PEBBLE BEACH COMPANY
COMMUNITY ADVISORY BOARD
~ TRIANNUAL MEETING ~
Wednesday, December 10, 2025 ~ Noon
Casa Palmero Estate Board Room

Agenda

Welcome / Call to Order

Approve Minutes of August 6, 2025

Community Updates

1. Cypress Point Club:	Heidi Jamison
2. Stevenson School:	Ed DiYanni/CFO Dan Griffiths/President
3. Monterey Peninsula Country Club:	JJ West
4. Poppy Hills Golf Course/NCGA:	Steve Schroeder
5. Del Monte Forest Conservancy:	Nancy Dwan
6. Open Space Advisory Committee:	Mike Niccum
7. Del Monte Forest Property Owners:	Lynn Anderson
8. Pebble Beach Community Services District:	Rick Verbanec/President and Nick Becker/General Manager
9. At-Large Member Information:	Ned Van Roekel
10. Pebble Beach Company Foundation:	Kathleen Lee
11. Pebble Beach Company:	Cheryl Burrell / David Heuck / Pat Hovakimian

Open Discussion

Next Meeting – 1st Triannual Meeting 2026

Wednesday, April 1, 2026 at 3pm ~ Casa Palmero Conference Room

Adjourn

PEBBLE BEACH COMPANY
COMMUNITY ADVISORY BOARD
3RD TRIANNUAL 2025 MEETING
Wednesday, December 10, 2025

Attendees:

Cypress Point Club	Heidi Jamison
Stevenson School	Ed DiYanni
Monterey Peninsula Country Club	JJ West
Poppy Hills Golf Course	Steve Schroeder
Del Monte Forest Conservancy	Nancy Dwan
Open Space Advisory Committee	Mike Niccum
Del Monte Forest Property Owners	Lynn Anderson
Pebble Beach Community Services District	Rick Verbanec, Nick Becker
At-Large Resident Member	Ned Van Roekel
Pebble Beach Company Foundation	Kathleen Lee
Pebble Beach Company	Cheryl Burrell, David Heuck, *Pat Hovakimian - absent*

David Heuck called the meeting to order at 12:00 pm and welcomed the group to the December Triannual 2025 meeting. The minutes of the August 6, 2025, meeting was approved (Verbanec/Van Roekel/Unanimous).

GENERAL UPDATES

Cypress Point Club – Heidi Jamison

- David offered congratulations to the Cypress Point Club for an outstanding Walker Cup.
- Superintendent Jeff Markow retiring after 33 years of service. Brian Palmer of Tara Iti Golf Club, New Zealand will be the next Superintendent.
- Clubhouse will be closed December 1-16 for deferred maintenance. A new front gate will be installed and a new parking lot will be added.
- No Christmas parties although there will be a Black-Tie New Year's Eve dinner.
- A centennial book will be available at the 2026 AT&T and the last chapter will feature the 2025 Walker Cup. The author is noted historian David Normoyle.

Stevenson School – Ed DiYanni

- The Science and Engineering Center construction is going smoothly and on time. Mid-April construction will be completed, fixtures and furnishings will follow. The building will open in late August of 2026.
- Holiday break begins December 10-January 6th.
- At the Carmel Campus, new security fencing will be installed over winter break.

Monterey Peninsula Country Club – JJ West

- Centennial is behind us with 650 people attending.
- Bunker project on the Dunes course will be completed in Spring of 2026.
- Dunes shelter has reopened and that has been very well received by members.

Poppy Hills Golf Course/NCGA - Steve Schroeder

- Our 2025 Tournament Season has essentially concluded, after more than 750 days of continuous tournament activity during the year.
- The 2026 Tournament Season will be very similar to our 2025 tournament calendar, with a select number of NCGA championships relocating to Poppy Ridge. The 2026 Pacific Coast Amateur Championship will be held at Poppy Ridge in late July.

DRAFT

- The NCGA membership base continues to remain stable in 2025 and represents the largest membership base in Association history.
- Golf activity has once again proven strong for Poppy Hills, with more than 50,000 rounds recorded for the second straight year.
- In 2026, the NCGA will continue to support initiatives that grow the game and to ensure the game is vibrant, accessible and inclusive through its NCGA Foundation.
- The NCGA Annual Board Meeting was successfully completed on December 3, and the 125th Anniversary of the Northern California Golf Association will be celebrated in 2026.
- We are re-starting our Foundation in support of various "Growth of the Game" initiatives and Susan Merfeld is going to help with that.

Del Monte Forest Conservancy – Nancy Dwan

- Renovations at Indian Village picnic grounds are complete and Music in the Village event had over 200 attendees. Created a working group to discuss updating rental policies and fees.
- The Conservancy's Crocker Grove working group has recommended the following improvements to the Grove: removal of invasive plants, installation of 4 benches for visitor use, improving and standardizing the signage, and repairing the fence along Portola Road along the back of the Grove. There will be additional work on the adjacent Memorial Lot.
- Youth Environmental Education Program is going strong. In the 4th year of operation, recently hired a fourth instructor. By the end of 2025, we have hosted over 200 classes totaling more than 4,000 participants.
- Fall fundraising is in full swing and DMFC is in the MC Gives campaign that ends 12/31.
- The DMFC is updating its 5-year Strategic Plan and have engaged a consultant to help host a one-day Board retreat on January 8, 2026 to identify goals and objectives to be implemented between now and 2030. Conservancy Board will be joined by CalFire, OSAC, PBCSD, DMFPO, PBC, and PBC Foundation to participate in the process.

