

Pete's Camp HOA
Board Meeting Minutes
February 27, 2023

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

Members not in attendance: Margaret Cefalu

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

1. **Community Gates-** Scott asked about the randomness of the two upper residential community gates closures he had observed. Rafael explained that sometimes it is determined that the gates should be shut for security reasons. The intention is for camp safety first. Otherwise the gates will be opened and closed in tandem with the lower (beach) gates which remain open until 10pm nightly. Upper residential community gates will be closed on most weekends to direct beach traffic to the main road

2. **More on Camp Security-** Rafael asks that renters be advised of the Camp rules regarding noise, dog owner responsibilities and other issues. Jim suggested that a written summation of these rules be posted on the interior of the front door of rentals. A photo of renter's ID and a photo of renter's license plates would add to accountability and enforcement. Robin suggested neighbors should take a note of renters' car plates (take a picture) as well. A list of rules is posted here <https://petescamphomeowners.com/rules> (see item 7 regarding updating these rules)

3. **Paving of Avenida F-** Scott asked when the paving of Avenida F would be accomplished. Rafael explained the costs incurred to support homeowners on a yearly basis. These expenses are paid with the HOA fees assessed on our annual leases. Currently expenses exceed the amount assessed, so Rafael does not have funds to continue paving Avenida F at this time. However, water will be sprayed on Avenida F to help with the road's condition. Rafael also said he is considering concrete paving instead of stone. The following is the homeowners' share of annual Pete's Camp expenses(in USDollars)

a) Trash	\$19,200
b) Security	\$16,000
c) Property Tax	\$23,600
d) 1 Employee	\$13,870
e) Gas & Diesel	\$14,600

4. **Treasurer Report-** Deb, Scott, and Robin met to audit Scott's treasury ledgers and cash-on-hand. Once completed (no errors were found) Deb took over over the Treasurer position from Scott. Funds have been transferred from his account to hers. There are no changes in account

balances since last month's treasurer report. Deb will use the current exchange rate when converting funds from USDs to pesos and pesos to USD.

5. **Fire Department** -Rob discussed needs for the firehouse, including table/chair storage, and parking fire truck inside again, and inquired about previous OMD plan for ramp to side (east) entrance. Rafael mentioned his suggestion from last month to pour a pad and add an awning in front of gym (Robin reminded the Board we had not discussed or voted on that). Regarding storage – Rafael has received a quote for a 20 ft long container for storage purposes. 1 container would cost \$2,000 delivered from Mexicali. The board voted and unanimously approved the purchase a said container. Rob & Bo will determine the location and oversee the project. Donated coats and jackets were dropped off at the San Felipe Fire Department by Rob & Pat. They talked with Captain Juan Cortez regarding the department's new engines and the future, yet undetermined, location of the fire station.
6. **OMD** -Robin reported that Diego is working on a system whereby 1 resident per household of Pete's Camp will receive tickets to have blood work and urinalysis done at the local lab, Quiroa. They anticipate this service will begin on March 10.
7. **Committees for Bylaws and CC&Rs** -Robin will be forming 2 committees to address the need for Bylaws and CC&Rs. The resulting documents to be presented at the next annual meeting for homeowner's ratification. Officers on the board will work on the Bylaws, while another group will work on the CC&Rs.
8. **Friday March 31 at 8am annual Pancake Breakfast at the fire house.**
9. **Next Meeting Wednesday April 5, 9am at the Cantina.**

Respectfully submitted by Carol Corbridge, Secretary