

Pete's Camp Annual Homeowner's Meeting Minutes

11-27-21

Call to order by President John at 9:23 am on 11-27-21.

Introduction of Board Members: John Bartman, President; Robin Holmes, Vice President; Scott Wilmarth, Treasurer; Deb Ramirez, Secretary; Rob Kahley, Fire Chief; Barrie Wheeler and Larry Boyster, Members-at-Large.

1. Words from the President-

- Lunch will be served at noon after the meeting and is free to HomeOwners.
- Please pick up your RESIDENT stickers from Danny at the office and affix to your front, left side driver's window.
- HOA Fee has increased to \$335 this coming 2022 year.
- John Bartman and Barrie Wheeler's terms are expiring at this time and they will not be returning to the Board. Nominations were submitted and two new members have been elected. Welcome Jim Moore and Carol Corbridge as the new Board Members.
- Projects that were completed by the HOA this year include; A\C unit completion and sliding glass door replacement in the Clubhouse and replacement of numerous street signs throughout camp and some new.

2. Police Dog Demonstration-

- A brief demonstration was provided by the K9 Unit of the San Felipe Police Department. Background of Pete's Camp involvement in supporting this Unit was explained. Residents Steve S. and Mark S. have spearheaded this activity with Rafael.
- The Police Dog Poker Run raised over \$4000 this year. Jim C., Pete's Camp Resident donated a matching fund of what was raised at the Poker Run and Resident Don C., pledged \$250 per month for the K-9 fund for the upcoming year.
- Support for the Unit in the upcoming year will include; food for the dogs, of course, but also the installation of a fence around the training obstacle course and automatic door openers for the K-9 Unit vehicles in order that the dogs can be released easily.

3. HOA 2020 Annual Meeting Minutes

- The minutes of last year's meeting were read by Secretary Deb and approved as read.

4. Financial Report

- The Financial Report of this past year was presented by Treasurer Scott. (See the attached)

5. HOA Fee Raffle

- The winner of this year's free HOA fee is John M., Lot 309.

6. Words from Navarro Family

-Rafael Jr. warmly welcomed everyone. He shared that it had been a quiet year but one with a lot happening behind the scenes with many improvements in Camp.

Rafael Jr. shared that he felt the camp was going in a great direction and it was his job to carry that on and said, "I will be here to do that! I am not planning a going away!" He wanted to reassure all that our investments in Pete's Camp are secure for now and generations to come.

-Renel and Danny reiterated again that they will be here for us. And also explained that Melissa will be taking over beach reservations in the future (with Danny's assistance.)

-Rafael Sr. wished everyone a Happy Holidays. He thanked the outgoing Board Members and shared that the Board would be electing new officers.

-Rafael Sr. introduced a new program available from OMD Ambulance. He discussed the speed and actions taken by this group to save the life of Resident Ron this past year. The new program is offered to all of Pete's Camp at a cost of \$365 per home. If all of Pete's Camp chooses not to participate the cost will be \$450 per individual home. Much more information will be coming. Resident voting will take place in the upcoming year to make the choice after the information is provided.

Meeting Postscript:

-Election of officers for the Board occurred on 11/30/21.

President – Robin Holmes

Vice President – Larry Boyster

Treasurer – Scott Wilmarth

Secretary – Deb Ramirez

Fire Chief – Rob Kahley

Member-at Large – Carol Corbridge

Member-at-Large – Jim Moore

Homeowners Treasury Report

Nov. 28, 2020 to Nov 27, 2021

Beginning bal. \$3,722.03

Income:

2021 HOA \$3900.00

Total \$7,622.03

Expenses:

CC/gym cleaning and supplies \$1050.00

cc/gym AC cleaning and maintenance \$75.00

street sign poles and cement \$98.00

water \$120.00

electric \$429.00

security phone and service \$130.00

2021 phone book \$200.00

recycling guy \$300.00

community center sliding door \$1,900.00

Total expenses \$4,302.00

Balance **\$3,320.03**

Fire Dept. Treasury Report

Nov. 28, 2020 to Nov. 27, 2021

Beginning balance: \$3,615.33

Income:

donation Dent Freshmen	\$310.00
2021 HOA	\$1,300.00
Tee shirt sales	\$670.00

Total \$5,865.33

Expenses:

sliding door community center	\$1900.00
fire truck maintenance	\$325.00
flags and lights	\$75.40

Total expenses \$2,300.40

Balance **3,594.93**

Fire Dept. Fundraisers

Nov. 28, 2020 to Nov. 27, 2021

Beginning balance \$2,900.67

Income: \$0

Total \$2,900.67

Expenses:

5 kids sponser \$500.00

Total expense \$500.00

Balance: \$2,400.67

Hank Taylor Memorial Library Fund

Nov. 28, 2020 to Nov.27, 2021

Beginning bal. \$-70.84

Income:

Library income \$223.60

Total \$152.76

Expenses:

sponsor 4 kids \$400.00

Balance: \$-247.24