

**Pete's Camp HOA**  
**Annual Meeting Minutes**  
**November 30, 2024**

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

**1. Words from the President**

Please pick up your phone books. Thanks to homeowner Jim D for doing the book again this year.

Please stay after the meeting to enjoy the dance presentation by San Felipe de Jesus school kids

**2. Introduction of Board Members**

Larry Boyster Vice President, Deb Ramirez (outgoing treasurer), Margaret Cefalu treasurer, Carol Corbridge Secretary, Tanya Personne Activities coordinator, Scott Wilmarth member At-Large, Pat Swaney Fire Chief, Robin Holmes President

**3. New Homeowners** New homeowners introduced themselves

**4. Annual Meeting 2023 minutes** read by Carol

**5. Treasurer Report** presented by Margaret – See Full Report at the end of these minutes

**6. Fire Dept Update** presented by Pat

- a. Fireman's Bash 2pm today with cornhole, drinks, raffle, music and food!
- b. One resident fire (a shed fire) reported this season. OMD called San Felipe Fire Department, and proceeded to handle shed fire quickly and efficiently. San Felipe Fire Department arrived and completed effort. There were NO dumpster fires.
- c. **Please call 911 first when reporting a fire.** Then Fire Chief Pat (phone number on front of phone book). Our fire truck can spray water on the outside of structure only, as an initial response (500 gallons water from our fire truck doesn't last for long). The firefighters from San Felipe Fire Department are needed for fires and must be called by 911 first.
- d. Improvements to firehouse this year include new paint, new lighting and a new fan in the gym.
- e. We continue to support scholarships for 5 students through Las Amigas. Please support them.
- f. Anyone wishing to be a volunteer firefighter meet at the firehouse 9am on any Thursday.

**7. Activities and Facebook Page** Tanya, our new activities coordinator, announced the following:

- a. New Community Facebook page where anything Pete's Camp can be posted. Events, sales, questions, etc. No politics, religion and please be kind. This is for Pete's Camp residents only
- b. Tanya handed out a calendar of this season's events. This info is also on the HOA webpage
- c. Anyone wishing to use the community center can contact Tanya. Her number is posted at the center.

**8. Elections**

- a. Larry, Scott, and Robin's terms are up, and offer to serve again.

- b. Deb's term is up and is not running again.
- c. Carol Corbridge is leaving the board
- d. We have 5 positions, and three candidates.
- e. Motions for other nominees were requested.
- f. Gorden Z was nominated by Deb and seconded by Margaret and voted in by a show of hands

#### 9. **Security** Robin

- a. Javier is our Security guard, and this is his 4-year anniversary. He's known for his integrity; he has a good relationship with local police who note Pete's Camp does not have the criminal activity like other north campos, even those with security. This year only 4 after-hours attempts happened, and these were stopped by Javier. He contacts the police.
- b. Javier asks
  - i. Explain camp rules to family, guests and renters
  - ii. Observe speed limits
  - iii. Lock your cars, park in your lot. **Important:** don't block view of south ends of streets
  - iv. Fireworks are never allowed in Pete's Camp
  - v. Javier **Thanks you all for these things you have done that MAKE A DIFFERENCE; You:**
  - vi. Notified the office when you have contractors and stopped loaning house keys
  - vii. Leashed your dogs
  - viii. Shut your garage doors
  - ix. Installed motion lights
- c. Finally, gate closure schedule for now: Residential gates are closed Sat/Sun. During the week all gates get shut at dark. But if many residents are in camp, the gates stay open until 10pm. If you plan to be out after 10pm on the beach, let Javier know.
- d. You can also call him if you were out after 10 to get back in.
- e. There is internet available on the beach now. Navarro2024 password.

#### 10. **Trash issues and solutions – Homeowner Jim C**

- a. Jim has taken responsibility for overseeing our dumpster area and keeping it clean.
- b. We need your help! Please pick up any trash you see when dumping and return to the dumpsters. Also always close the dumpsters to keep the birds and coyotes from making a mess.
- c. Dumpsters have been moved to the north side of the entrance road prior to the firehouse along the tree line
- d. Jim has created a burn pile area for yard debris of reasonable size located behind the firehouse. Please only add to this pile when there is room. He will routinely burn this accumulation as weather and volume dictates.
- e. No construction debris is to be dumped anywhere at Pete's Camp. Take it to the dump.
- f. Jack M on Calle 9 will take UNCOLORED cardboard. He's currently full, but will need more again.
- g. Connie M on Calle 9 will take CRV bottles
- h. Jim says large cardboard boxes like for refrigerators can go to the burn pile.

**11. OMD Update** Robin

- a. OMD emergency service is NOT on leases anymore. Lots MUST pay OMD directly to receive member benefits. The good news is they are still available for a fee-for-service.
- b. **Understand** if you did not sign up and PAY for membership, in 2025 all services will be fee-based. There is no free emergency response, unless you signed up and paid Diego 7200 pesos for 2025 membership.
- c. A resident asked if OMD membership gives us a discount at Chantli Clinic, the answer is “No”. OMD works with Chantli and the other medical professionals in San Felipe.
- d. Testimonials given by appreciative residents – OMD provides a much needed service to our community

**12. Las Amigas** Las Amigas representative and homeowner Sheryl S explained the educational support program. 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.

- a. A former recipient of Las Amigas support (now a teacher herself) presented the kids we support this year
- b. The funds from our fire department were used to support the 5 sponsored boys
- c. The funds from our library were used to support the 4 sponsored girls

**13. Buffet following the meeting** Traditional for 20 years the HOA funds the buffet, which provides Pete’s Camp Residents a chance to socialize and enjoy a meal together.

