

Pete's Camp HOA Board Meeting July 12, 2022 - FINAL

Present: Rafael Navarro, Jim Moore, Larry Boyster, Rob Kahley, Scott Wilmarth, Robin Holmes

Attending via phone: Carol Corbridge

Attending/reporting for OMD – Diego Olea Millan

Meeting started 9:10 am

1) **Request for fire hydrants** – Fire Chief Rob requested two fire hydrants and a flush valve for the new street. Rafael said based on the number of lots the water company specifies one hydrant. The water company oversees the work and it will be done according to their specifications.

2) **Firehouse door behind truck** – Rob reported this door needs to be rehung. Rafael said, and Diego confirmed that OMD will get the door repaired and rehung.

3) **List of contractors** – Larry presented a draft list of contractors recommended for Pete's Camp. This information was based on contractors recommended by residents, known by Rafael and in good standing/reputable. Rafael said the list was very good and thanked Larry for the details. This is an ongoing project that Larry is working on with Rafael. The goal is to have contractors registered with Pete's Camp and their employees listed. The list also includes some subcontractors (like window and AC installers). Robin suggested we compile a list of contractors/subs to avoid. Jim suggested when the list is finalized, we post the information on the website as the "go to" list to find contractors/subcontractors.

4) **Firehouse update** – Rob reports that the OMD team are also trained firefighters, and they are now part of the Pete's Camp Fire Department. The group conducted a training session with the San Felipe Fire Department (SFFD), including attendance by the SFFD chief and our fire chief Rob. During this training the attendees/firefighter trainees burned and

doused the debris pile behind the firehouse. SFFD gave Rob several new hoses; OMD keeps our fire truck clean; maintains and updates gear.

Rafael procured a trailer for security guard Javier, so the 'old' Pete's Camp trailer-office was moved to the east side of firehouse. The HOA tables/chairs are stored in there.

OMD staff clean their areas and all of the Firehouse and Community Center, water plants outside the building, and pay the utility bills.

5) **OMD update** – Diego reported that since June 1 they have seen 14 patients. This includes both walk-ins requesting care or BP/glucose/EKG readings, and responses to residents' calls for urgent care. All medical situations were resolved with responding paramedic care and follow-up visits to patients; no ambulance transfers were needed.

Jim asked that OMD hand-out refrigerator magnets with OMD contact info at the Annual Meeting. Diego confirmed that will be done.

6) **Budget** – Scott reported Rafael has given us the 2023 payment of \$6000. \$4500 went to the HOA Budget/\$1500 went to the Fire Department Budget. ***We also need to restate that the school children's scholarships are NEVER taken from the HOA or Fire Department budgets.*** The scholarship dollars ALWAYS come from the Library Fundraisers and the Fire Department Fundraisers budgets.

*We need LIBRARY book donations. If you have used paperback books to donate, please drop them off at Jeff & Robin's casa 114.

7) **2023 Phone book** – Robin asked about people paying for ad space in phone book to defray printing cost. Rafael will buy front page; other smaller ad spaces are available to Pete's Camp residents wanting to advertise their businesses. Robin is working with homeowner Jim D (who is designing and creating book, and printing) and will get price and ad size details.

8) **OMD draft contract status** – Rafael, Diego, and attorney Arturo were meeting after the Board Meeting to get OMD's business details. (When completed the draft will be given to Robin for the HOA Contract Committee for review).

9) **Annual Meeting planning** – Rafael asked to include the 9 sponsored school children that we will have at the time of the meeting. Robin to follow up with Sheryl S.

Meeting adjourned 10:20 am

Next meeting suggestion: August 9