distress to assist with road condition terminology. Director Hutchison would provide the manual to members via email. It was expected that PBCo would set aside significant funding for road improvements by outside labor contractors in its next April-to-April fiscal year.

Director Hutchison had met with a resident reporting early Sunday morning noise and found no new incidents with their neighbors to report since the initial occurrence. There were no ordinances against making noise on Sundays; only contractors were requested not to commence work on Sunday mornings. Mark Verbonich noted that PBCo Security would respond on a good neighbor basis if contacted on such complaints.

The next committee meeting was scheduled for Thursday, February 23 at 4:00 p.m.

- vi. Semiannual Meeting – Director Van Roekel reported that contracts had been let with The Inn at Spanish Bay for the May 13 and November 18, 2012 DMFPO semiannual meetings.
- vii. Traffic & Safety – Chair Jordan was absent. Director Nathan reported that it was discussed at the last meeting that another quality-of-life survey be conducted,

the last one having been done by DMFPO five years ago. Surveying on-line to the extent possible and a paper survey to residents that live in the Forest was considered. Director Nathan had requested \$5,000 in the 2012 budget to have the survey conducted by her experienced in-house colleague.

- Neighborhood Watch – Chair Nathan would be organizing a neighborhood watch in her neighborhood after the first of the year.

viii. Website – Director Cassam reported that normal updates were ongoing. Opportunities for new changes would be assessed at the beginning of the year.

- 8) Pebble Beach Community Services District:** Chief Hamelin reported that the District would receive a donation from a gentleman saved by the use of an Automated External Defibrillator device – the gentleman would be purchasing an additional AED for the Lodge. Three hundred carbon monoxide detectors were approved to be purchased by the fire department, the bulk of them for placement in homes of those registered as needing special assistance during emergency events. Those remaining would be offered for free to other residents. The new fire department engine would be placed into service in January and an old engine would be sold as surplus. Director Nero suggested a party to dedicate the new engine; Chief Hamelin would follow up.
- 9) Pebble Beach Company:** Mr. Verbonich reported that the next Planning Commission meeting to discuss Land Use Plan amendments regarding the Del Monte Forest Plan was scheduled for December 14<sup>th</sup> at 9:00 a.m. All were welcomed to attend.
- 10) Old Business:** None
- 11) New Business:** Director Nero reported that the “Table Affair – 2012” would include two public relations events prior to the actual event. The first would be an exhibition of animal photographs, paintings and posters to be held at the Pebble Beach Community Services District Board Room on Wednesday, February 15<sup>th</sup> and Thursday, February 16<sup>th</sup>, open to the public. The second would be an evening event held in the Drawing Room of Herrmann Hall at the Naval Postgraduate School on Wednesday, March 28<sup>th</sup>. “A Table Affair - 2012” sponsored by Pebble Beach Company and Pebble Beach Riding & Trails Association was scheduled for Thursday, April 26<sup>th</sup>. Proceeds would benefit three organizations: Redwings Horse Sanctuary that rescues abandoned and neglected equines; Animal Friends Rescue Project of Pacific Grove that makes a difference in the lives of abandoned, stray and abused animals; and Peace of Mind Dog Rescue, an organization that cares for older animals that have suffered the loss of their owner.
- 12) Closed Session:** A closed session was convened at 5:02 p.m. to discuss the 2012 budget. There was no action taken during closed session.
- 13) Adjourn:** President Eastman reconvened open session at 5:10 p.m. and it was moved and carried to adjourn the meeting.

*Reviewed and respectfully submitted by Meg Conners, Secretary*

NEXT MEETING  
Monday, January 10, 2012 – 4:00 PM  
Pebble Beach Community Services District Boardroom  
Forest Lake and Lopez Roads