Open Space Advisory Committee – Mike Niccum

- Expressed appreciation to PBCSD, PBC and CalFire for all of the work with the biologists to complete the forest health/fuel reduction projects. A great partnership to keep the forest health.
- Thanks to PB Fire/CalFire, Rob Thompson, and Bill Vaughn on their review of the draft SSRMPs prior to sending to the County (condition of approval of the Company's Build-Out/Concept Plan approved in 2012). Cheryl Burrell submitted plans to the County on November 13th, 2025. Conservation and Scenic Easement Deed for, Areas B and C have been recorded. The SSRMP for HHNHA (Huckleberry Hill) was submitted to the county in September 2013 and resubmitted with the balance of Open Space Areas in November with a request that the County hire Joe Sidor/Harris Associates to do the third-party plan review.

Del Monte Forest Property Owners – Lynn Anderson

- Noted that this is her last meeting in her role as President of Del Monte Forest Property Owners Association, she is terming off of the Board at the end of the year. Charles "Chuck" DeWitt will be President in 2026. Bart Bruno will be Vice President. Hy Rothstein will be Secretary and new member Ron Van Buskirk will serve as Treasurer.
- Semi-Annual meeting was well attended.
- Bob Ogle stepping down as Chair of the Hiking and Equestrian Committee and will be joining the Conservancy Board.
- 100+ Weed Warriors are doing work throughout the Forest and they are making great progress.
- Cheryl Burrell noted that Micah Hawbaker is now working on the map with Eric Vogel in PBC's Marketing Department. Q1 of 2026 is the goal to produce the new map.

DRAFT

Pebble Beach Community Services District – Rick Verbanec/President, Nick Becker/GM

- Fuel Reduction/EMS efforts: good year for fuel reduction projects throughout the Forest, over $1.5 million in work completed. Community Tree Service, a new contractor is doing well. Retained Fire Department ISO Class 1 rating and we are applying for the Fire Risk Reduction Community List designation. . New hook and ladder fire truck has been delivered.
- Wastewater Collection: Recent overflow that was handled well, never reached the ocean.
- Undergrounding project is going well, and Phase 4 design is wrapping up. Anticipate award of construction contract in Q2 of 2026. This will be a multi-year project undergrounding approximately 4 miles of main line. See attached map.
- Household Hazardous Waste Collection event went well as did the Zombie Run.
- 15yr Solid Waste Contract will expire in 2030,, and mulit-jurisdictional Technical Advisory Committee shall be conducting stakeholder engagement in early 2026 to survey constituents satisfaction with existing hauler.
- Office remodel is in process and Board meetings will continue in person.
- CAWD is working on a major treatment plant upgrade, $25 million expected costs. May Reclamation Management Committee meeting will be targeted for developing the roadmap of the project and the cost allocation.

At-Large Member – Ned Van Roekel

- The number of bikers in the forest is reduced due to winter season. 17-Mile Drive remains busy and electric bicycles are increasing. Bikes on trails remains a growing problem.
- Positive feedback from trail users on the fuel reduction projects, not all of which is visible from the roads. The work in SFB Morse Botanical Reserve and Huckleberry Hill is impressive.
- Blocked trails had trees removed.
- Indian Village renovation completed with new locks on the doors and gate. Total project length was 15 months. The Conservancy now has 2 restored marquis properties with structures: Casita de Limos and Indian Village.
- Conservancy working on updating rental fee schedule for Indian Village as the current schedule was adopted in 2018 and does not differentiate between holiday/weekend/week day to set pricing.
- Indian Village is available for rent by forest property owners only and they can act as the financially responsible party to host events. The Old Capitol Club, Carmel Jaguar Club, Stevenson School, Pebble Beach Company are examples of this type of rental.

Pebble Beach Company Foundation – Kathleen Lee

- Charity Partner Luncheon celebrated Pebble Beach Concours d'Elegance Charity Partners and charity checks were distributed. In all, over $4 million in charitable donations was raised through the 2025 Concours d'Elegance.
- Concours d'Elegance will be celebrating 75 years in 2026 and have announced a goal of raising $5 million for charity in 2026, an effort boosted by a $1million challenge grant.
- Grant cycle open and will close at the end of January 2026.

Pebble Beach Company – David Heuck / Cheryl Burrell

- Noted that there was a fatal accident involving a cyclist and vehicle on Crespi Lane on December 5th.
- PBC is moving forward with a 100-room hotel at Spyglass Hill. Currently in the planning stages.
- Spanish Bay Clubhouse and Links renovation project on track to begin in March 2026.
- The coastal boardwalk project is complete and reopened. The coastal trail interpretive signage program is being prepared for submittal to the Coastal Commission and Monterey County. Again, Micah Hawbaker and Eric Vogel are taking the lead with plans to submit in the spring of 2026.
- Seawall project at Fanshell Beach is under review by the Army Corps of Engineers. We will work around seal pupping season, June – October for 3 years.

DRAFT

- Lodge Remodel completed on time and is now open.
- Mike Niccum noted that David Heuck is retiring soon from PBC and it has been a great pleasure to work with him. Congratulations on your retirement David!

Meeting was adjourned at 1:15 p.m.

Respectfully submitted,

Kathleen Lee & Cheryl Burrell

Upcoming Meetings:

- *April 1, 2026 @ 3p ~ Casa Palmero Courtyard Conference Room*
- *August 5, 2026 @ 3p ~ Casa Palmero Courtyard Conference Room*
- *December 9, 2026 @ Noon ~ Tuscan Room, Inn at Spanish Bay (luncheon)*

DRAFT