

**Pete's Camp HOA**  
**Board Meeting Minutes**  
**9am January 15, 2025**

**Members attending:** Robin Holmes, Margaret Cefalu, Scott Wilmarth, Tanya Personne, Pat Swaney, Bo Nelons, Jan Hejtmanek, Gordon Zurn.

**Members not present:** Larry Boyster, Rafael Navarro

**Venue:** Margaret provided her garage for our meeting. A TV display also was used to share documents and spreadsheets.

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

1. **Introductions/Role Call**
2. **Treasurer Business** -Margaret showed the group an Excel spreadsheet Google sheets she created that included all the HOA managed accounts in one simple format. Other members can be added, but without editing ability.
3. **Fire Chief Update-No fires to report.** Needs volunteers. Volunteers meet every Thursday at 8:00 am. Chief will provide training on how to operate fire truck. In the event of a FIRE dial 911 first, then call Chief Swaney. His number is on front page of Phone Book.
4. **Board role nominations and voting** – The Board members nominated and voted on positions. All votes were unanimous. Robin Holmes (President), Margaret Cefalu (Treasurer), Tanya Personne (Activities Coordinator), Larry Boyster (Vice President), Pat Swaney (Fire Chief), Bo Nelons (Secretary). Robin appointed Jan Hejtmanek to vacant Board position (vacated by Carol Corbridge); Jan accepted the appointment, and will serve as an at-large member for the remainder of the term.
5. **Dumpsters and Trash** –There was an uncoordinated green waste burn on 12/31/24 and plywood was added, which create an attention-grabbing plume of black smoke.

What can you do to help?

- 1) Don't put plywood or particle board into our designated burn pile
- 2) Put cardboard into dumpsters. Cardboard needs to be broken down to maximize dumpster load efficiency
- 3) Close dumpster lids; Two dumpster lids need to be replaced

6. **Communication Software-** Robin described what she uses for website and email. It was agreed to keep the current software for now. We also communicate via the Pete's Camp Community Facebook page; We currently have 192 members on our Facebook Page.
  
7. **Hosting Events** – If you want to host an HOA social event, coordinate with Tanya. The Board agreed to create a \$600 annual budget for Tanya for events. Events usually cost between \$25-\$30 with a \$50 maximum. We discussed purchasing some regularly used items in bulk ahead of time for events - Gordon will purchase paper plates. The plates will be stored in a tote at Tanya's house. It was decided that we use silverware and wash it after each event to minimize environmental impact; however, we have plastic ones still to use.

**Meeting adjoined by Robin at 10:45 am**

**Respectfully submitted by Bo Nelons, Secretary**

**Treasurer summary report attached**