

Pete's Camp HOA
Board Meeting Minutes
October 19, 2023

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

Members not present: Deb Ramirez, Pat Swaney

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

1. **Annual Buffet** -Discussion concerning whether to continue with the annual buffet following the Homeowners Meeting. The Board and Rafael agreed to do it this year and put the future of annual buffets to a vote at the Annual Homeowners Meeting. This buffet has been a tradition following the Annual Meeting; however we need Homeowners to decide regarding this expense.
2. **Firemen's Bash replaces Firemen's Ball** -Event will follow annual Homeowner's meeting running 2-8pm. See flyer below
3. **Security** – We discussed security in Camp. The measures in place are working. Based on observations, Javier has compiled a list of recommendations for homeowners, including installing cameras and motion lights. We will present "Javier's Security Tips" at the Annual Homeowners Meeting.
4. **Rafael's Projects** -1. Connect Pete's Camp to underground electrical feeder line on the East side of MX Hwy 5 (currently we are connected aerially to the poles on the west side of MX Hwy 5. 2. Install an on-demand generator system to the Cantina. 3. Pave F Street.
5. **Container for HOA tables/chairs** - On April 4 2023 the Board approved \$3200 for the container and transport. That amount may be insufficient (new estimate \$5000), so the Board voted and agreed to proceed and borrow money from Fire Department Fundraisers – to be repaid immediately when our 2024 HOA funding comes from Rafael. Bo and Rafael will go to Ensenada next week to potentially purchase container.
6. **Board Members** – At the 2022 Annual Meeting we asked for two new volunteers to join the Board for two new Board member positions. Bo volunteered during the meeting; Margaret stepped forward shortly thereafter. Both accepted 'junior' positions to learn. Today Robin motioned to make them full voting Board members with a two-year term. Scott seconded and the Board agreed to this, making them full Board members. Robin also motioned to nominate Tanya P to fill Jim's vacated position. Tanya stated a desire to serve on the Board. At the Annual Meeting we will present her nomination to the HOA for vote to fill Jim's vacated seat.

Carol's two-year term is up; she is currently our HOA Board secretary, and she said she would like to serve again, so we will present her nomination to the HOA for vote to continue.

7. **Alert Roster** -Margaret suggested Pete's Camp residents create an Alert Roster for use during times of utility outage or other crisis. After the recent hurricane utility poles were down in Camp. CFE came promptly, Telnor did not. Residents assumed Telnor was coming; however they were not immediately aware of the downed poles, so repairs were delayed. The proposed Alert Roster would include people with generators and Starlink who are willing to help along with other resources. A point person could be identified as well to facilitate in the event of an incident.
8. **Annual Mtg Agenda** -Fireman's Bash, future Buffets, Javier Top 10 security tips, voting on open board member positions, Pete's Camp History Project, Description of Fundraisers and scholarships, and more.
9. **Architectural Committee** -Larry and Rafael to continue work on this project looking at the current list of contractors and discussing their track records and customer satisfaction
10. **Checkout Sheet for Chairs & Tables.** -Location has been changed for this checkout sheet. It is now located on the community center door.
11. **Next Meeting scheduled for Thursday Nov 16, 2023 at 9am at the Cantina.**
12. **Meeting adjourned by Robin at 10:10 am**

Respectfully submitted by Carol Corbridge, Secretary



PETE'S CAMP CHARITY FIREMAN'S BASH
BENEFIT FOR 5 CHILDREN OF SAN FELIPE
NOVEMBER 25TH 2023
2:00pm-8:00pm



**PETE'S CAMP
 FIRE
 DEPARTMENT
 T-SHIRTS FOR
 SALE**



**SLIENT
 AUCTION
 WITH GREAT
 PRIZES**
50/50 RAFFLE

CORNHOLE TOURNAMENT:

SIGN-UPS AT 1:00pm / BAGS FLY 1:30pm

\$10 Tournament (\$5.00 contributed to the sponsored children & \$5.00 to pay for 1st & 2nd place)

OPTIONAL:

\$10 Last Man Standing (\$5.00 contributed to sponsored children & \$5.00 to last man standing)



**LIVE MUSIC:
 RUSTY ON KEYBOARD
 2:00-4:00
 ISACC DIAZ 4:00-6:00**



**COCTAILS, BEER,
 WINE, & SODA
 AVAILABLE FOR
 PURCHASE**



**FOOD TRUCK PROVIDED
 BY CESAR: TACOS, WINGS,
 RIBS, HAMBURGERS, & HOT
 DOGS.**