

**DEL MONTE FOREST PROPERTY OWNERS**  
Board of Directors Meeting  
Monday January 12, 2009 – 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  
Richard Cassam  
Tobi Adams

**DIRECTORS ABSENT:** Loran List

**GUESTS:**

Mike Niccum – General Manager, Pebble Beach Community Services District (“PBCSD”)

Mark Verbonich – Vice President, Pebble Beach Company (“PBCo”)

Lori Lietzke – DMFPO Land Use Committee

Richard Verbanec – DMFPO Architectural Review Board representative

- 1) **Call to Order:** President Budris called the meeting to order at 4:05 p.m.
- 2) **Approval of Agenda:** Approved NVR / JV / Carried
- 3) **Public Comment:** None
- 4) **Approve minutes:** This item was not addressed and the minutes of the December 8, 2008 regular meeting were not approved.
- 5) **Special Agenda:** Election of new officers – Nominating Committee Chair Verhasselt made a motion to nominate Director Budris as President, Director Eastman as Vice President; Director Jordan as 2<sup>nd</sup> Vice President; Director Elliott as Secretary; and Director Van Roekel as Treasurer, seconded by Director Getreu, and unanimously carried to appoint those as nominated.
- 6) **Reports of Representatives & Observers**
  - a) **ARB** – Rick Verbanec was absent until later in the meeting. President Budris would be speaking with Director Getreu regarding the assignment of a representative.
  - b) **LUAC** – Director Getreu reported that two additions to two townhouses near the gas station by the Lodge were in progress, and one small addition to a house on Riata Road; additions and remodel work had declined significantly.
  - c) **OSAC** – Director Verhasselt reported that at the last meeting in December a subcommittee was created to address the achievement of forest regeneration, and explained to the Board the need for new growth that was missing from the life cycle of

the Del Monte Forest. Director Elliott added that PBCo plants around 3,000 trees per year. The Fire-safe Garden is progressing with the help of the expert DMFF forester, biologists and naturalists.

- d) **CAB** – Director Budris reported that the minutes of the last quarterly meeting were not available in the current DMFPO board packet and would be included next month.
- e) **PBCSD** – PBCSD General Manager, Mike Niccum reported that officers were elected at the last meeting: Director Froke as President and Director Verhasselt as Vice President. Mr. Niccum stated that the District approved two projects, one for 4-5 miles of Water Systems Improvement Project pipeline, and the 2009 Sewer Pipeline Replacement Project with a letter sent to DMFPO and all affected property owners in the project area (included in the current DMFPO packet). The sewer line replacement should not affect traffic at all since the underground pipe bursting method would be used and no trenching would be needed.

## 7) Regular Agenda Items:

### a) Officer Reports

- i. President – President Budris had nothing further to report.
- ii. Secretary Elliott reported that Eric Love of PBCo was given the phone number for Mr. Gum who spoke at the last Board meeting concerning fuel reduction work needed in areas of the Forest especially the greenbelt by his residence on Hacienda; Mr. Love had not contacted Mr. Gum yet as of recently. A resident on upper Bird Rock Road was interested in starting a Neighborhood Watch Program and the office sent her materials. President Budris and Director Van Roekel did a fine job on the recent membership letter that was mailed January 6, 2009. It was suggested by Director Van Roekel to send a series of follow-up letters each month through June changing the first paragraph of the original letter each time. The DMFPO post office box has been cancelled and mail now comes directly to the office at 3101 Forest Lake Road.
- iii. Treasurer Van Roekel reported the combined total of the DMFPO accounts at \$52-\$53,000. All bills have been paid for 2008.

## 8) Committee Reports

- i. Administrative – Director Elliott reported earlier.
- ii. Membership – Director Van Roekel reported that the next membership letter would be mailed the first week of February with only the first paragraph to be changed to indicate that property owners could disregard the letter if payment had been made.
- iii. Neighborhood Representatives – Chair Adams reported that a meeting had not yet been scheduled for 2009 but would be soon.
- iv. Nominating/Elections – Chair Verhasselt provided the nominations under the Special Agenda item earlier.
- v. Newsletter – Chair Hayslett reported that approximately 2,900 pieces of a 6-page issue covering 3 months were anticipated to be mailed out the week of January 19<sup>th</sup> and would include a printed note that the issue was complimentary one-time to non-members.
- vi. Traffic/Safety – Chair Jordan reported there had been no meeting in December.  
Land Use/Subdivision – Chairman Getreu reported that the committee was working through finding a resolution with the County on the “PODS” type storage containers in the front yard of residences on Forest Lodge and Valdez; the one on Pioneer had been successfully removed in response to the committee’s involvement.
- vii. Website – Director Cassam reported that in attempting to get a feel for the level of use of the site he used the “Visual Web Casting Services” link to determine that

285 people per day were visiting the site on average with a session length of roughly 14 minutes. Director Cassam would forward the statistics link to directors.

9) **New Business:** The Board roster was presented for editing by each member and submission to Office Administrator Dadiw for changes.

10) **Other New Business:** None

11) **Closed Session:** None.

12) **Adjourn:** President Budris adjourned the meeting at 4:38 PM.

*Reviewed and respectfully submitted by Linda Elliott, Secretary*

NEXT MEETING

Monday, February 9 – 4:00 PM

**Pebble Beach Community Services District Boardroom**