

DEL MONTE FOREST PROPERTY OWNERS
Board of Directors Meeting
Monday August 11, 2008 – 4:00 PM
PEBBLE BEACH COMMUNITY SERVICES DISTRICT BOARDROOM

MINUTES

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

DIRECTORS ABSENT: Tobi Adams

GUESTS: Mike Niccum – General Manager, PBCSD
Mark Verbonich – Vice President, PBCo

- 1) **Call to Order:** President Budris called the meeting to order at 4:05 p.m.
- 2) **Approval of Agenda:** Approved Getreu / Van Roekel / Carried
- 3) **Public Comment:** None
- 4) **Approve minutes:** Approval of the July 14, 2008 minutes as presented.
Eastman / Van Roekel / Carried
- 5) **Special Agenda:** None
- 6) **Reports of Representatives & Observers**
 - a) **ARB** – Rick Verbanec reported that two meetings were canceled, and he was unable to attend two. Minutes from the meetings were submitted for reference. The number of cases that the Board looks at are declining, down from 70-80 to approximately 50.
 - b) **LUAC** – Sandy Getreu was unable to attend the last meeting, will forward minutes when received.

Director List commented regarding construction on a property on Sunset Lane and asked what the DMFPO procedure is for property that is an eyesore and needs to be attended to. Land Use Committee Chair Getreu gave instructions to have the complaining party send a letter to the DMFPO office and the Land Use Committee would take up the matter.

Mr. Verbonich stated that there is nothing in the grant deeds or County ordinances that states how a property should be maintained. Deed restrictions serve to benefit the

property owners in Pebble Beach, and the Company is under no obligation to enforce them. The County can enforce zoning regulations however if a deed violation of some type is involved, property owners with properties that, in their estimation, have been disadvantaged by neighbors can enforce deed restrictions just as well as anyone else. Neighbors generally don't want to talk to each other and prefer that one of the organizations step in. It is recommended that the property owner try to handle matters on a good-neighbor basis. Director Elliott mentioned an eyesore property on Forest Lodge Road that is in really bad shape. Mr. Verbonich stated that it is likely a semi-abandoned property and contacting the owner using moral persuasion is generally more effective than relying on a County ordinance.

- c) **OSAC** – Director Verhasselt reported that the next meeting is Tuesday, September 16 at 2pm. Jeff Froke has scheduled a meeting on the Fire-safe Garden on Thursday, August 21st.
- d) **CAB** – Director Budris reported that the minutes of the last quarterly meeting, when available, would be inserted into a future DMFPO board packet.
- e) **PBCSD** – Director Verhasselt reported that the PBCSD budget was approved. The total budget for fiscal year 2008-09 is \$17.1 million, \$9.9 million of that for operations and \$7.2 million for capital – all with no financing (the District has no debt). The fire department is having a busy summer assisting with regional fires and responding to spot fires in the Forest. Mr. Niccum stated that the District waits until fire department personnel respond to a call before making a decision to initiate the Reverse 911 system. Sgt. Faulk of CHP reported at the meeting that speeding violations were declining throughout the Forest.

7) Regular Agenda Items:

- a) Officer Reports
 - i. President – Nothing to report.
 - ii. Secretary Elliott reported on telephone calls to the DMFPO office: a PBCo metal reflective traffic sign on Bird Rock was struck by a property owner's vehicle while she maneuvered to avoid oncoming traffic on a curve; PBCo responded promptly and moved the sign a short distance up from the curve of the road. The Board offered its condolences to Laura for the death of her father.
 - iii. Treasurer Van Roekel reported that revenues were \$10,000 under projections. He asked the board to consider the base needs of one year of organizational operations as the minimum on the CD "reserve" or "emergency" account, in his estimation to be \$40,000. The current shortfall of revenues and budget overages is estimated to reduce reserves to approximately \$30,000 in five to nine months. He also noted that newsletter production costs were \$1,600 under budget with an average of \$1,741 per issue, and that DMFF has been asked to consider funding the next issue for \$1,800.

The Board concurred to not schedule the traditional annual Christmas dinner in December for directors and staff this year.

It was moved by Director Eastman, seconded by Director Getreu, and carried, to reduce the cost of the November semiannual meeting by \$2,500 to \$1,000 by changing the type of food and beverages served.

8) Committee Reports

- i. Administrative – Director Elliott reported earlier.
- ii. Land Use/Subdivision – Covered earlier under LUAC above.

- iii. Membership – Chairman Nero reported that another letter had been distributed resulting in 30 new members for a total count of 1,152. She requested that each director receive a listing of non-members and review for those property owners that each may know to call and encourage membership, as opposed to cold-calling. President Budris concurred and requested that DMFPO office staff email a current non-member list to each director. Chair Nero reported a successful two hours in front of the post office collecting signatures on a card thanking firefighters for their efforts with local and regional fires.
- iv. Neighborhood Representatives – Director Hayslett reported for Chair Adams that there would be no meeting in September. The Flu Shot Clinic is scheduled for October 21, 2008 from 9-12 in the PBCSD Board Room.
- v. Nominating/Elections – Chair Verhasselt would be reporting at next month's meeting.
- vi. Newsletter – Chair Hayslett reported that the next issue is scheduled to be out the second week of September and could be 8 pages.
- vii. Traffic/Safety – Chair Jordan reported that the committee reviewed the traffic enforcement report graphs and statistics, and noted how well the program is going. Land Use discussion covered quite a few topics.
- viii. Website – Director Cassam requested feedback on the new web site. Director Eastman suggested more pictures be posted. Director Cassam noted the generous offer of PBCSD to allow DMFPO to use the District T-1 line, eliminating the cost of approximately \$50 per month for a separate DSL line into the office.

9) New Business: None

10) Other New Business: Land Use Committee member Lori Lietzke was married August 10th, 2008.

11) Closed Session: None.

12) Adjourn: President Budris adjourned the meeting at 5:05 PM.

Reviewed and respectfully submitted by Linda Elliott, Secretary

NEXT MEETING

Monday, September 8, 2008 – 4:00 PM

Pebble Beach Community Services District Boardroom