

DEL MONTE FOREST PROPERTY OWNERS
Board of Directors Meeting
Monday August 13, 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, Sandy Getreu, Al Budris, Janet Hayslett, Averil Nero, Paul Jordan, Loran List, and Don Eastman

DIRECTORS ABSENT: Linda Elliott - Secretary

GUESTS: Jan Leasure, Tom and Yvonne Scardina

- 1) **Call to Order:** President Rick Verbanec called the meeting to order at 4:03 p.m.
- 2) **Approval of Agenda:** Agenda approved.
- 3) **Public Comment:** Tom Scardina acknowledged and appreciated the attention of DMFPO to his issue of short term rentals.
- 4) **Special Agenda Item**
Short Term Rentals Jan Leasure, professional property manager, 10 years ago at a cost of approximately \$60,000 over 2-1/2 years, approached the County Planning Commission and the Board of Supervisors resulting in an ordinance requiring a permit be obtained by property owners for rental of residences for less than 30 days duration. (Permit time allotments vary depending on historical usage as a rental.) The Coastal Commission would not approve the ordinance for the coastal zone and the County felt that the restriction of the ordinance to the non-coastal zone violated the equal protection clause of the Constitution, leaving the ordinance unenforceable throughout the Forest. Today, approximately 500 homes are used for recreational/occasional use; however, less than 10% are managed professionally and an even smaller percentage of homes are rented for less than 30 days. President Verbanec stressed the importance of calling the sheriff to record incidents of occupant behavior problems, particularly with property owner managed short term rental disturbances. Copies of the reports could then be sent to the zoning administrator and the District Supervisor for remedial action. Jan Leasure expressed her support of DMFPO in this matter and left business cards in the DMFPO office. Sandy Getreu, Land Use Committee Chair, indicated that he would continue to work aggressively on gaining County Planning's support and action on these types of matters.
- 5) **Approve minutes** of the July 9, 2007 Board meeting. No changes noted. Budris / Jordan / Carried
- 6) **Reports of Representatives & Observers**
 - a) **ARB** – Director Verbanec reported that the number of projects brought before the Board are decreasing, probably due to the market continuing to run slower than

normal.

- b) **LUAC** – Director Getreu reported on formal Monterey County Planning Department complaints filed by DMFPO on behalf of property owners. No further response has been received from County Planning on a complaint regarding a shed set-back violation filed a year ago. Copies of past complaints and any subsequent DMFPO response letters on a variety of issues have been sent to Margaret Leighton. Director Getreu will meet with Margaret Leighton to establish what items she needs to receive from DMFPO with regard to each complaint. Director Getreu and Paul Jordan will meet to create a DMFPO internal process to foster County involvement on obvious violations. The seven violations that Director Jordan is currently working via the Land Use Committee will be forwarded to the DMFPO office for generation of a letter for each of the violators, copies of all to be batched together with a cover letter and sent to County Planning requesting a representative come to Pebble Beach and view the violations and take pictures in the field with the Land Use chair or vice-chair. This invitation to County Planning will also be noted in each letter to the property owners.
- c) **OSAC** – Last meeting was in June with the next meeting in September. There are a lot of projects in progress.
- d) **CAB** – No new updates – the committee hasn't met since the last Board meeting.
- e) **PBCSD** – Quiet meeting, there were no leads on incidents of arson until today's email from President Verbanec that stated a suspect had been apprehended.

7) Regular Agenda Items:

- a) Officer Reports 2007
 - i. President Verbanec visited with guest students from Scandinavia at the Pebble Beach Offices. They took the "scholarly approach" to talking about cities, the need for change, control and design. He will forward a copy of their report should he receive one.
 - ii. Secretary Elliott was absent.
 - iii. Treasurer Adler reported that he would be consolidating DMFPO's two investment CDs into one as they mature this month. President Verbanec reports that DMFPO's spending has been a little higher than budgeted but not significantly.
 - bi. Voice mail service through AT&T has been added to the office telephone.
- 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 a recent membership appeal letter mailing. The letter indicated that DMFPO is interested in property owners and their issues and is available to assist in resolutions. New member figures will be provided at the next Board Meeting.
 - iv. Neighborhood Reps – Chair Adams reported that there has been no meeting since last month's Board Meeting. She has spoken with Joe Longo regarding questions and concerns in his representative area.
 - v. Nominating/Elections – Chair Verhasselt will report at next month's meeting after the committee meets later this month.

- vi. Newsletter – Chair Hayslett states the layout for the September/October issue is done and submitted to the printers. President Verbanec suggested that an article on Land Use Committee issues could be submitted for the next edition.
 - vii. Traffic/Safety – The month of June has had the least amount of vandalism on record, perhaps due to the increase of law enforcement presence in the last several months. Vehicle speeds are down with some relative hot spots. Construction is down possibly contributing to a decrease in burglaries and/or thefts, which are down by 10-15%. Pebble Beach Company has offered to develop a monthly habited/uninhabited remodel list of properties for the Sheriff's Office. The Sheriff's Office has unmarked cars on patrol in the Forest. Chair Budris will invite MCSO representative Donna Galletti to meetings quarterly to identify problem areas and will invite her to the semiannual meetings to speak.
- 8) Other New Business:** Al Budris reminded directors of the CPR and AED training available this fall. It is directors' responsibility as role models to become certified. PBCSD Fire Captain Jennifer Valdez will be the instructor. A schedule is available through the PBCSD Fire Department.
- 9) Closed Session:** None
- 10) Adjourn:** President Verbanec adjourned the meeting at 4:40 PM.

(Reviewed and respectfully submitted by Linda Elliott, Secretary)

NEXT MEETING

Monday, September 10, 2007 – 4:00 PM

Pebble Beach Community Services District Boardroom