
2019 NOV 30 HOA ANNUAL MEETING MINUTES

1. Call to Order

HOA President Jim called the meeting to order at 9:10 am

2. Introduction of HOA Board

- Deb Ramirez – Member-at-Large
- Barrie Wheeler - Member-at-Large
- Scott Wilmarth - Treasurer
- Robin Holmes - Secretary
- John Bartman – Vice President
- Rob Kaley – Fire Chief
- Jim Moore – President

3. Welcome New Homeowners

Owners stood and introduced themselves. New owners are at LOTS 107, 238, 67, and 40!

4. San Felipe Police K-9 Unit Demonstration

Rafael told us San Felipe now has a police commandant and Office Gabby (who headed up the K-9 unit is promoted to sub-commandant). Officer Lupita now heads the K-9 unit. Rafael introduced them both, and said there are now 6 officers and 3 dogs in the unit. Officer Gabby introduced the team and then they did a demonstration of obedience, narcotics detection, and criminal apprehension. Pete's Camp sponsors one of the dogs by providing food each month; also homeowner Wayne sponsors one of the dogs, and Rafael sponsors one too. Rafael also paid for the dogs' well care with Dr. Solis.

5. Sponsored School children introduction

Debbie Q introduced the representative from Tecnica and the children present (Pete's Camp sponsors 9 children through the Library Fundraiser and the Fire Department Fundraiser). The children are in grades 7-9 (Secundaria). Debbie explained the work done by *Las Amigas* and presented our children with backpacks filled with school supplies. She encouraged anyone interested in sponsoring a child to contact her or visit the website <http://www.sanfelipelasamigas.com/>. Alan from Tecnica read a letter from the school principal thanking us, and Sandy from *Las Amigas* also thanked everyone. Rafael also had a bonus gift of cash for each child to spend on Christmas presents for their mom/family.

6. HOA 2018 Meeting Summary

Secretary Robin read last year's summary. The minutes are already approved by the Board and posted www.petescamphomeowners.com. She also said to contact her with questions regarding Baja Medical Center memberships and Pete's Camp phone book updates. She also did a 'public service announcement' reminding people to clean up after their dogs!

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7. Financial reports

Treasurer Scott provided details on the four budgets: The HOA budget; Fire Department Budget; The Hank Taylor Library Fundraiser Budget; and the Fire Department Fundraiser Budget. The details are included at the end of the minutes.

8. Firehouse report

Fire Captain Rob asked the volunteer firefighters to stand up and be recognized. He welcomes volunteers and will draft you if needed! He thanked the HOA and Rafael for supporting the Fire Department, and reminded everyone about the Fireman's Ball at 5pm.

9. Community Center Usage and Guidelines

Deb let us know the CC/Firehouse/Gym has a new custodian – HOA member Pat S. and the place looks great! She also reports the gym is being used, and there are new use guidelines posted on our website petescamphomeowners.com.

10. Recycling Center

Deb reports that there has been a lot of work with the recycling effort, but unfortunately right now town has stopped accepting recyclables and are routing everything to the dump. So we are shutting down the operation temporarily, will clean everything, assess our options, and reopen as soon as possible. She thanked everyone for helping with this and especially Lisa W for her leadership on this!

11. Pres Jim retires; Board members election

Jim announced that he is retiring from the Board. We presented him with a plaque thanking him for his years on the Board and as President! As directed by Rafael, the Board voted and agreed to our roles going forward at the last Board meeting (November 18) and elected John as President, Robin and Vice President (and Secretary – she will train Deb on this role), Scott as Treasurer, Deb as Member-at-Large/Secretary elect, and Barrie as Member-at-Large (Robbie is also on the Board as Fire Chief).

Jim asked for nominees for the open Board position. A nomination and second for Larry Boyster, and there were no other nominations. All those in favor said "Aye" and there were none in opposition, so Larry is our new member-at-large.

12. Other

Jim notified us that Rafael had added \$30 to annual HOA lot fees. This is to pay for the new Security patrol, and Rafael will discuss.

John did the Raffle. Winners – Rick and Diane Lot #216 have their HOA lot fees paid for one year!

John reminded everyone about the Firemen's Ball at 5pm, to bring a dish to share, and we'll have a collection for toys. Entertainment provided too.

