

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

MINUTES

DIRECTORS PRESENT: Rick Verbanec – President, Jerry Verhasselt – Vice President, Tobi Adams – Vice President, Robert Adler – Treasurer, Linda Elliott – Secretary, Al Budris, Janet Hayslett, Averil Nero, Paul Jordan, Loran List, and Don Eastman

DIRECTORS ABSENT: Sandy Getreu

GUESTS: Craig Anthony - General Manager, PBCSD
Sandy Verbanec – DMFPO member
Joel Gandbord – Institute for K-9 Studies

- 1) **Call to Order:** President Rick Verbanec called the meeting to order at 4:02 p.m.
- 2) **Approval of Agenda:** Agenda approved.

Public Comment: None

- 3) **Approve minutes** of the June 11, 2007 Board meeting. No changes noted. List / Adler / Carried

4) Reports of Representatives & Observers

- a) **ARB** – Director Verbanec reported one meeting was cancelled and he was absent at another. Project count decline is a possible sign of the real estate market slowing down.
- b) **LUAC** – Director Getreu was absent.
- c) **OSAC** – Linda Elliott reported no meeting until September. Vice President Verhasselt attended the June meeting. Fire Department Battalion Chief, Dennis Carreiro has retained a specialist, Rose Bruno, to design the layout and content of the District Fire Safe Garden.
- c) **CAB** – Vice President Verhasselt did not attend, however, Averil Nero was in attendance at the quarterly meeting. There was nothing new to report.
- d) **PBCSD** – Al Budris included the report for Traffic and Safety Committee with the PBCSD report. Emergency Medical Response is 50-60% of all calls in the Forest. The average response time is 3 minutes. PBCSD sewer and water line and pump station capital improvements are ongoing. With regard to Traffic and Safety, the average speed is now below 25mph except on Sloat Road, Forest Lodge Road, and Sunridge; more 25mph speed signs are to be posted in these residential areas. The contract for CHP has been renewed through June 30, 2008. Approximately 800 meals were served at the Fire Department Open House on June 23rd.

5) Regular Agenda Items:

a) Officer Reports 2007

- i. President Verbanec, on behalf of the Board, expressed best wishes to Secretary Elliott and her husband Temple Elliott during his illness.
- ii. Secretary Elliott inquired regarding the possible upgrade to the answering system in the DMFPO office. Administrator Laura Dadiw reported that a business plan special from AT&T offers voicemail at no additional cost to DMFPO's existing phone service. The Board agreed it was worth upgrading.
- iii. Treasurer Adler reported that DMFPO's revenues and expenses are within 1% of the prior year. Janet Hayslett has accepted Rapid Printer's bid of \$70.00 per hour for layout services for the newsletter. She is currently coordinating the layout of the July/August newsletter with the printer and the cutoff time for any new articles for the September/October newsletter is August 8th. The cutoff time year round is the first week of every even month. President Verbanec requested directors be more aggressive at inputting articles.

b) Committee Reports

- i. Administrative/Finance Committee – Nothing further to report.
- ii. Land Use/Subdivision Committee – Vice Chair Jordan is establishing a step by step process for addressing land use issues brought to the committee's attention, especially when County enforcement is involved, to do everything possible to insure that action is taken in a timely manner.
- iii. Membership – Chair Nero reported 1,285 members and donations at \$5720. She suggested publishing DMFPO's goals, objectives and advantages of membership in bullet format in the next newsletter, or in a separate mailing to non-members.
- iv. Neighborhood Reps – Chair Adams reported the next meeting tentatively planned for September. President Verbanec stated that the concerns resident and member Joe Longo voiced at the Neighborhood Reps meeting regarding water on Forest roadways, maintenance workers driving on roads, and other issues at the latest Traffic and Safety Committee meeting, were taken up at the Traffic/Safety Committee meeting. President Verbanec recommended that the minutes of meetings be forwarded to Neighborhood Representative Chair Adams. The next Neighborhood Rep's meeting will focus on short-term rentals featuring guest speaker Jan Leasure. VP Adams will contact Mr. Longo.
- v. Nominating/Elections – Chair Verhasselt had asked that anyone interested in being on the committee contact him. He will schedule a meeting of the committee the end of August.
- vi. Newsletter – Chair Hayslett submitted to the Board a listing of pros and cons if vendor advertising is allowed in the DMFPO newsletter. The Board concurred that advertising should not be allowed. Chair Hayslett will contact Carol Yarborough from the Lodge at Pebble Beach regarding the Board's decision.
- vii. Traffic/Safety Committee – Chair Budris reported earlier
- viii. By Laws – No report.
- ix. Website – No report.

6) Other New Business: President Verbanec requested the Board look further into the impact on property owners from the Coastal Commission's decision to deny Measure A and declare all Monterey pine forest as Environmentally Sensitive Habitat Area. He will address the subject at the next Architectural Review Board meeting. Also, the status of the Highway One gate from the County/Pebble Beach Company perspective needs to be clarified since the Plan tied to Measure A is denied as well. DMFPO will continue to keep the issue of the Highway One gate a priority. Director Budris recommended that the Board communicate to constituents any facts formulated by Pebble Beach Company in response to the Coastal Commission decision.

Defensible space compliance – President Verbanec requested DMFPO should herald home fire safety and increase education and compliance with the 100-foot defensible space requirement. PBCSD General Manager, Craig Anthony stated that the District would probably be hiring temporary employees, retired firefighters, who will make aggressive contact with homeowners regarding fire safety suggestions with timelines involved. President Verbanec reported that the Fire Safe Council has maps available of the entire State of California in 1000-acre tracts, each tract showing various fire danger levels. Part of the Forest is in the highest designation.

Mr. Joel Gambord, founder of the K-9 Institute for Learning, stated that the institute had located a 31-acre parcel of land for a 25,000 square foot building on the east side of the Marina airport and requested the Board support the request to lease the parcel from the City of Marina. The issue is before the Marina City Council on July 17 at 6 p.m. The planned building will house 3 entities (Pups for Peace, National Search and Rescue Dog Foundation, and Service Dogs) and the Monterey Bay Dog Center. The Learning Institute trains people to train dogs.

Old Business: None

7) Closed Session: None

8) Adjourn: President Verbanec adjourned the meeting at 5:30 PM.

(Reviewed and respectfully submitted by Linda Elliott, Secretary)

NEXT MEETING

Monday, August 13, 2007 – 4:00 PM

Pebble Beach Community Services District Boardroom