

Pete's Camp HOA Board meeting June 7 2022 9 am

Minutes and discussion summary

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

Absent: Carol Corbridge

### **1. Firehouse modifications**

Chief Rob purchased the water heater and plumbed it. The Board hired George J to build an enclosure for it. OMD filled the propane tank and the system is functioning. The task force (Board members Jim, Larry, and Rob) met with Rafael and architect Salvador to discuss interior modifications. It was agreed to remove/update broken gym equipment (thanks to Dimir N for her work on this) and rearrange the gym to accommodate a new interior wall, creating an OMD entrance at the door on the east-side of the building and an adjacent room<sup>1</sup>. Another interior wall partially encloses the kitchen area. Board members have been watching the progress.

### **2. OMDAmbulancias update**

OMD sleeping area is the room formerly used to store tables/chairs. OMD purchased and installed an A/C mini split in this room. We confirmed with Diego they pay for CFE, water, (and propane), clean the Firehouse and fire truck, and care for exterior plants. As part of the maintenance, they will also regularly clean the HOA Community Center (always accessible to all residents and available for residents' events and use).

*OMDAmbulancias* is on-site 24 hours per day as of June 1. Since then, they have provided professional assistance to three (3) Pete's Camp residents.

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<sup>1</sup> HOA chairs and tables were moved into this room

In addition to paramedic services, four (4) of OMD's team are firefighters (Pedro, Francisco, Gaby, and Diego). They have their gear/turnouts with them to assist Chief Rob. Rob is training them on Pete's Camp fire truck use and equipment.

### **3. Future Firehouse modifications**

Rafael is looking into a donation [post-meeting: Rafael notified us that Don C generously donated the unit] of a new 2-ton mini split for the interior Firehouse area (e.g., kitchen/bath, OMD entry area, room adjacent to gym). We discussed that the east door entry needs to be wheelchair accessible and have a ramp to that door (Scott will be consulted on this).

Chief Rob says we still need a container to store HOA tables/chairs and other items, and have room for growth. A short-term solution offered by Rafael is to use the old Pete's Camp office trailer. He plans to acquire a trailer for security guard Javier, thus freeing up the old office trailer for storage. Larry and Jim will follow up on leads they have on used trailers. If any resident has a 5<sup>th</sup> wheel/trailer they'd like to sell or donate, speak to Rafael.

### **4. Architectural Rules**

The new rules are posted at <https://petescamphomeowners.com/rules> . The architectural committee (led by Board member Larry) is working with Rafael to inspect work sites. Rafael will require homeowners to comply with height restrictions and other rules, and he will enforce the rules. We are also compiling a list of approved contractors.

### **5. Library and Fire Department sponsorships via *Las Amigas***

Robin asked Sheryl S (representing *Las Amigas*) to clarify how our two years of 'banked' payments will be used. Our June 2020 \$900 payment was applied to 9 children when classes resumed in March 2022 (their pictures are posted in the Firehouse or Library) for the current school year. Our June 2021 \$900 payment will be applied to 9 children for the new school year beginning in September 2022. We will owe \$900 in June 2023 for school year beginning September 2023.

### **6. Mexican law on tax id numbers (Registro Federal de Contribuyentes)**

Rafael says this applies to businesses and citizens. Being a resident of Pete's Camp does not require you to have an "RFC".

### **7. Budget update**

Rafael increased our share of the HOA fees to \$6000/year. He paid Scott now (early) for the year **2023** (owed in November **2023**), since we have almost no money in the Homeowners Treasury budget. Normally this contribution is split 75% Homeowners Treasury/25% Fire Department Treasury. However, the FD Treasury is still sufficiently funded, so we discussed earmarking that 25% for a "building fund". Discussion to be continued. Rafael also paid Scott for the three (3) new "No Dumping" signs that Jim purchased and were posted near the dumpsters/recycling area.

### **7. Yard Waste<sup>2</sup>**

Residents who maintain their yards may put trimmings in dumpsters IF the trimmings are cut up to minimize space. Your gardening service or your contractor are NOT ALLOWED to use dumpsters and MUST haul trimmings and yard waste out of Pete's Camp. Trimmings must NOT be dumped anywhere – do NOT dump your trimmings/yard waste in Pete's Camp. There is NO dump area.

### **8. Beach gates**

The gates at ends of Avenida F and Calle 12 are closed most of the time during the summer to divert all day users through the main Pete's Camp beach access. As reported last month, the new beach gates are closed from 10pm to 5am.

### **9. Phone book update**

Robin asked for input on the new phone book organization, due to multiple names and phone numbers per lot. Suggestion was to keep as-is with one line per residence: persons' names, lot number, maximum two phone numbers.

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<sup>2</sup> Pre-meeting message from Lisa W regarding Recycling Center:

- NO GLASS
- clear, see-through plastic only
- aluminum cans - please drop them in from the open top above the barrel
- metal
- cardboard boxes that are flattened. NO packing material, Styrofoam, bathroom or kitchen trash

Thank you to those community members who consistently comply!

Meeting adjourned 10:20 am