

**DEL MONTE FOREST PROPERTY OWNERS**  
Board of Directors Meeting  
Monday November 9, 2009 – 4:00 PM  
PEBBLE BEACH COMMUNITY SERVICES DISTRICT BOARDROOM

**MINUTES**

**DIRECTORS PRESENT:**

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

**DIRECTORS ABSENT:** Loran List

**GUESTS:** Mark Stilwell – Executive Vice President, Pebble Beach Company (“PBCo”)  
Michael Niccum, General Manager, PB Community Services District (“PBCSD”)  
Robin Hamelin, Fire Prevention Chief, Cal Fire Monterey-San Benito County Unit  
Monica Nathan, DMFPO member, board candidate  
Lori Lietzke, DMFPO member  
Rick Verbanec, Director, PBCSD

- 1) **Call to Order:** President Budris called the meeting to order at 4:00 p.m.
- 2) **Approval of Agenda:** Approved SG / NVR / Carried
- 3) **Public Comment:** Nominating/Elections Committee Chair Verhasselt introduced board candidate Monica Nathan, who spoke regarding her background, including her 5 years as a member of the Traffic and Safety Committee, and interest in becoming a board member. Directors Nero and Jordan both highly recommended Ms. Nathan’s appointment.
- 4) **Approve Minutes:** Approval of the October 12, 2009 minutes with one change under New Business from Director Eastman to Director Nero reporting regarding the PBRTA picnic.  
NVR / SG / Carried
- 5) **Special Agenda Items:** None
- 6) **Reports of Representatives & Observers**
  - a) **Architectural Review Board** –Director Getreu reported a house on approximately 4 acres on Riata had been recently approved.
  - b) **County Land Use Advisory Committee** – Director Getreu had nothing to report.
  - c) **Open Space Advisory Committee** – Director Verhasselt reported that the Annual Report for 2008 had been completed and sent out. The next meeting would be held the 15<sup>th</sup> or 16<sup>th</sup> of the month.
  - d) **Community Advisory Board** – Director Budris stated the next meeting would be a December luncheon and he would not be able to attend, and suggested Directors Eastman and/or Jordan attend and enjoy.
  - e) **Pebble Beach Community Services District** – Director Verhasselt stated the District audit had received a clean opinion at the last board meeting. The Household Hazardous

Waste recycling event was successful and the District was planning another event next year. Chief Hamelin reported 50 acres of goat treatment achieved.

**7) Regular Agenda Items:**

- a) Officer Reports
  - i. President Budris had nothing to report.
  - ii. Secretary Elliott reported 1,201 members with two more donations received recently. The Alliance on Aging “Boomers on the Edge” presentation on November 1<sup>st</sup> was successful with 27 present and a lot of interest extending the meeting over the designated time slot. Director Nero felt the seminars were very effective. A Naval Postgraduate School meteorologist had given a wonderful presentation to the Historic Garden League, along with his oceanographer wife, and had stated he would be willing to present for DMFPO. The board concurred seminars should be no more than quarterly, open to all community residents, and continue to be hosted by the board.
  - iii. The board concurred that Treasurer Van Roekel was doing an excellent job on cost control and handling the organization’s finances. Treasurer Van Roekel requested budget figures for development of the 2010 budget by the end of the month. Also, the appeal letter for January 2010 would need to be composed soon.
- b) Committee Reports
  - i. Administrative – Director Elliott had nothing further.
  - ii. Membership – Is now at 1,201.
  - iii. Neighborhood Representatives – Chairmanship is vacant.
  - iv. Nominating/Elections – Chair Verhasselt reported directors ending first terms were Nero and Hayslett, Nero to continue into the next term and Hayslett not continuing. Director Verhasselt would be ending his final term, and Director Adams had resigned earlier in the year. It was moved by Director Verhasselt to nominate and appoint candidates Monica Nathan, Dick Gebhart and Julie Conners for first terms and Director Nero for a second term, seconded by Director Eastman, and unanimously carried.
  - v. Newsletter – Chair Hayslett stated that the newest edition was now out. President Budris stated he would speak with Director Hayslett after the meeting regarding who might be replacing her as newsletter chair.
  - vi. Traffic & Safety / Land Use – Director Getreu stated that Director List was on the committee and interested in doing something about the PODS situation; he had connected Director List with the appropriate personnel at the County for him to begin working on the issue. Director Jordan stated the last meeting was routine with the exception of Mr. Goldberg who presented his strong concern regarding traffic back-up at the gates due to the resident gates often being blocked off by the Company especially at the Carmel Hill gate, submitting a letter to committee members in advance of his attendance at the meeting. The head of PBCo security who reviews tapes of the gate traffic flow responded at the meeting that the longest wait was 2-1/2 minutes. Mr. Stilwell stated that the annual road fee paid by residents was used for roads and open space maintenance and was not related to gate staffing. Tourism continues to be down significantly with gates staffed accordingly.
  - vii. Website – Director Cassam reported the site continues to have a consistent amount of extra hits every month for the last 6 months indicating increasing usage.

8) **Pebble Beach Company:** Mark Stilwell reported that PBCo had filed today and would be pressing for reconsideration of the redrafted wording in the State Water Resources Control Board (“SWRCB”) Cease and Desist Order (“CDO”) regarding the exemption of those residents that purchased water entitlements, in particular a sentence stating that California American Water (“Cal-Am”) would no longer serve the Pebble Beach water entitlements from the Carmel River after December 31, 2016. He believed the intent of the wording was to convey the assumption that a water supply project would be up and running by that deadline so there would be no need to serve from the Carmel River however the language was open to varying interpretation so the reconsideration was filed. Director Eastman had drafted a letter on behalf of DMFPO to the SWRCB to weigh in on the subject of wording reconsideration. Cal-Am had filed a request with the Public Utilities Commission to implement the terms of the CDO with respect to a moratorium, including in that moratorium an exemption for Pebble Beach. The issue of the reduced amount of water for use by Cal-Am as a result of the CDO was being challenged by both Cal-Am and the Monterey Peninsula Water Management District.

Mr. Stilwell reported six months to the US Open and that plans were proceeding. Tickets were not yet sold out but were expected to be.

9) **Old Business:** President Budris announced the speakers for the semiannual meeting to be held November 15<sup>th</sup> had been changed to: Mark Stilwell, Aengus Jeffers, Craig Anthony, Steve Kasower, and Darby Fuerst. Director Eastman would be the moderator with the main challenge of keeping the discussion within the hour timeframe. President Budris expected 200 to attend. He had invited Senator Maldonado, Congressman Farr, Supervisor Potter, and local press. Mr. Stilwell reported that a resident had inquired whether a live web simulcast would be available to which President Budris responded in the negative. Director Eastman stated his focus would be on the long term water supply resolution as opposed to what had occurred up to this point. It was noted that the final draft EIR for the Coastal Water Project was now out and President Budris would give his CD of the report to Mr. Stilwell for his review. The document was also available on the web.

10) **New Business:** None.

11) **Closed Session:** None

12) **Adjourn:** President Budris adjourned the meeting at 4:43 p.m.

*Reviewed and respectfully submitted by Linda Elliott, Secretary*

NEXT MEETING

Monday, December 14, 2009 – 4:00 PM

**Pebble Beach Community Services District Boardroom  
Forest Lake and Lopez Roads**