

Pete's Camp HOA
Annual Meeting Minutes
November 25, 2023

Meeting called to order by President Robin at 9:20 a.m.

1. **Words from the President-** Owners please sign in and get your raffle tickets- 1 per lot, submit written questions for Rafael and pick up Pete's Camp phone book. Other announcements: Pick up dog poop. Drain all standing water to reduce mosquito breeding opportunities.
2. **Introduction of Board Members-** Robin Holmes President, Larry Boyster Vice President, Deb Ramirez Treasurer, Carol Corbridge Secretary, Scott Wilmarth member At-Large, Margaret Cefalu member At-Large, Bo Nelons member At Large, Pat Swaney Fire Chief
3. **New Homeowners** New homeowners Kevin and Lynn M. Introduced themselves
4. **Annual Meeting 2022 minutes** read by Carol
5. **Treasurer Report** presented by Deb
 - a. **Fire Dept Fundraiser \$2755.54**
 - i. Fireman's Ball Income \$383
 - ii. Pancake Breakfast Income \$698.13
 - iii. Pancake Breakfast supplies -\$564.26
 - iv. Las Amigas Kids -\$625
 - v. Fireman's Ball Band -\$100
 - b. **Fire Dept \$496.22**
 - i. T-shirt sales \$300
 - ii. Flag, gas, batteries, tires -\$620.96
 - iii. Bldg mats for storage bldg -\$2808.99
 - c. **Homeowners \$2033.98**
 - i. Rafael advanced us the 2023 Homeowners funds in June 2022 for fire house canopies
 - ii. We will receive HOA 2024 pymt in Jan-Feb
 - iii. Custodial duties -\$600
 - iv. GoDaddy/Outlook Web costs -\$215.76
 - v. Plaque -\$50
 - d. **Library \$58.30**
 - i. Donation income \$784.54
 - ii. School supplies -\$69
 - iii. Las Amigas (4) students -\$500
 - e. **Summery \$5344.04**
 - i. Fire Dept Fundraiser \$2755.54
 - ii. Fire Dept \$496.22
 - iii. HOA \$2033.98
 - iv. Library \$58.30
 - v. Cash on hand \$934.24
 - vi. Checking \$4409.80

6. **Fire Dept Update** presented by Pat
 - a. Fireman's Bash 2pm with cornhole, drinks, raffle, music and food!
 - b. 3 fires reported this season. 2 dumpster fires. 1 trailer fire. OMD handled trailer fire very quickly and professionally, most likely saving the structure.
 - c. Please donate for the 5 students we sponsor.
 - d. Anyone wishing to be a volunteer fireman meet at the firehouse 9am on any Thursday
7. **Honorary Plaque** Robin presented Rob Kahley with a token of our appreciation for over 15 yrs of service as Fire Chief. Kevin L. made the plaque. Thank you Rob!
8. **Elections** –
 - a. At the last Board meeting the board voted for Bo Nelons and Margaret Cefalu to be made full voting members of the board with 2 yr terms starting now.
 - b. Carol Corbridge's 2 yr terms is up. She has agreed to serve again.
 - c. Jim Moore vacated his position this summer. Tanya Personne volunteered to fill the position and the board nominated her to be a member At-Large.
 - d. Motions for other nominees were requested. There being none, there was a vote by voice and both candidates were voted in.
9. **New Business** Robin
 - a. **Security** Javier our Security Chief was asked to step forward. Call his cell with any concerns at night. Call Danny's Office in the day time. Robin read a list Javier has compiled of recommendations to maintain camp security.
 - i. Explain camp rules to family, guests and renters
 - ii. Leash your dogs
 - iii. Observe speed limits
 - iv. Gate closures are now 5am to 12am for neighborhood gates and beach gates are 5am to 10pm. Neighborhood gates to be closed on weekends and holidays.
 - v. Lock your cars
 - vi. Notify the office when you have contractors
 - vii. Fireworks are never allowed in Pete's Camp
 - viii. Install motion lights
 - ix. If you see something, say something
 - b. **Container Update** Bo –Bo explained that the container project is in progress
 - c. **Alert Roster** Margaret -Margaret presented the idea of an alert roster for camp residents to use in case of natural disasters and power outages. The list would include residents who have Starlink and Generators and are willing to provide those services to others in the event of a need. Please volunteer to Margaret if you can help. On a side note, Rafael announced that Starlink has been installed at the cantina and a generator donated by Doug will be installed soon at the cantina.
10. **OMD Update** Robin reported the usage statistics for the time period Jan 1, 2023- Nov 12, 2023
 - a. 8 transfers to a hospital in US or Mexicali
 - b. 13 transfers to local clinics for emergency care
 - c. 5 declined recommended transfers
 - d. 8 scheduled home medical visits – requiring multiple follow ups
 - e. 2 responses to residents at Cantina
 - f. 2 responses to residents on the Beach

- g. 100 + in-'clinic' visits, including visits requiring extended stays and treatments
 - h. 4 responses regarding deceased residents
 - i. 3 fire responses
 - j. Hurricane support
 - k. Saturdays – OMD manages professional medical training in conjunction with ERAM program for nursing and EMTs
11. **OMD Contract** Robin reminded us that OMD's contract runs for 1 more year
12. **Las Amigas** President of Las Amigas Michelle McDonald -Michelle explained the purpose of the program was to break down the barriers to education in San Felipe. Although education is free at the Secundaria Level, there are other associated costs that prevent families from sending their children to school. Sometimes they can only send one of their children. Our donations support these families by making additional funds available to cover education associated costs and make education possible for more children. Some students are supported through the university level as well.
13. **Buffet following the meeting** Traditional for 20 years the HOA funded buffet provides Pete's Camp Residents a chance to socialize and enjoy a meal together.
14. **Business Meeting is concluded** 10:06am
15. **The meeting was turned over to the Navarro Family**
- a. **Rafael** offers seasons greetings to the homeowners. Some topics covered were:
 - i. Recycling is not revenue generating. But it's the right thing to do.
 - ii. The wider road to the south will be our main entrance road. Rafael will bring in red clay to create a firm base.
 - iii. HOA fees went up from \$335 to \$350 for 2024. These fees help cover some of the following expenses
 - 1. Property taxes
 - 2. Road Maintenance
 - 3. Security
 - 4. Office staffing, accounting, legal
 - 5. Trash
 - 6. Equipment and it's maintenance
16. **Raffle Drawing** Winner of this year's raffle is lot 248 Karen H.

Respectfully submitted by Carol Corbridge, Secretary