

DEL MONTE FOREST PROPERTY OWNERS

Board of Directors Meeting
Monday, May 14, 2007 – 4:00 PM
PEBBLE BEACH COMMUNITY SERVICES DISTRICT BOARDROOM

MINUTES

DIRECTORS PRESENT: Rick Verbanec – President, Linda Elliott – Secretary,
Sandy Getreu, Janet Hayslett, Averil Nero

DIRECTORS ABSENT: Jerry Verhasselt - Vice President, Tobi Adams – Vice
President, Robert Adler – Treasurer, Paul Jordan, Loran List,
Don Eastman, Al Budris

GUESTS: Luanne Rugebrecht – 3000 Stevenson Road
Mark Stilwell, Executive Vice President, Pebble Beach Company (PBCo)
Craig Anthony, General Manager, PBCSD

1) Call to Order: President Verbanec called the meeting to order at 4:00 PM. Without a quorum present, no regular business can be conducted. A meeting of those present for information only ensued.

2) Approval of Agenda: No changes to the agenda were noted.

3) Public Comment: Guest, Luanne Rugebrecht, DMFPO member for 5 years, presented her opinion of the DMFPO semiannual meeting on May 6, 2007. She preferred that the meeting format be less entertainment oriented and follow the DMFPO web site and newsletter format that welcomes new members and informs of the alliance between the different organizations in the Forest. She felt that consistent formal meetings would serve to educate new members. A few meeting format suggestions include:

- a. Introduction of board and committee members and have them gather on stage.
- b. Clarification of the different organizations in the Forest.
- c. A representative from each DMFPO committee reporting on issues and updates.
- d. The DMFPO web site is filled with helpful information, Perhaps questions and answers could be posted, some prior to the meeting, others that are asked at the meeting, such as how long the pink and yellow flags and the DMF conservation signs will remain all over the Forest. (President Verbanec answered that the colored flags were placed by PBCo contractors to count the occurrence of Yadon's Piperia and will be removed once the Preservation and Development Plan for Del Monte Forest has been decided.)

It was suggested to Ms. Rugebrecht that she and her neighbors might benefit from attending the Neighborhood Representatives meeting scheduled for May 16th.

Linda Elliott suggested that semiannual meetings could include a panel, with moderator, consisting of representatives from OSAC, PBCo Forestry Department, PBCo Roads Department, PBCo Security Department, PB Community Services District, Del Monte Forest Foundation and some representatives from the DMFPO

committees. Questions could be gathered up from property owners ahead of time, and impromptu questions could be answered at the meeting as well.

President Verbanec stated that the next semiannual meeting could include a decision from the Coastal Commission regarding Measure A. Vandalism, traffic, and other interesting issues could come up to present to the November semiannual meeting panel.

Mark Stillwell announced the next Coastal Commission hearing to be held June 13th in Santa Rosa. The Measure A item has not been officially placed on the agenda yet.

4) Approve minutes of the April 9, 2007 Board meeting. No changes noted.

5) Special Agenda Items

a) A complete review of the May 6, 2007 semiannual meeting was covered above under "Public comment"

6) Reports of Representatives & Observers – Hold reports for next meeting

- a) **ARB** – One meeting was cancelled, and only one item was on the agenda of another.
- b) **LUAC** – Paul has been ill and unable to report.
- c) **OSAC** – No meeting during the period.
- d) **CAB** – Next meeting is June 7, 2007
- e) **PBCSD** – The preliminary District budget is to be presented at the 5/23/07 Board meeting. The last two projects of the Water Systems Improvements for Fire Fighting are coming up: the 600,000 gallon tank to be installed on Spruance Road and 1-2 more miles of water system pipeline to be installed. The improvements have taken place over the course of 20 years. The District Fire Department Open House and BBQ is scheduled for June 23rd. Conversion to having a paramedic on engines as of October 1st, 2007, instead of continuing the QRV program was discussed: It is proposed to have a paramedic available on engines at Carmel Hill and the District fire station.

7) Regular Agenda Items:

a) Officer Reports 2007

- i. President Verbanec reported that he and Land Use Committee Chair Sandy Getreu spoke with Dale Ellis, Assistant Planning Director for Monterey County regarding the same issues that they had spoken to Planning Director Mike Novo about earlier: tree removal requiring two arborist sign-offs for the same tree, and the zoning issue of campers, boats and other items parked in front or side yards of residences that require enforcement to abate. Since these are not health threats they take a long time to resolve through the County. It is DMFPO's policy not to go to the county until all other steps have been tried. President Verbanec has no expectation of change in the area of ARB permitting conditions being acknowledged by County Planning.
- ii. Secretary Elliott requested a voice mail system be added to the

Comment:

DMFPO phone service. Craig Anthony offered integration of DMFPO's phone system into the District's phone system for the intention of utilizing the telephone voice mail. Administrator Dadiw is to contact District IT Officer Suha Kilic regarding this issue.

- iii. President Verbanec will request a more substantive review letter from Bob Adler regarding the 2006 Financials.

b) Committee Reports

- i. Administrative/Finance Committee – Nothing further to report.
- ii. Land Use/Subdivision Committee –No report, no meeting.
- iii. Membership – 1,215 members and approximately \$5,000.00 in donations. A renewal solicitation postcard that includes an invitation to the November semiannual meeting is to be mailed out soon.
- iv. Neighborhood Reps – Next meeting is May 16, 2007
- v. Nominating/Elections – No report
- vi. Newsletter – Director Hayslett reported that the newsletter is completed as scheduled and will be mailed mid-week to be received by members before the semiannual meeting.
- vii. Traffic/Safety Committee – Chair Budris was absent.
- viii. By Laws – No report.
- ix. Website – No report.

8) Other New Business: Introduction of Aimee Hamabata as a new administrative assistant to Laura in the office.

9) Old Business: None

10) Closed Session: None

11) Adjourn: President Verbanec adjourned the meeting at 4:43 PM.

(Reviewed and respectfully submitted by Linda Elliott, Secretary)

NEXT MEETING

Monday, June 11, 2007 – 4:00 PM

Pebble Beach Community Services District Boardroom