

Pete's Camp HOA
Board Meeting Minutes
Oct 24, 2022

Members attending: Robin Holmes, Rafael Navarro, Scott Wilmarth, Carol Corbridge, Jim Moore, Rob Kahley, Larry Boyster

HOA member: Mark Silveira

OMD representative: Diego Olea Millan

Meeting called to order by Robin at 9:02 a.m.

1. **Upper Neighborhood Gates-** After discussion of security concerns it was determined that the upper neighborhood gates would be opened and closed on the same schedule as the lower beach gates. Open 6am. Closed 10pm. (post meeting note – times of neighborhood gate closures subject to change, and may be closed on busy weekends).
2. **Firehouse AED Needs New Batteries-** This AED was determined to be of benefit to Pete's Camp residents as a backup to the device owned by OMD. Chief Rob requested batteries will be replaced and the device will be placed in Danny's office.
3. **Gym Use-** Gym has users, but one user daily for 3-4 hrs per day using the AC. After discussion the CFE usage for the gym will be calculated and the HOA may resume that portion of the CFE bill (not charged to gym users.) The single bathroom at the firehouse presents a usage conflict. Homeowners may have access to the bathroom while attending scheduled Community Center events; however when OMD is seeing patients gym users or others may not have access to the bathroom. Rafael has given OMD the priority to lock the door and post a sign indicating access. A second bathroom is planned for the site to resolve this conflict. Rob will oversee the project. Also, it was mentioned that a ramp at the side door still needs to be installed.
4. **OMD 24/7-** We discussed OMD 24/7 staffing requirements; noting that staff were going to gas up vehicles or get snacks at Oxxo in pairs leaving the office unstaffed for a few minutes. When the contract starts on January 1 one person will always stay onsite when vehicles need gassing up or other small errands are run.
5. **Annual Meeting Nov 26, 2022, 9 am-** Plans for the annual meeting include: Richard and Debbie Q will bring the school kids, OMD will bring an ambulance, Rob will arrange for school kids fire truck ride, refrigerator magnets will be available with daytime and nighttime security numbers to call (Danny in the day, Javier at night), OMD to report on Pete's Camp usage of their services since soft opening June 1, 2022. There will be a raffle, Pete's Phone Book distribution, and written questions for Rafael. Also board members Scott, Deb, Larry and Robin's terms are coming to an end. All have agreed to continue to serve if re-elected. Nominations will be

accepted from the floor and an election will ensue if needed. Lunch will be served at noon. Invitation/reminder to Annual Meeting will be placed in resident's boxes in Danny's office. At 5pm on Nov 26 there will be the Firemen's Ball/potluck at the firehouse.

6. **House Numbers** - Homeowners are reminded to put their house number in a prominent place on their residence so security, medical and fire can find them easily.
7. **Treasurer Report** – Scott reported the following balances in US dollars:

HOA	\$4664
Library	\$51
Fire Dept	\$3680
Fund Raiser	\$3117

8. **OMD Contract Status** – The contract committee, Rafael and OMD are continuing to finalize the contract. The contract will be signed at the annual Meeting. Robin will present a summary of the agreement. Rafael will be the collecting agency for OMD for the 2 yr duration of this initial agreement.
9. **Rental Issues at Pete's Camp** – Unmonitored rentals are not allowed at Pete's Camp. Rentals are a privilege not a right. Problems have been arising from unsupervised rentals with excessive noise requiring intervention by authorities. Larry will oversee the project to identify third-party rentals. Rafael will send out a notice to these properties explaining the restrictions.

Next board meeting is scheduled for Monday November 21, 2022 at 9am. Pete's Camp Cantina.

Meeting was adjourned at 11:00am

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