

May 19 2023 Pete's Camp HOA Board Minutes

Attending: Bo Nelons, Larry Boyster, Robin Holmes, Pat Swaney, Rafael Navarro

Absent: Deb Ramirez, Scott Wilmarth, Carol Corbridge, Margaret Cefalu

Guest: OMD Diego Olea Millan

Meeting start 9 am

1. Status of storage container – Leonardo completed the work and the pad needed to cure for a month. Tractor is in working order now to assist in container placement. Rafael will place order for container.
2. Budget update – Deb provided Robin with written update:
 - a. Fire Department balance \$299.07 - Expenditure in April for diesel (\$55.07) and storage pad materials (\$1364 + \$962.33). Leonardo provided labor for free; expenditure in May for Fire truck batteries (\$624.26)
 - b. Diesel needs. OMD start the firetruck every two days to maintain readiness. Fire Chief Pat agrees this is good, and estimates adding diesel to truck every 3 months.
 - c. Robin suggested we rethink Pancake breakfast fundraiser. Pat suggested improving marketing, and watching expenditures will improve the profit. Rafael likes both fundraisers and the Board agreed with him it is important for the Community to gather – likewise it is important to continue having volunteer firefighters as part of our community.

3. OMD update

- a. Diego reports 12 patients in the past two months, one transfer to the US and one transfer to San Felipe.
 - b. OMD is hosting basic EMT (8 month course) and basic nursing (1 year course) each Saturday at the Community Center. There are 10 students enrolled in the nursing course, and 22 in the EMT course.
 - c. OMD works closely with the San Felipe Fire Department, and the South Campos volunteer fire department.
 - d. Payments to OMD – Rafael, Diego, Robin to meet Sunday 5/21, after which final payment will be made.
4. Welcome new Fire Chief Pat Swaney; as Fire Chief he is a voting Board member. Rafael thanked Pat for agreeing to be Fire Chief.
5. The Board and Rafael discussed and agreed to revise our 'approved' contractors list, based on work-related issues from residents.
6. Residential gate closure times (Robin inquiring for Scott) – Noting the residential gates have been locked at times during previously agreed-upon scheduled open hours, Rafael explained closures occur when there may be a security concern. Ideally the residential gates are open the same hours as the beach gates (open at 5 am, closed at 10 pm). During weekends (includes Friday, Saturday, and Sunday) the

residential gates are closed to prevent campers and vendors from coming up from beach into residential areas.

7. Pickleball court research (Robin updating for Carol) – This is not a viable project for the HOA. After some research Carol found Pickleball courts would cost too much, and few residents are interested.
8. Next meeting date – TBD for mid July