

**DEL MONTE FOREST PROPERTY OWNERS**  
Board of Directors Meeting  
Monday October 8, 2007 – 4:00 PM  
PEBBLE BEACH COMMUNITY SERVICES DISTRICT BOARDROOM

**MINUTES**

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

**DIRECTORS ABSENT:** Robert Adler - Treasurer, Sandy Getreu, Al Budris

**GUESTS:** Craig Anthony – General Manager, PBCSD  
Mark Verbonich – Vice President, Pebble Beach Company (“PBCo”)  
Ned Van Roekle – DMFPO Member

**1) Call to Order:** President Verbanec called the meeting to order at 4:04 p.m.

**2) Approval of Agenda:** Agenda approved.

**3) Public Comment:**

- a) DMFPO Member Ned Van Roekle asked if a stop sign could be placed at the intersection of Arroyo and Arrowhead. Craig Anthony and Mark Stillwell will address the issue and advise Mr. Van Roekle of the outcome.
- b) Mr. Anthony reported that a ditch had formed on Stevenson Drive. A district employee noticed suspicious water drainage that compromised a sewer line and reported it. Within 30 minutes, PBC and District personnel inspected the area and began work for a new sewer line, filled and graded with 300 feet of new culvert. The alertness and quick response of District staff is to be commended.
- c) 40-50 new fire hydrants are being installed by Pebble Beach Community Services District and associated roads are being repaired accordingly.
- d) Mark Stillwell briefly updated the Board on extension of the timeframe for PBCo to bring suit against the Coastal Commission regarding the Measure A decision. The Company and the Commission are engaged in dialog regarding what can be redeveloped in areas such as The Lodge, Spanish Bay, The Equestrian Center, Collins Field, and the Sawmill Gulch quarry. Loren List noted the importance of the heritage of The Equestrian Center dating back to SFB Morse.

**4) Approve minutes** of the August 13, 2007 Board meeting. Eastman/Verhasselt /Carried

**5) Special Agenda:**

- a) Special Agenda for Semi-Annual Meeting - November 18, 2007
  - i. TAMC: Don Bachman, Ass't Director of TAMC, will speak about the

- current Hwy 68 work and plans for the future.
- ii. PBCo.: The Highway One gate reconfiguration was a mitigation element of the Preservation and Development Plan that was lost when the Coastal Commission denied Measure A. There is no longer any Company plan for the Highway One gate reconfiguration until it can be incorporated into a broader development plan. Any suggestions from DMFPO members for an alternative solution should first be submitted through the Traffic and Safety Committee. Mark Stilwell will explain the circumstances.
  - iii. PBCSD: Craig Anthony will highlight recent changes at the District regarding paramedic services, fire safety standards, and fire engine staffing.

## 6) Reports of Representatives & Observers

- a) **ARB** – Director Verbanec reports nothing new to add.
- b) **LUAC** – Sandy Getreu is absent.
- c) **OSAC** – No report
- d) **CAB** – No report
- e) **PBCSD** –Paramedic/firefighters will be staffed on engines at Carmel Hill and Pebble Beach to insure rapid response of first responder personnel to each call. This service replaces the QRV program.

## 7) Regular Agenda Items:

- a) Officer Reports 2007
  - i. President – President Verbanec had nothing further to report.
  - ii. Secretary – Director Elliott had no report.
  - iii. Treasurer – Director Adler was absent.
- b) Committee Reports
  - i. Administrative/Finance Committee – Office administrator, Laura Dadiw, addressed the overage of the professional fees.
  - ii. Land Use/Subdivision – Director Getreu was absent.
  - iii. Membership - Director Nero encouraged the board to have members invite their neighbors to join DMFPO. The picnic on Saturday for PBRTA had an attendance of 160. She thanked all of those who helped.
  - iv. Neighborhood Representatives – Director Adams reported that 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. A reminder that the Flu Shot clinic will be on Tuesday, 10/30 from 9 – 1 and is open to the Public.
  - v. Nominating/Elections – Director Verhasselt reported that a final

- report/results would be presented next month.
- vi. Newsletter – Director Hayslett reported that the layout for the upcoming newsletter is done. The feature article is the Pebble Beach Company Concours. Other articles include the Semi-Annual meeting and a blurb on the reasoning for the colors of the fire hydrants. Janet Hayslett thanked authors for article input.
  - vii. Traffic/Safety – Director Budris was absent. Paul Jordan reported that 2 people came into the meeting with issues and Shawn Casey, Roads Department, PBCo, was able to resolve them immediately.

**8) Other New Business:** None

**9) Closed Session:** None

**10) Adjourn:** President Verbanec adjourned the meeting at 4:57 PM.

*Reviewed and respectfully submitted by Linda Elliott, Secretary*

NEXT MEETING

Monday, November 12, 2007 – 4:00 PM

**Pebble Beach Community Services District Boardroom**