

## **Pete's Camp HOA Board Meeting August 9 2022 – Minutes**

Attending: Scott Wilmarth, Larry Boyster, Rob Kahley, Robin Holmes, Carol Corbridge (phoned in); Rafael Navarro

Also present: OMD-Diego; Security-Javier

Meeting start 9:12 am

### **1. Trash pickup**

Rafael said we have one pick-up per week (Friday) during the summer. Beginning October 1, we will resume two pick-ups per week (Friday and Monday).

### **2. Measures to increase security**

A car was said to be stolen. Rafael said a housekeeper at Pete's Camp left their car open and keys inside. Our Security and police arrived but housekeeper did not wish to discuss or file a report.

Rafael asks that residents avoid parking cars on the street; please park on your lot. Cars on the street block Security guard Javier's view, and he cannot quickly determine if a car belongs or not. Cars left on street over 72 hours may be towed away.

Rafael addressed concerns about safety in camp. He recently installed beach gates to prevent anyone from driving into camp or out of camp by way of beach. The gates are closed at 10 pm each night, and opened in the morning (residents requiring vehicular access to/from beach after 10 pm at night must arrange with Javier). OMD paramedics (here now 24 hours per day) and Javier have police radios to contact police immediately when needed. Rafael encourages residents to install security cameras and motion detecting lights.

Security guard Javier showed us his log book of cars parked on the streets and coming into camp after 10 pm. Javier can and does stop people driving into camp from the main road after 10 pm at night. Rafael asks homeowners to alert Javier if you expect visitors arriving after 10 pm.

Robin suggested that homeowners introduce themselves to Javier, and if you drive by him, roll down your window and say “hello”. It is important for him to know who you are and the vehicle(s) you drive.

### 3. Shipping container

Fire chief Rob says we need a shipping container to store the HOA tables and chairs and other supplies. The trailer is ok temporarily, but it is too small, requires going up stairs to enter, and will be difficult for residents to remove tables/chairs. Robin asked for a volunteer to champion this project; Rafael has a contact and agreed to provide us with a quote.

### 4. Contractor list

Larry produced a draft list of contractors; Robin will post to [petescamphomeowners.com](http://petescamphomeowners.com) website. Robin asked Larry to identify which contractors are currently working in Camp, and at what lots. Our goal is to have a list of recommended contractors and subcontractors who are known and trusted. Unknown contractors who are not registered with Pete’s Camp can present a security risk.

### 5. Poker Run – the date is Saturday October 8

### 6. Gym cleaning

Rafael asks that homeowners who use the gym be responsible for cleaning. OMD does not use, access, or go through the gym, and therefore should not clean it. [Post meeting – Robin put up signs in gym asking users to wipe down equipment after use, and turn off AC and lights upon leaving gym]. Robin to follow up with gym users.

### 7. OMD update

Diego says OMD provided service to 6 people since July 22. There was one local transfer and one US transfer. We are also following up with the attorney on the contract, and Diego has one staff bio completed to give to Robin.

8. Budget update – Scott reports no changes since last meeting; we would like to discuss a building fund and container purchase at next meeting.

9. 2023 Phone book – Robin is looking for residents who want to advertise their businesses. Rafael is purchasing the front page (that will also include emergency numbers). Based on current layout, ad space available for residents: Interior half page \$100; Quarter page \$50; Eighth page \$35; Back half page \$125.

10. Stop sign needs? – To be discussed at next meeting.

10:50 meeting adjourned.

Next meeting Tuesday September 20, 9 am