

**Pete's Camp HOA**  
**Annual Meeting Minutes**  
**November 26, 2022**

**Meeting called to order by President Robin at 9:17 a.m.**

**1. Words from the President-**

- a. Owners, please sign in and get your raffle tickets - 1 per lot
- b. Pick up Pete's Camp phone book and security, OMD magnets
- c. Sheryl S did the first Phone Book many years ago, thanks to her for years of Phone Books, and to Jim D for creating the new 2023 version.
- d. Thanks to Mark S for donating funds to make security magnets
- e. Thanks also to Sheryl S of *Las Amigas* for bringing the sponsored school children to the meeting (kids given new school back packs and gift from Rafael)

**2. Introduction of Board Members-** Scott Wilmarth-Treasurer, Deb Ramirez-Secretary, Carol Corbridge-Acting Secretary/Member-at-Large, Jim Moore-Member-at-Large, Rob Kahley-Fire Chief, Larry Boyster-VP (not in attendance), Robin Holmes-President

**3. Annual Meeting 2021 minutes** read by Deb

**4. Treasurer Report** presented by Scott (see attached)

**5. Fire Dept Update** presented by Rob. Fireman's Ball tonight

**6. New Homeowners** Jim welcomed the new homeowners and asked them to stand and introduce themselves

**7. Elections** – Jim announced Scott, Deb, Larry and Robin's 2-year terms are up. Rafael has proposed that they continue as board

members. They have agreed to serve again. We would also like to add 2 new Board members with 2-year terms as advisory non-voting members. The nomination of the existing members was seconded, and approved by show of hands. Jim asked for new Board member nominations. Bo B. volunteered, and was approved by show of hands.

#### 8. **New Business** Robin

- a. **Recycling Center Update** Thanks to Lisa W for all her hard work. She's retiring and Rafael's crew will take over management of the Recycling Center. Clear plastic, aluminum cans and broken-down cardboard are currently being recycled.
- b. **Introduction of Javier Pete's Camp Security Guard** He works nights. Homeowners should introduce themselves to him. Call his cell with any concerns at night. You can call him if the beach gates are locked (after 10pm) and you need to get back into camp. Call Danny's Office in the day time. Numbers are provided on magnets handed out at the meeting.
- c. **Neighborhood Watch Facebook Page** Jacque S spoke spoke: She and Maggie S saw a need for a Pete's Camp community connection group. Maggie created a Facebook page: Pete's Camp Neighborhood Watch & News. Each street at Pete's Camp has a street captain. There may be 2 street captains if people want to participate. List of street captains will be posted on the website since some homeowners are not on Facebook.

9. **OMD Testimonials** Deb R and Jim D told of their experiences using OMD services during the past few months. Service was outstanding and border transport was seamless. Both are very happy to have this service available to Pete's Camp 24-7.
10. **OMD Contract** Robin reviewed the history of the OMD process. Vote was 111 yes, 69 no. Robin read the instruction letter to Rafael from the HOA.  
<https://petescamhomeowners.com/downloads> - scroll to PARAMEDIC SERVICE RELATED DOCUMENTS). Robin summarized the contract terms agreed upon by the Contract Committee (consisting of homeowner Jack M, Board members Jim M, Carol C, and Robin H), Rafael and OMD. The contract is for a 2-year term (January 1, 2023-December 31, 2024), and Rafael was instructed to collect \$365/lot/year via a line-item on the annual lease statement. Current homeowners can sign up for "early benefits" service before January 1, 2023 by stopping by the fire station and paying \$1/day for service until the end of 2022. Contract was signed by Rafael, Robin (representing the "Committee of Neighbors and Residents" at Pete's Camp), and Diego (Owner – OMD).
11. **OMD Update** Diego summarized the usage of his company's services since it's soft opening in June 2022. 10 persons have used the ambulance service and 48 people have sought medical services since that time. Rob noted that the OMD staff are all qualified to run the fire engine and prepared to assist if the need arises.
12. **Renel Navarro** spoke about her work at Pete's Camp. She handles the paperwork and internal accounting, invoices,

contracts, leases, and billing. She asked that residents pick up their statements at the office to avoid them being mailed. Email (petes.camp@icloud.com) is the faster way to communicate with her. But if you want a call, email her to request it and she will be happy to comply.

13. **Rafael** offered season's greetings to the homeowners. Some topics covered were:
  - a. The Cantina is working on permitting credit cards for payment.
  - b. 3<sup>rd</sup> party rentals like Air B&B or mysanfelipevacation.com are not allowed. Rafael will be following up. Only on-site homeowner supervised rentals are allowed. Rentals are a privilege not a right.
  - c. Rafael instructed residents to have yard contractors haul tree trimmings. One resident rented a dumpster, and Rafael asked Board to look into this option for yard waste.
14. **Raffle Drawing** Winner of this year's raffle is lot 123 Robert & Janet O

**Respectfully submitted by Carol Corbridge, member at large, filling in for Deb Ramirez, Secretary**

Homeowners Treasury Report  
Nov. 27, 2021 to Nov. 26, 2022

<b>Beginning balance</b>	\$3,320.03
<b>Income:</b>	
2022 HOA	\$3,900.00
2023 HOA	\$4,500.00
phone book	\$550.00
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Total income	\$12,270.03
<b>Expenses:</b>	
2021HOA food	\$1,200.00
2022HOA food	\$1,200.00
Electric	\$135.00
Water	\$140.00
website/domain name/outlook email	\$395.76
firehouse shader	\$4,145.00
street signs	\$62.47
gym/cc cleaning	\$900.00
water heater/house and labor	\$540.00
OMD ballot printing/postage	\$357.06
sand bags	\$130.00
phone book cost	\$150.00
printing for HOA meeting flyer	\$15.00
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Total expenses	\$9,370.29
<b>Balance</b>	<b>\$2,899.74</b>

Fire Dept. Treasury Report  
Nov. 27, 2021 to Nov 26, 2022

**Beginning balance** \$3,594.93

**Income:**

2022 HOA	\$1,300.00
2023 HOA	\$1,500.00
Tee shirt sales	\$1,650.00

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Total income \$8,144.93

**Expenses:**

Water heater house and plumbing	\$206.21
door gasket	\$35.55
firehouse shader	\$4000.00
flag	\$29.00
defibrillator battery	\$25.00
fire truck fuel	\$223.00

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Total expenses \$4,518.76

**Balance** **\$3,626.17**

Hank Taylor Memorial Library Fund  
Nov. 27, 2021 to Nov. 26, 2022

**Beginning balance** \$-247.24

**Income:**

donation Richard and Patrice Hazzard \$100.00

Library income \$353.80

Total income \$206.56

**Expenses:**

kids school supplies \$69.00

**Balance** \$137.56

Fire Dept. Fundraisers  
Nov. 27, 2021 to Nov. 26, 2022

<b>Beginning balance</b>	\$2,400.67
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**Income:**

pancake breakfast	\$717.00
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Total income	\$3,117.67
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**Expenses:**

Firemen's Ball supplies	\$67.00
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<u>school supplies</u>	<u>\$87.00</u>
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Total expenses	\$154.00
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<b>Balance</b>	<b>\$2,963.67</b>
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