

DEL MONTE FOREST PROPERTY OWNERS
Board of Directors Meeting
Monday November 10, 2008 – 4:00 PM
PEBBLE BEACH COMMUNITY SERVICES DISTRICT BOARDROOM

MINUTES

DIRECTORS PRESENT:

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

DIRECTORS ABSENT: Tobi Adams, Sandy Getreu

GUESTS: Mike Niccum – General Manager, PBCSD
Mark Verbonich – Vice President, Pebble Beach Company (“PBCo”)
Mr. Jack Oechsel – Pebble Beach resident

- 1) **Call to Order:** President Budris called the meeting to order at 4:02 p.m.
- 2) **Approval of Agenda:** Approved DE / NV / Carried
- 3) **Public Comment:** Mr. Jack Oechsel reported that a residence on Hermitage Road was a terrible blight, apparently rented to a very large number of people, with cars parked all over, and the garage filled with items that were unsightly when the garage door was left open. Residents in the neighborhood had sent a letter to DMFPO approximately a year ago however it was unsigned for fear of retaliation. Mr. Oechsel read from one of the local Codes, Covenants & Restrictions for properties in Pebble Beach: ...the main object of which conditions, restrictions and limitations is to prevent such use of the property... as might tend to diminish either the value or pleasurable enjoyment of the other property within the [Forest]. Mr. Oechsel referred to an undated letter authored by Jean Sawyer that he received as a flyer at his home. President Budris requested Mr. Oechsel submit a letter to Director Jordan, Chair of the Traffic and Safety/Land Use Committee, who would in turn assign Director Getreu to issue a formal letter to the owner requesting attention to the concerns of the neighborhood, and follow up with any County enforcement that may be applicable or necessary if no response is received from the owner. Director Jordan would contact Mr. Oechsel later in the week as to the status of the complaint. Director Jordan outlined the process for reported concerns of this type: the complaint is received, an attempt is made to contact the owner regarding the complaint, photos are taken of the condition of the property, a letter is sent from DMFPO to the owner to memorialize the issue and what is requested to be done, Pebble Beach Company in some instances may be contacted, and ultimately the County Planning Department / Code Enforcement is engaged if there are code violations that are not resolved earlier in the process. DMFPO always encourages complainants to try to be neighborly and attempt to resolve these types of issues between themselves and those at issue. Director Elliott suggested that directors drive by and view the residence at 3082 Hermitage Road.
- 4) **Approve minutes:** NV / JV / Carried to approve the minutes of the DMFPO Board meeting held September 8, 2008 with the changes stated by Director Nero of correcting the spelling

of Lewis to Louis in RLS on the first page, and correction of the Redwings Garden Tea having been held on September 25th not September 24th. Director Nero stated that the reported semiannual meeting costs were wrong in the board packet and that Director Van Roekel would go over it in his report later in the meeting.

5) Special Agenda: None

6) Reports of Representatives & Observers

- a) **ARB** – Rick Verbanec was absent.
- b) **LUAC** – Sandy Getreu was absent.
- c) **OSAC** – Director Elliott reported on the September 16th meeting. The fire safe garden clearing was to commence and plans were moving ahead; completion of major work was anticipated in the next couple months.
- d) **CAB** – Director Budris reported that the next quarterly meeting is in December.
- e) **PBCSD** – General Manager, Mike Niccum stated that the District newsletter was due to be sent out with coverage of the success of the recent District Household Hazardous Waste Event.

7) Regular Agenda Items:

- a) Officer Reports
 - i. President – President Budris would report under Other Business.
 - ii. Secretary Elliott noted that the reminder postcard for the semiannual meeting had been delivered. Director Van Roekel and office staff had been developing the 2009 administrative schedule for membership mailings, budget development, and newsletter mailings. The generous \$1,600 donation from DMFF had been received and acknowledged.
 - iii. Treasurer Van Roekel submitted to the board the preliminary budget in two versions: one version accounted for publishing six newsletters and the other version four (quarterly) newsletters. President Budris called for the budget to be reviewed at the December 8, 2008 board meeting.

8) Committee Reports

- i. Administrative – Director Elliott reported earlier.
- ii. Land Use/Subdivision – Chairman Getreu was absent.
- iii. Membership – Chairman Nero reported 1,176 members as of October 31st. Donations were up to \$7,749. Director Nero stated that proactive membership planning was in order. The first membership letter should be something members would read. When queried, two directors stated they had spoken with residents regarding membership. Tables at the post office in January were suggested to stimulate DMFPO public relations. The first membership letter is due out the first week of January using an updated, good mailing list. Donation thank you notes are sent to donors within 24 hours of receipt of the donation.
- iv. Neighborhood Representatives – Chair Adams was absent.
- v. Nominating/Elections – Chair Verhasselt reported that no other names were submitted by petition as candidates for positions on the board therefore no ballot measure was needed. For 2009 Don Eastman, Loran List, Paul Jordan (2nd terms), and Ned Van Roekel (first term) are all interested in continuing to serve. JV/JH/Carried to approve the continued appointment to the board of the directors named.
- vi. Newsletter – Chair Hayslett reported that the newsletters would be distributed in

- the next few days. There were already many articles lined up for the next newsletter. Director Eastman moved that the first newsletter in 2009 be distributed to all residents with a note stating that the issue is complimentary and with subsequent issues sent only to members, seconded by Director Verhasselt, and unanimously carried.
- vii. Traffic/Safety – Chair Jordan reported that the committee was working on a complaint received via Director Verhasselt from a First Tee coworker regarding a yard in his neighborhood being a possible fire concern. The fire department inspected and served a notice on the property owner and would follow up on the issue, unknown in what timeframe. Director Hayslett inquired as to the length of time “Pod” storage bins could be left in front of a residence. President Budris stated he had spoken to Margaret Leighton who stated PBCo had no control over the bins although they were considered blight. Land Use Committee is dealing with one complaint of a bin at this time, asking the resident to be neighborly and remove it from their yard.
 - viii. Website – Director Cassam stated no problems had been encountered,

9) New Business: None

10) Other Business: Director Van Roekel advised the Board that the invoice from PBCo for the last semiannual meeting was \$2,720. President Budris stated that the budget for the meeting on November 16, 2008 is approximately \$2,500 dependent on how many people actually attend and consume wine and beverages. The food costs had been scaled back, and PBCo would donate the audio/visual. DMFF had coordinated its presentation and table exhibit with President Budris. Director Jordan inquired if changing the number of meetings per year was still being considered by the board. Director Van Roekel stated that since the costs of the meeting were reduced the need to cut one out was less pressing. The board concurred that two meetings were preferred, but each year the number of semiannual meetings is up to the discretion of the board. Director Hayslett inquired if board action had been taken regarding the amount of the reserve fund. Director Van Roekel stated it was an item of discussion by the board to reserve approximately \$42,000. Director Hayslett requested the board consider inviting all residents to one of the semiannual meetings each year. President Budris suggested consideration for members to bring a guest from the Forest that is not a member to future semiannual meetings. He also proposed performing an e-mail survey of those members that have furnished e-mail addresses to see what their preference would be. Director Verhasselt suggested DMFPO emphasize the success of the PBCSD Community Emergency Response Team (“CERT”). President Budris requested Mike Niccum ask Captain Valdez if she would like to staff a CERT table at the semiannual meeting.

11) Closed Session: None.

12) Adjourn: President Budris adjourned the meeting at 5:06PM.

Reviewed and respectfully submitted by Linda Elliott, Secretary

NEXT MEETING

Monday, December 8, 2008 – 4:00 PM

Pebble Beach Community Services District Boardroom