

**DEL MONTE FOREST PROPERTY OWNERS**  
Board of Directors Meeting  
Monday September 10, 2007 – 4:00 PM  
PEBBLE BEACH COMMUNITY SERVICES DISTRICT BOARDROOM

**MINUTES**

**DIRECTORS PRESENT:** Rick Verbanec – President, Jerry Verhasselt – Vice President, , Robert Adler - Treasurer, Janet Hayslett, Averil Nero, Paul Jordan, Loran List, and Don Eastman

**DIRECTORS ABSENT:** Tobi Adams – Vice President, Linda Elliott – Secretary, Sandy Getreu, Al Budris

**GUESTS:** Craig Anthony – General Manager, PBCSD  
Mark Verbonich – Vice President, PBCo  
Richard Cassam – Del Monte Forest Property Owner Member  
Ned Van Roekle – Del Monte Forest Property Owner Member

- 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:** Vice President Verhasselt introduced two candidates interested in the 2008 vacant board position next year. Mr. Richard Cassam introduced himself and spoke about his participation with the Greater Bay Area Make a Wish Organization and the changes he instituted that improved the quality of the program. He would enjoy the opportunity to become active with the Pebble Beach community. Mr. Ned Van Roekle introduced himself as a 4 year resident of Pebble Beach originally from Rochester, Minnesota. He maintained a dental practice for 23 years and practiced at the Mayo Clinic as well. He and his wife are interested in community service.
- 4) **Approve minutes** of the August 13, 2007 Board meeting. Adler / Eastman /Carried
- 5) **Reports of Representatives & Observers**
  - a) **ARB** – Director Verbanec reported cases are down to about 2 per month.
  - b) **LUAC** – Attended by Craig Anthony. There were 2 items and both were approved.
  - c) **OSAC** – The next meeting is in September with a number of substantial issues.
  - d) **CAB** – President Verbanec reported that Stevenson School was 100% full during the summer and will have full attendance this fall. Mark Verbonich reported that the golf courses are doing well and MPCC has had a full agenda of clients, events and activities. The District reported on open space conditions and the recent arson arrest.
  - e) **PBCSD** – General Manager, Craig Anthony reported that 4<sup>th</sup> priority water system was discussed. An additional 50 fire hydrants have been added onto existing water lines. The rule in California is one fire hydrant per every 1000 feet along the water lines with the District spacing them every 500 feet. Hydrants with bags over them are considered under construction until Cal-Am approves them. (New line hydrants don't go through the bagging process.) This project has been funded by

excess water project funds. PBCSD is coordinating with PBCo to install the lines prior to scheduled road work.

## **7) Regular Agenda Items:**

- a) Officer Reports 2007
  - i. President Verbanec reported that Secretary Linda Elliott is missed. She is in Texas with her family.
  - ii. Secretary Elliott was absent.
  - iii. Treasurer Adler reported that DMFPO business CD's had matured in August and had been placed into a Money Market Fund at 5%. Vice President Verhasselt has the Wells Fargo prospectus if anyone is interested. The Board accepted and approved the expenditure of \$200.00 plus a tip for music for the November semiannual meeting.
- b) Committee Reports
  - i. Administrative/Finance Committee – Director Elliott was absent. Laura announced that Board Packets would continue to be emailed however hard copies would now be available to each director on meeting day.

Averil Nero will create an agenda for the semiannual meeting. Members will be encouraged to submit questions prior to the meeting as well as allowance for questions during the meeting. Director Nero suggested using a 4X6 postcard for the semi-annual meeting reminder. Paul Jordan shared two comments he received from members previously in attendance: 1) They didn't answer my question; and 2) More time was needed for questions and answers. An additional suggestion for the semiannual meeting forum style was a panel discussion with answers, or a table set up with speakers allowing members to approach them with their questions.

Community Emergency Response Training (CERT) classes begin on Tuesday, 9/25 at 6:00pm and will be scheduled for every Wednesday thereafter for seven weeks from 6pm to 9pm. Instructor Jennifer Valdez from the PBCSD Fire Department is offering this "train the trainer" course to develop a Pebble Beach community emergency response team to respond and assist emergency response agencies during community-wide emergencies. This is a topic for the semiannual meeting and the DMFPO newsletter.

- ii. Land Use/Subdivision Committee – Vice Chair Jordan reported that eight violations assigned to him had been verified. Out of the eight, three continue as violations and DMFPO will proceed with formal complaints to County Planning.
- iii. Membership – Chair Nero reported an increase in membership from 1289 to 1335 due to the membership appeal letter recently mailed out.
- iv. Neighborhood Reps – Chair Adams was absent
- v. Nominating/Elections – Chair Verhasselt reported that three of the directors' first terms expire at the end of the year and all will continue with their second term. Director Rick Verbanec's second term will expire this year and the position will need to be filled. New board members will be elected in January.
- vi. Newsletter – Chair Hayslett reported that the layout for the September/October issue had been revised, refined and is ready to print. Mailing is scheduled for Friday. Fire Defense will be a major topic in the next

issue. Janet Hayslett suggested an article from Eric Love or Steve Staub on the sudden death of the oak trees. A comment on the differences of the apple moth compared to the oak moth may be an interesting article for the newsletter.

- vii. Traffic/Safety – Director Budris was absent. Loren List presented the topic of the traffic flow problem at the Highway One gate and the severity of the problem. He felt the board should be prepared for the issue at the semiannual meeting in November. President Verbanec reminded the Board that the plans for the gate were wrapped up in the DMF Plan. Now that measure A has been voted down a new solution needed to be discussed. An email from Mark Stilwell mentioned that this topic would be discussed in a developmental planning meeting in November. Mark Verbonich commented that this became an issue involved with measure A by the County and Coastal Commission seven years ago.
- 8) Other New Business:** Vice President Verhasselt commented on a complaint he received while at the 1<sup>st</sup> Tee – the property on 3059 Sherman is a mess. If the complainant is a member and the issue regards property, he was instructed to refer them to Sandy Getreu or Paul Jordan of the Land Use Committee. Otherwise, a non-member can be referred to Margaret Leighton. Averil Nero is pleased with the \$16,000 raised for the National Disaster Search Dog program. Wilma Melville, the founder, won \$100,000 for her foundation over 1,000 other nominees.
- 9) Closed Session:** None
- 10) Adjourn:** President Verbanec adjourned the meeting at 5:15 PM.

*Reviewed and respectfully submitted by Linda Elliott, Secretary*

NEXT MEETING

Monday, October 8, 2007 – 4:00 PM

**Pebble Beach Community Services District Boardroom**