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13. The Navarro Family

John introduced Rafael Jr. who let everyone know his direct contact number is 951-533-0305. He then handed the microphone to Rafael (Sr.) Rafael thanked the Board and incoming Board, and to Norma. He noted 4 generations of his family are here, and that Jr is a grandparent now. He thanked his family. Rafael told us the family is instituting a university scholarship program for their employees families. He also noted the camp lot property improvements he was glad to see, and promised the road paving on Avenida F would continue this summer, and also the other street down to the beach - Calle 12 – will also continue to be paved (as this work was started in response to the storms and assessed in 2019).

Rafael discussed security in camp, noting actual break-ins and ongoing concerns about such. Rafael has decided to assess us an additional \$30/year to pay for the salary of a security officer. He's in the process of recruiting someone for this position. He will pay the employee's benefits and donated the Dodge Ram pickup as the vehicle. Starting January 1 2020, the security officer will check in daily at 10pm (when Rafael retires for the night) and patrol until 6am (and check back in with Rafael at that time). [Note – the Board purchased a phone and pays for phone service. The Security number is 686-385-6676.] Rafael will also install a police radio in the truck.

Rafael introduced Sergio Gonzales, President of the Rotary Club. Sergio told us about the Cultural Center with a program of 17 teachers and 150 students. Rafael had donated \$1000 from the Poker Run proceeds to this program.

More info:

- Twenty-two RV sites are being built on south side of camp area, if it works he'll do the north side too
- Yard debris needs to go to dump or our dumpsters
- Construction debris MUST be removed from Camp and may NOT go in our dumpster*
- Construction crews MUST also provide porta-potty and debris fencing*
- All construction plans must be approved by Rafael*
- You may not burn trash in your yard (people complained about plastic smelling smoke – some believe that is the campers on the beach)
- Pete's Camp WILL have a 41st Poker Run! Rafael donated \$10,000 USD from this year's proceeds to the Cultural Center, Cancer Walk, Orphanage, and Cruz Roja

*refer to HOA construction rules on HOA website <https://petescamphomeowners.com/rules>

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Homeowners Treasury Report

Nov. 24, 2018 to Nov 30, 2019

Beginning balance	\$6,924.68
<u>Income</u>	
2018 and 2019 HOA	\$7,800.00
Total	\$14,724.68
<u>Expenses</u>	
Firehouse roof	\$2900.00
50 chairs	\$1369.06
street signs	\$232.00
Gym/firehouse termite	\$700.00
Gym/firehouse wiring	\$90.00
community center air conditioner	\$1300.00
security phone	\$66.00
recycling pickup	\$55.00
2018 -2019 HOA food	\$2400.00
community center/gym cleaning	\$850.00
Electric Nov. to Nov	\$466.00
Water	\$97.00
phone book 2019	\$200.00
sand bags	\$180.00
website (email&web 3 year + migration + domain)	\$732.80
Total expenses	\$11,637.86
Balance	\$3,086.82

Fire Dept. Treasury Report

Nov. 24, 2018 to Nov 30, 2019

Beginning balance	\$1,024.77
<u>Income</u>	
2018 and 2019 HOA	\$2600.00
Tee shirt sales	\$1,391.68
Total	\$5,016.45
<u>Expenses</u>	
buy tee shirts and merchandise	\$1,426.29
faucet and lights	\$88.00

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supplies and fuel	\$348.00
Total expenses	\$1,862.29

Balance **\$3,154.16**

Hank Taylor Memorial Library Fund

Nov. 24, 2018 to Nov. 30, 2019

Beginning balance \$316.57

Income

Library income	\$314.61
Total	\$631.18

Expenses

sponsor 4 kids	\$400.00
kids school supplies	\$181.60

Balance **\$49.58**

Fire Dept. Fundraisers

Nov. 24, 2018 to Nov. 30, 2019

Beginning balance \$3,561.59

Income

pancake breakfast	\$919.00
firemans ball	\$141.80
Total	\$4,622.39

Expenses

ball supplies	\$71.00
pancake supplies	\$305.55
5 kids sponsor	\$500.00
7 bags police dog food	\$342.00
school supplies	\$227.00

Balance **\$3,176.84**