

DEL MONTE FOREST PROPERTY OWNERS
ROADS & LAND USE COMMITTEE MEETING DRAFT MINUTES
Thursday, August 25, 2011 ~ 4:00 p.m.
Pebble Beach Community Services District – Conference Room

Members	Resources
Bob Hutchison – Chair - present	Sandy Getreu – DMFPO member
Averil Nero - present	Steve Aitchison - PBCo
Don Eastman - present	Shawn Casey – PBCo -present
Ned Van Roekel - absent	Don Tkachenko – PBCo
Loran List - present	Paul Delay – LUAC Chairperson
Richard Cassam - absent	Jerry Verhasselt – PBCSD
Joella Szabo - present	Mike Niccum – PBCSD - present
Linda Elliott - absent	Jim Hill – DMFF
	Mark Stilwell – PBCo
	Rick Verbanec – PBCSD, DMFF
	Mark Verbonich - PBCo

- 1) **Call to Order.** Chairman Hutchison called the meeting to order at 4:00 p.m.
- 2) **Roll Call.** 5 voting members present, 2 resource members present
- 3) **Acceptance of Agenda.** MSC (Motion, second, carried) as submitted.
- 4) **Introduction of Guests.** None
- 5) **Public Comments/Items Not on the Agenda.** None.
- 6) **Approval of the Minutes.** MSC to approve the minutes of the May 26, 2011 meeting as presented.
- 7) **PBC General Update** – Shawn Casey reported the Concours was very successful. The issue of traffic congestion in the area due to the several events taking place around the Peninsula during the same period was brought up. Chair Hutchison asked if regional planning for next year’s was being considered. Venues would include Laguna Seca, Del Monte and Quail Lodge. Mr. Casey was not aware of any such plans, but felt Mr. Verbonich would know.
- 8) **Reports.**
 - a) **Survey Results** – Chair Hutchison gave a brief history of the development of the road survey that was undertaken by DMFPO for the first time this year. He would be seeking a check-off list from Shawn Casey of PBCo for dispositions on roadways noted as needing repairs. The road survey and PBCo disposition process would then be used annually by DMFPO in conjunction with the Company.
 - b) **Roads Status** – Road Repair Status- Shawn Casey is preparing a disposition report on the 47 poor (“3”) conditions observed by the DMFPO Board of Directors road survey in April. He said PBCo found the survey to be helpful. He provided an interim report (attached). He expects to have a status report before the September Board meeting.

Mr. Casey has personally assessed the subject conditions from the survey and found them generally consistent with the Company's evaluation. Patch-work within the capability of his maintenance crew will be carried out in before the rainy season along with budget limited outside contracting. Additional of fog line striping would be contracted and so would need to be budgeted. If the need posed an imminent safety hazard then steps could be taken right away.

- c) **PBCSD Roads Projects** – PBCSD General Manager, Mike Niccum reported that the replacement of a force main at Pebble Beach Golf Links was a project scheduled for the fall that was road related.

The 2011 Sewer Line Replacement Project used pipe bursting and would have minimal impact on roadways. Contractors would contact residents in affected neighborhoods prior to construction.

The planning for undergrounding of overhead utility lines continues; however coordinating with utility companies remains and construction isn't foreseen until the end of next year.

- c) **Land Use Advisory Committee Report** – Director Szabo has been officially appointed to the County committee. One review involved the plans for a residence at 2993 Cormorant obstructing the view of a resident on Customs who was contesting the plans: the committee voted to support the project as proposed. Two projects on Signal Hill Road were being reviewed: one small addition and another demolition and rebuild that kept getting continued as project representatives were not in attendance at the meetings. The committee voted to approve the Poppy Hills Golf Course major renovation project; a 1,600 square foot addition at 3105 17 Mile Drive; and a 900 square foot addition and a 12 square foot bedroom enclosure at 3307 17 Mile Drive Unit 9.
- 9) **New Business** – None.
 - 10) **Old Business** – Chair Hutchison submitted five goals and objectives for the committee at the May meeting and assigned committee members as champions for each. He had requested that at subsequent meetings status reports be made on plans, issues, and accomplishments.
- 1. **Joint audit 1984 Land Use Agreement (“LUA”) regarding road maintenance – Loran List** Director List reported that after review of the document he felt that PBCo had more than lived up to all the conditions specified. There was some question regarding the \$4 million set aside in a fund to cover costs of road maintenance if PBCo was no longer able to do so. PBCSD General Manager, Mike Niccum stated that the District had road maintenance latent powers if needed in such an instance. Director Eastman stated his understanding that the fund was based on the now-defunct original Land Use Plan. Set aside amounts were to be collected from the development of 800+ lots granted in the original plan; the plan fell through and the lots were not built upon so the fund never came into existence.
The review of the agreement by Director List was noted to be complete.

