

DEL MONTE FOREST PROPERTY OWNERS
Board of Directors Meeting
Monday January 14, 2008 – 4:00 PM
PEBBLE BEACH COMMUNITY SERVICES DISTRICT BOARDROOM

MINUTES

2007 DIRECTORS PRESENT: Rick Verbanec – President
Jerry Verhasselt – Vice President
Tobi Adams – Vice President
Linda Elliott – Secretary
Al Budris
Don Eastman
Sandy Getreu
Janet Hayslett
Averil Nero
Paul Jordan
Loran List

2008 DIRECTORS PRESENT: Al Budris – President
Jerry Verhasselt – Vice President
Don Eastman – Vice President
Linda Elliott – Secretary
Ned Van Roekel – Treasurer
Tobi Adams
Sandy Getreu
Janet Hayslett
Averil Nero
Paul Jordan
Loran List
Richard Cassam

2007 DIRECTORS ABSENT: Robert Adler

GUESTS: Craig Anthony – General Manager, PBCSD
Mike Niccum – Engineer, PBCSD
Mark Stillwell – CEO, PB Co
Mary Louise Budris – DMFPO Member
Lori Lietzke – DMFPO Member
Kelly Nix-- Carmel Pine Cone

- 1) **Call to Order:** President Verbanec called the meeting to order at 4:05 p.m.
- 2) **Approval of Agenda:** Agenda approved.
- 3) **Public Comment:** Craig Anthony will be leaving PBCSD on January 25, 2008 to work for Cal Am Water.
- 4) **Approve minutes** of the November 12, 2007 Board meeting. Budris/Getreu /Carried

- 5) **Special Agenda: Election of Officers** – It was moved, seconded, and unanimously carried to elect Al Budris – President, Don Eastman – Vice President, Jerry Verhasselt – Second Vice President, Linda Elliott – Secretary, and Ned Van Roekle – Treasurer. Directors Getreu and Verhasselt begin 2nd terms.

At 4:09 President Budris called the 2008 DMFPO Board meeting to order.

6) **Reports of Representatives & Observers**

- a) **ARB** – Rick Verbanec will continue as representative until a successor is found. Citizens of the Forest serve on ARB to review submitted plans for new and remodeled homes using architectural guidelines. No plans are before the ARB for review at this time.
- b) **LUAC** – Sandy Getreu reported no meetings had been held due to the holidays.
- c) **OSAC** – Jerry Verhasselt accepted the Chairmanship beginning December 2007. June Stock sat as Chairperson for 3 years. The fire safe garden installation has been the primary focus for OSAC. Next meeting's topic may include enforcing a perimeter of trimmed or removed trees around utility wires to reduce wire damage and outages during future storms.
- d) **CAB** – No meeting.
- e) **PBCSD** – Craig Anthony reported that recent wind storm disruptions would be discussed in depth at the January 25th meeting. Wastewater maintenance backup generators ran fine and there were no sewer system problems. 58 resident phone calls were logged regarding trees and wires down. The District and PG&E plan to meet regarding establishing communications liaisons during events to receive better real-time information from PG&E, and to address maintaining trees near power lines. If phone service was available, old-style phones that plug into the wall functioned during the storm, even without electricity.

7) **Regular Agenda Items:**

- a) Officer Reports 2007
 - i. President – No report. Past-President Verbanec commented on an editorial in the Herald advocating the undergrounding of utility wires as a means to reduce outages during storm events, giving a history of research into the issue that determined the purchase of generators is a significantly less expensive option than undergrounding.
 - ii. Secretary Elliott reported that all is going well in the office and deferred to Director Nero who passed out a prototype of the membership invitation to be mailed to residents late January/early February. Approval of the invitation was unanimous.
 - iii. Treasurer Ned Van Roekel will complete banking administrative tasks on January 15, 2008. He suggested a membership dues increase of \$10.00. Director Eastman moved and Director Verhasselt seconded to accept the increase in dues from \$40.00 to \$50.00. Directors List and Nero voted no. Director Nero urged all directors to make a conscious, concerted effort to attract new members. Mark Stillwell, PBCo, stated, from a regulatory standpoint, that it is allowable for directors to approach residents to solicit membership.

- b) Committee Reports
 - i. Administrative – Director Elliott had nothing further to report.
 - ii. Land Use/Subdivision – Chair Getreu reported success with efforts with the County on complaints filed by DMFPO: The trolley parked in front of a residence on El Bosque and a shed in violation of lot limits have been removed. Another shed in violation of lot limits on Pioneer is pending but is straightforward.
 - iii. Membership – Discussed earlier.
 - iv. Neighborhood Representatives – Chair Adams reported that the next meeting would cover neighborhood leadership. Director Verhasselt suggested one topic could be leadership skills obtained from Community Emergency Response Team training held through the District Fire Department – the next CERT training begins in March.
 - v. Nominating/Elections – Nothing further to report.
 - vi. Newsletter – Chair Hayslett reported that the newsletter is at the printers and will include the newly-elected President's letter.
 - vii. Traffic/Safety – Chair Budris reported that Vice Chair Paul Jordan will be the 2008 chair of the Committee. He urged members and directors to be familiar with traffic and safety statistics when talking with constituents.

8) Other New Business:

- a. Rick Verbanec commented that Jim Nero had arranged the semiannual meetings for May 4th and November 16th, 2008. Director Eastman suggested inviting all Forest property owners to the two meetings. The 2007 meetings were 170% of the DMFPO budget for that item. Treasurer Van Roekel will discuss past and future budget issues at the next Board meeting.
- b. Director Verhasselt requested a review of the DMFPO mission statement at the next meeting and to consider including it in the by laws.
- c. Director Verhasselt will confirm committee appointments to President Budris. Upon approval, directors will be notified of the committee assignments via email.
- d. Craig Anthony suggested DMFPO could benefit in a joint effort with PBCSD to create a contact list for special needs residents in conjunction with the PBCFD and suggested a point of contact within the Traffic and Safety Committee.
- e. Mark Stillwell reminded the Board that the AT&T is the week of February 4th. He reported on PBCo damage caused by the storm on January 4th. Stillwater Pier and the Spanish Bay boardwalk suffered severe damage. Staff cleared many trees from the road while generators kept the main facilities running. The reclamation project advanced treatment is expected to be operational generating 100% recycled water by June, 2009. Sales of potable water outside of the Forest are expected to begin in approximately 2-3 months. This will allow an additional eight to ten million dollars to finish the reclamation project.
- f. The main task of trimming the trees around the power lines is regulated through the State of California; PG&E works with Davey's Tree Service to comply. An OSAC representative could be appointed as liaison to the PBCSD in its effort to obtain from PG&E additional clearance around power lines to prevent violations, citations, fires, and the loss of utilities in the future. Mr. Anthony suggested a wind advisory notice delivered to residents prior to the storm on January 4th via the Reverse 911 system might have better prepared some residents.

9) Closed Session: None.

10) Adjourn: President Budris adjourned the meeting at 5:25 PM.

Reviewed and respectfully submitted by Linda Elliott, Secretary

NEXT MEETING

Monday, February 11, 2008 – 4:00 PM

Pebble Beach Community Services District Boardroom