

# 2020 Pete's Camp HOA Annual Meeting Minutes

November 28, 2020

Board Members Present: John Bartman, President; Barrie Wheeler, Member-at-large; Rob Kahley, Fire Chief; Deb Ramirez, Secretary

Board Members not available to attend: Robin Holmes, Vice President; Scott Wilmarth, Treasurer; Larry Boyster, Member-at-large

The Annual Meeting of the Pete's Camp Homeowner's Association was called to order at 9:10am by President John.

## 1. Words from the President:

-There will be no lunch served after the HOA Annual Meeting this year due to concerns of Coronavirus.

-Pete's Camp Resident stickers will be available today and going forward from Danny in the office. These stickers are intended to be placed inside the passenger side front windshield of any vehicle belonging to a Pete's Camp Resident. This will assist in identification for security and safety within the Camp.

-There will be no increase in lease or HOA fees this year. (Some residents may see an increase as they establish a new contract. That increase will bring that resident's lease fee into line with the established lease fee schedule.)

-The upcoming year's project for the HOA will be to replace the sliding glass doors at the Fire Hall.

## 2. Welcome New Homeowners:

-There were no new homeowners in attendance.

## 3. HOA 2019 Meeting Summary:

-Secretary Deb read a summary of the approved and posted minutes from the 2019 Annual HOA Meeting.

## 4. Financial Report:

-President John read the Financial Report provided by Treasurer Scott. Please see the following Financial Reports for details.

#### 5. HOA Raffle:

-A “no contact” raffle was held this year. The winner of the Raffle was Bob and Kathy L. Their HOA fees were waived for the 2021 year.

#### 6. Recycling Update:

-Pete’s Camp resident Lisa W. provided a brief update on the recycling efforts spear-headed by her. She shared that only cardboard, cans and metal are being accepted for recycling. Volunteers are needed to assist in keeping the area clean and the cardboard boxes broken down. She commended the assistance of Peggy S., who donated part of the recycle enclosure and Mike P., who regularly assists in keeping the area organized and clean. The HOA provided 1000 pesos per month to the individual who transports the recyclables (Alfonso) as he gets very minimal reimbursement from the recycled items and some of the items need to be transported to Mexicali for an available collection site.

#### 7. Poker Run for K-9 Support:

-A Poker Run was held starting and finishing at Pete’s Camp on Friday, November 27<sup>th</sup> to raise funds supporting the K-9 Team of the San Felipe Police Department. Poker Run organizers Steve S. and Mark S. (both Pete’s Camp residents) shared a brief history of the development of the K-9 team which now supports 5 well trained dogs and their officers. A total of \$5912 was raised from the “Run”! These funds will assist in the veterinary care, food and housing for the dogs. In addition, a training facility can now be developed in San Felipe. Previously the officers and dogs were required to travel to Mexicali for training. Commendable work by all who assisted!

#### 8. Words from the Navarro Family:

##### Rafael Jr.:

-New contracts going forward will include specific requirements for subletting (renting out) a property. A form must be completed and submitted prior to renting out your property. The form is available from Danny at the office. There will be no 3<sup>rd</sup> party management allowed.

-Only one year of delinquency on lease payments will only be allowed in the future before action is taken.

-Please pick up your resident’s vehicle stickers as soon as possible. These are available from Danny at the office.

##### Rafael Sr.:

-Rafael Sr. wished everyone a Happy Holiday Season and introduced his family, the Camp Security Staff and the local Police who were in attendance.

-He stressed the need for EVERYONE to adhere by the posted speed limits in Camp.

-Rafael Sr. also shared that the rock paving of the streets going down to the beach would continue in the effort to decrease erosion.

-A reminder from was given by him to residents of no overnight street parking. Park inside your lots. Parking in the streets at night becomes a security issue as the Security Staff are unable to see clearly down the streets.

-Water treatment plants were described by Rafael Sr. and are being installed along the campsites on the beach and by the cantina. Reclaimed water will be used to water camp trees and roads.

-Rafael Sr. reported that the new RV sites on the beach have worked out so well that he will be continuing the same on the other side of the beach during the next year.

-Rafael Sr. talked of the problems that have occurred with renter's and stated that those problems need to be controlled by the owner (leasee) of the property. Future problems will cause the police to be called and sub-leasing of that property not be allowed.

-A reminder was provided by Rafael Sr. that fireworks are only allowed on the beach (Federal Beach) and NO FIREWORKS are allowed in the residential areas of Camp. Rafael Sr. reminded residents to call Security (686-385-6676) if there is a problem at night.

-And the final reminder from Rafael Sr. is 911 can be called for emergencies, such as; when an ambulance or Police are needed. 911 works from cell or home phones.

Meeting was adjourned at 10:18 by President John

# Homeowners Treasury Report

Nov. 30, 2019 to Nov 28, 2020

**Beginning bal.** \$3,086.82

## Income

community center usage, yoga \$7.50

2020 HOA \$3,900.00

Total \$6,994.32

**Ballance** **\$3,086.82**

## **Expenses**

Jim moore plaque \$40.00

CC/gym cleaning and supplies \$1,315.00

water \$145.00

electric Dec to Oct \$373.00

website \$56.00

gym wiring repair \$300.00

security phone \$105.00

25 chairs \$507.29

gym keys \$14.00

2020 phone book \$200.00

HOA PA system \$217.00

Total expenses \$3,272.29

**Balance** **\$3,722.03**

# Fire Dept. Fundraisers

Nov. 30, 2019 to Nov. 28, 2020

**Beginning balance** \$3,176.84

## **Income:**

donation from Mel \$120.00

firemans ball \$433.83

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Total \$3,730.67

## **Expenses:**

ball supplies \$122.00

pancake supplies \$98.00

5 kids sponser \$500.00

police dog food \$110.00

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total expense \$830.00

**Balance:** \$2,900.67

# Fire Dept. Treasury Report

Nov. 30, 2019 to Nov. 28, 2020

**Beginning balance:** \$3,154.16

## **Income:**

2020 HOA \$2,600.00  
Tee shirt sales \$1,339.66

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Total \$5,793.82

## **Expenses:**

buy tee shirts \$610.00  
firehouse siren/install labor \$921.95  
tripod lights \$161.54  
fire truck maintenance and fuel \$485.00

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**Total expenses** \$2,178.49

**Balance** **\$3,615.33**

Hank Taylor Memorial Library Fund  
Nov. 30, 2019 to Nov. 28, 2020

**Beginning bal.** \$49.58

**Income:**

Library income \$279.58

Total \$329.16

**Expenses:**

sponsor 4 kids \$400.00

**Balance:** **\$-70.84**