

Pete's Camp HOA
Board Meeting Minutes

April 4, 2023

Members attending: Robin Holmes, Rafael Navarro, Larry Boyster, Carol Corbridge, Rob Kahley, Deb Ramirez, Bo Nelons, Margaret Cefalu, Scott Wilmarth

Meeting called to order by Robin at 9:00 a.m.

1. Treasurer Report –

Budget info updated as of 4/4/23:

Library	329.10
Homeowners	2899.74
FD Fundraiser	3638.15
Fire Department	3249.66

Pancake Breakfast Deb reported the Pancake Breakfast earned \$127.06 profit, down substantially from previous years. It was suggested that more advertising is needed to promote the event. Also pre-sale tickets could increase sales.

2. Fire Department

Container for storage at Fire Station -Rafael and Bo travelled to Ensenada to research our purchase of a 20 ft container. [On March 26 Robin reached out to the Board by email to update on the final container+delivery price she received from Rafael, and the board voted to approve \$3200 for the container and transport.] Off-loading of the container was discussed. It has been determined that a 20'x20' pad needs to be provided for the container. Cost for installing said pad is \$2288 as bid by Leonardo; pad will be located behind the Community Center, adjacent to the northside concrete patio Motion was made by Robin, seconded by Carol, and unanimously approved by the board to accept this bid. Work to begin the week after Easter. Leonardo is very thankful to the Fire Department and OMD for quickly suppressing a fire that broke out at a house he was caretaking, so he is providing free labor for our HOA container pad installation. He will also be providing free labor for the installation of a new pad in front of the gym; OMD pays for those materials.

a.

b. **Fire Chief Rob** -Long time Fire Chief Rob is retiring. Pat, who is now co-fire chief, will carry on as he sole Fire Chief going forward. Rob is greatly appreciated for his contribution to the betterment of our community and years of faithful service. He will be missed in the Fire Department and at Board meetings.

3. **Recycling Center-** Pete's Camp staff has taken over management from Lisa. Area is being well managed and looks good according to all concerned parties.
4. **Trash Pickup-** the Baja 250 created an overflow of garbage as usual. It was suggested that for busy weekends to schedule a double pickup to manage the additional volume. Or possibly bring in a 20 yard Roll-off to handle it.
5. **OMD** -OMD is offering classes in emergency medicine for any interested parties. Cost is to be \$700 pesos. See OMD for further details.
6. **HOA Logo** -Margaret presented a work in progress mockup for prospective HOA logos. The 2 trees along the frontage road to MX 5 will be part of the logo. Uncle Pete planted those 2 trees. Seemed a fitting symbol for our community group. Margaret will continue to develop this theme.
7. **Rafael asked what services might be provided to residents to improve the already high quality of life at Pete's Camp**
 - a. Deb suggested a filtered drinking water dispensing station.
 - b. Carol suggested Pickleball Courts. She will put together a task force to investigate costs and advantages of installing a facility at Pete's Camp.
8. **OMD Payments** -This month Rafael will make the 4th and final payment to OMD for their contacted services to Pete's Camp. Payments so far is \$60,000 USD.
9. **Projects in the works:** Rafael reported the following regarding projects he is doing: Retaining wall of Navarro beach front lot, plans to install a sewage treatment plant to serve the cantina, and then resume paving F street (possibly with concrete since rock has become much more expensive.)
10. **Next Meeting scheduled for Wednesday May 17, 2023 at 9am at the Cantina.**
11. **Meeting adjourned by Robin at 10:10 am**

Respectfully submitted by Carol Corbridge, Secretary