

**DEL MONTE FOREST PROPERTY OWNERS**  
Board of Directors Meeting  
Monday December 14, 2009 – 4:00 PM  
PEBBLE BEACH COMMUNITY SERVICES DISTRICT BOARDROOM

**MINUTES**

**DIRECTORS PRESENT:**

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

**DIRECTORS ABSENT:** Loran List, Paul Jordan

**GUESTS:** Mark Verbonich – 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  
Julie Conners, DMFPO member, board candidate  
Dick Gebhart, DMFPO member, board candidate

- 1) **Call to Order:** President Budris called the meeting to order at 4:06 p.m.
- 2) **Approval of Agenda:** The board concurred to add a fire fuel reduction presentation given by PBCSD Fire Prevention Chief Hamelin to the top of the agenda. Chief Hamelin noted that to use Cal Fire crews for fire fuel reduction (instead of goats) costs \$200 per day. The goats are used much more economically for 6 weeks.
- 3) **Public Comment:** None
- 4) **Approve Minutes:** Approval of the November 9, 2009 minutes DE / JV / Carried
- 5) **Special Agenda Items:** None
- 6) **Reports of Representatives & Observers**
  - a) **Architectural Review Board** –Director Getreu reported one or two remodel or expansion projects considered per month; not seeing new construction increases yet.
  - b) **County Land Use Advisory Committee** – Director Getreu reported two proposed addition projects approved.
  - c) **Open Space Advisory Committee** – Director Verhasselt reported that Director Van Roekel would be joining the committee as DMFPO representative starting at the next meeting scheduled for tomorrow.
  - d) **Community Advisory Board** – Director Budris stated that Director Jordan, absent at today’s meeting, had attended the last CAB meeting. Mr. Verbonich reported that it was a very good year-end discussion forum for all parties to receive updates.
  - e) **Pebble Beach Community Services District** – Director Verhasselt reported that at the last board meeting a meritorious certificate had been awarded to retiring Fire Chief

George Haines for his years of service to the District. Other items considered were: the annual Sewer Line Replacement Project; and the preliminary work on undergrounding of electrical lines with more to be heard at the next meeting and during the upcoming year.

**7) Regular Agenda Items:**

a) Officer Reports

- i. President Budris received further information from Mr. Jeffers on the water topic presented at the Semi-annual meeting regarding the Coastal Commission and local land use plan, which he would share with Director Eastman to summarize along with the current status of the State Water Resources Control Board Cease and Desist Order against California American Water. The summary would be posted on the web site and included as an article in the next newsletter in January 2010. A member requested that the answers to questions brought up at the Semi-annual meeting be posted more promptly to the DMFPO web site. Thanks were received for DMFPO apprising residents of the water situation via the meeting materials and the web postings for those who couldn't attend the Semi-annual meeting. One request had been made to post crime and traffic data to the DMFPO web site to which Director Cassam clarified that the reports and statistics were posted [for 2008]. President Budris noted that inquiries had been received as to when lines would be painted on some of the major Forest roadways. Mr. Verbonich stated that Shawn Casey managed the road re-stripping program with new work to start in April 2010. President Budris stated he would speak with Director Jordan regarding a complaint received on noisy generators that run non-stop during power outages in the Forest.
- ii. Secretary Elliott welcomed the new board members Julie Connors, Dick Gebhart, and Monica Nathan. There were currently 1,202 members. The 2010 membership solicitation letter was scheduled for mailing the first week in January. The January – March 2010 newsletter was targeted to go out the end of January: articles are to be sent to Laura Dadiw in the DMFPO office, Chief Hamelin was welcomed to provide a fire fuel reduction article; thank you to Director Hayslett for the list of potential articles; Director Eastman has provided breathtaking photographs of the Forest; check with Rick Verbanec if AT&T photos are needed.
- iii. Treasurer Van Roekel requested, and the board concurred, to convene a closed session to review Semi-annual meeting expenses and the proposed 2010 DMFPO budget.

b) Committee Reports

- i. Administrative – Director Elliott had nothing further.
- ii. Membership – Is now at 1,202.
- iii. Neighborhood Representatives – Chairmanship is vacant.
- iv. Nominating/Elections – Chair Verhasselt reported that tasks were all complete for the year.
- v. Newsletter – Chair Hayslett reported that the final costs for the newsletter for 2009 came in at 89% of the budgeted amount, and that she had provided articles and ideas for the upcoming newsletter scheduled after her leave from

the board.

- vi. Traffic & Safety / Land Use – Land Use Committee Chair Getreu stated that Director List had been assigned to the PODS issues and had been introduced to Bill Dunn at the County who has assisted DMFPO well with matters in the past. He stated he had not received any comments to report from Chair Jordan relating to the Traffic and Safety Committee.
- vii. Website – Director Cassam reported that costs are on budget, and usage continues to creep up from 400 hits per month at the beginning of the year to 600 hits per month currently. He requested the board consider expanding site functionality in the upcoming year: adding a service to allow members to renew membership on-line; adding a members-only private polling and messaging component to forecast trends and see what is important to constituents. Costs for these expanded services are estimated at less than \$1,000 one-time.

**8) Pebble Beach Company:** Mr. Verbonich reported work progressing on preparations for the A.T.& T. Tournament and the U.S. Open.

**9) Old Business:** Director Eastman stated he was working on an article for the next newsletter to be posted on the web site as well, and gave an update of the water issues: The Public Utilities Commission Environmental Impact Report favored water supply project is the desalination plant to be located at the Marina Landfill. Administrative Law Judge, Angela Minkin gave a timeline of January 2010 for moving forward with May 2010 as the cap; the State Attorney General has filed for a change of venue motion to move the hearing out of the area.

**10) New Business:** None.

**11) Closed Session:** None

**12) Adjourn:** President Budris convened a closed session at 5:02 p.m.

The board reconvened into open session at 5:30 p.m. and the President reported that no board actions were taken during the closed session.

*Reviewed and respectfully submitted by Linda Elliott, Secretary*

NEXT MEETING

Monday, January 11, 2010 – 4:00 PM

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