

DEL MONTE FOREST PROPERTY OWNERS
Board of Directors Meeting
Monday, April 9, 2007 – 4:00 PM
PEBBLE BEACH COMMUNITY SERVICES DISTRICT BOARDROOM

MINUTES

DIRECTORS PRESENT: Rick Verbanec - President, Tobi Adams - Vice President, Jerry Verhasselt - Vice President, Robert Adler – Treasurer, Sandy Getreu, Janet Hayslett, Paul Jordan, Averil Nero, Linda Elliott – Secretary

DIRECTORS ABSENT: - Loran List - (excused)
Don Eastman - (excused)
Al Budris – (excused)

GUESTS: Mark Verbonich, Vice President Community Affairs, Pebble Beach Company (“PBCo”)

- 1) Call to Order:** President Verbanec called the meeting to order at 4:00 PM.
- 2) Approval of Agenda:** No changes to the agenda were noted. M/S/C
- 3) Public Comment:** None
- 4) Approve minutes** of the March 12, 2007 Board meeting. SG/AB/Carried
- 5) Special Agenda Items**
 - a) “Plan for the People” speakers, Luann Meador, Alex Hulanicki, and Nancy Isakson, are opponents of the Land Watch general plan initiative, to be “Measure A” on the June ballot, and spoke to the DMFPO Board to discuss their objections to the initiative. Acknowledging there is no direct effect on property in the Forest, the discussion centered on general government process and the potential effects of Measure A on the business community.
 - b) Semiannual meeting scheduled for May 6, 2007, reminder cards have been sent out. Bill Bates will speak at the meeting and will give away books and a poster during a raffle.
- 6) Reports of Representatives & Observers**
 - a) No report
 - b) **LUAC** – Land Use Advisory Committee member Sandy Getreu reported that County Planning agrees that if the registered arborist from Pebble Beach Company, Eric Love, approves a tree removal, there is no need to consult with yet another arborist for another study. It may be necessary to have Eric Love placed on the County’s list of accepted arborists.

The DMF Architectural Review Board (ARB) conditions for project approval

are no longer enforced by Monterey County Planning in final documents approved by the county due to excessive time required with the number of ARBs forming in the County. DMFPO had a useful meeting with the County Planning Director, Mike Novo, who was sympathetic with the need to enforce zoning laws however took the position that zoning issues cannot be a high priority for them. Point person for future discussion is Building Services Director, Dale Ellis.

- c) **OSAC** – DMFF requested that the Open Space Advisory Committee (OSAC) create a sub-committee comprised of Jeff Froke, Eric Love, and Steve Staub to look into creating a research station in the Forest and make recommendations. A pamphlet is planned for the Forest's Fire Safe Garden Project that will include what to plant and what not to plant. The Pebble Beach Fire Chief has been organizing clearing of open areas here in the Forest. Steve Staub, DMFF Forester provided a year end report on total replanting including pitch canker resistant trees and some experimental trees planted on Sunridge Road and Ronda Road with a 100' clearance from any residence. New trees have also been planted at Indian Village and restoration completed on the upper pit.
- d) **CAB** – Community Advisory Board next meeting July 2007.
- e) **PBCSD** – Al Budris absent – Hand crews started working today on Ronda and Sunset clearing vegetation around and below houses 100 – 150'. The PBCSD Fire Department Open House is scheduled for June 23rd.

7) Regular Agenda Items:

- a) Officer Reports 2007
 - i. President Verbanec reported earlier under the General Plan special agenda item.
 - ii. Secretary Elliott reported that three tax forms are being filed for 2006 the organization.
 - iii. Treasurer Adler reported that an insurance plan is still being investigated and that he would contact Wells Fargo again to provide a policy at a lower rate than the current policy. Membership is low at 945 however expenditures are on budget at this point. The Board discussed strategies for increased membership, and whether perceived political issues are affecting membership. New owner numbers are significantly lower in 2007 than in previous years. A statement of assets letter is being prepared for signature to close out 2006.
- b) Committee Reports
 - i. Administrative/Finance Committee – Secretary Elliott had nothing further to report.
 - ii. Land Use/Subdivision Committee –No report, No meeting.
 - iii. Membership – Director Nero reported 945 members. DMFPO is on budget, but there are many others that should be signed up. Membership packages will be mailed out in envelopes to those who have not renewed or are not members. Director Nero states that we should not get into politics. Tobi Adams reminded the Board that

directors are subject to the "Do Not Call" registry. Paul Jordan suggested that DMFPO refocus its efforts and make it clear what the intent of the organization is and convey that in simple terms to the constituency.

- iv. Neighborhood Reps – Tobi Adams held a meeting March 14, 2007. Attendance was low. Next meeting is 5/16/07 She would be happy to speak at semi-annual meeting for 2-3 minutes.
- v. Nominating/Elections – Verhasselt has started working to form the nominating committee and will submit a roster next meeting. An article will be written up for the June/July DMFPO newsletter.
- vi. Newsletter – Director Hayslett reported that the current newsletter is in production and just waiting for the "Table Affair" photos.
- vii. Traffic/Safety Committee – Director Budris was absent. Paul Jordan headed a brief meeting addressing the issue of the large number of bike riders crowding through the Forest on Saturdays. CHP is ready to address the issue. False burglar alarms are due mostly to user error. Averil Nero reported that resident Garelo is concerned about the school bus stop near the Equestrian Center. She feels it is unsafe for school children crossing the road to catch the bus. Paul Jordan states there are no signs at any of the bus stops in the Forest. Paul Jordan will call Ms. Garelo.
- viii. By Laws – No report.
- ix. Website – No report.

- 8) **Other New Business:** President Verbanec requested input regarding the Plan for the People presentation earlier on the agenda and thoughts on what political position, if any, DMFPO should take. Director Verhasselt felt that the organization should take no political stance. The Board concurred to take no stance and will only mention that the issue will be on the ballot in June.
- 9) **Old Business:** None
- 10) **Closed Session:** None
- 11) **Adjourn:** President Verbanec adjourned the meeting at 6:05 PM.

(Reviewed and respectfully submitted by Linda Elliott, Secretary)

NEXT MEETING

Monday, May 14, 2007 – 4:00 PM

Pebble Beach Community Services District Boardroom