**14. Business Meeting is concluded** 10:00 am

**15. The meeting was turned over to the Navarro Family**

**Respectfully submitted by Carol Corbridge, Secretary**

# Pete's Camp Homeowners Treasury Report

November 27, 2023 to November 25, 2024

## Summary of Accounts:

	Starting Balance:	Expenses:	Income:	Ending Balance:
HOA General:	\$2,033.98	-\$6,563.31	\$4,337.50	-\$191.83
Fire Department General:	\$496.22	-\$2,186.76	\$2,799.91	\$1,109.37
Fire Department Fundraiser:	\$2,755.54	-\$1,217.20	\$6,091.85	\$7,630.19
Library:	\$98.48	-\$500.00	\$424.93	\$23.41
Totals:	\$5,384.22	-\$10,467.27	\$13,654.19	\$8,571.14

# HOA General Account

November 27, 2023 to November 25, 2024

<b><u>Expenses:</u></b>	<b><u>Date</u></b>	<b><u>Purpose</u></b>	<b><u>Amount</u></b>
	1/3/2024	Cleaning - June - Dec	\$ 600.00
	2/14/2024	Zelle to Robin Holmes Go Daddy Website	\$ 70.32
	2/23/2024	Shipping Container (50% to Rafael)	\$ 1,300.00
	3/6/2024	Cleaning - Feb - Mar (Ceasar)	\$ 100.00
	5/29/2024	Firehall paint and repair Leonardo	\$ 1,307.00
	6/7/2024	Zelle to Robin Holmes Go Daddy Website	\$ 95.88
	6/7/2024	Firehall paint and repair Leonardo	\$ 1,513.00
	6/27/2024	Street signage to Jack Boyster	\$ 1,000.00
	6/28/2024	Street signage to Jack Boyster	\$ 171.32
	7/6/2024	Zelle to Robin Holmes Go Daddy Website	\$ 155.88
	10/17/2024	Activities - White Party - Tanya Personne	\$ 36.00
	11/7/2024	Street signage to Jack Boyster - Calle 5	\$ 37.03
	11/7/2024	Cleaning - May(Ceasar)	\$ 50.00
	11/7/2024	Activities - OMD Open House Pizza	\$ 101.85
	11/25/2024	Activities - 80's Party Supplies - Tanya P	\$ 25.03
<b>Total Expenses:</b>			<b>\$6,563.31</b>

<b><u>Income:</u></b>	<b><u>Date</u></b>	<b><u>Purpose</u></b>	<b><u>Amount</u></b>
	11/27/2023	Ad Sales in phone book	\$100.00
	2/18/2024	75% of HOA Fees from Rafael 2024	\$4,237.50
<b>Total Income:</b>			<b>\$4,337.50</b>

# Fire Department General Account

November 27, 2023 to November 25, 2024

<b><u>Expenses:</u></b>	<b><u>Date</u></b>	<b><u>Purpose</u></b>	<b><u>Amount</u></b>
	11/27/2023	Sand bags purchased by Jeff	\$ 86.18
	12/8/2023	Fire Truck repairs	\$ 155.12
	1/3/2024	Diesel	\$ 80.00
	2/23/2024	Shipping Container (50% to Rafael)	\$ 1,300.00
	3/6/2024	Diesel	\$ 100.00
	6/6/2024	Diesel, vacuum	\$ 145.51
	7/9/2024	Flag for Fire House	\$ 53.86
	10/16/2024	Diesel (1000 pesos)	\$ 50.30
	11/19/2024	Lights/wind Cover (Pat) 4100/19	\$ 215.79
<b>Total Expenses:</b>			<b>\$2,186.76</b>

<b><u>Income:</u></b>	<b><u>Date</u></b>	<b><u>Purpose</u></b>	<b><u>Amount</u></b>
	2/18/2024	25% of HOA fees from Rafael	\$ 1,412.50
	5/18/2024	Donation	\$ 31.00
	9/17/2024	T-Shirt sales	\$ 1,000.00
	11/24/2024	T-Shirt Sales (\$100 + 5000 p(19.5))	\$ 356.41
<b>Total Income:</b>			<b>\$2,799.91</b>

# Fire Department Fundraiser Account

November 27, 2023 to November 25, 2024

<b><u>Expenses:</u></b>	<b><u>Date</u></b>	<b><u>Purpose</u></b>	<b><u>Amount</u></b>
	6/25/2024	Las Amigas ( 5 kids)	\$ 625.00
	10/17/2024	Las Amigas Backpacks (paid to M. Cefalu)	\$ 141.46
	11/18/2024	Las Amigas Backpacks (paid to M. Cefalu)	\$ 50.66
	11/19/2024	Bash 2024 - Music (Giselle) 2000/19	\$ 105.26
	11/18/2024	Bash 2024 - Alcohol - Costco	\$ 294.82
<b>Total Expenses:</b>			<b>\$1,217.20</b>

<b><u>Income:</u></b>	<b><u>Date</u></b>	<b><u>Purpose</u></b>	<b><u>Amount</u></b>
	11/27/2023	Fireman's Bash - income **	\$ 3,727.94
	3/26/2024	Fireman's Breakfast - sales	\$ 2,079.59
	3/26/2024	Fireman's Breakfast - boot donations	\$ 258.00
	11/24/2024	Bash 2024 - Alcohol - Costco Refund	\$ 26.320
<b>Total Income:</b>			<b>\$6,091.85</b>

\*\*Funds from Fireman's Bash 2023 are committed to the Las Amigas Charity per direct advertisement at the event. From the original \$3,727 raised, \$2,910 remains.

# Hank Taylor Memorial Library Account

November 27, 2023 to November 25, 2024

<u>Expenses:</u>	<u>Date</u>	<u>Purpose</u>	<u>Amount</u>
	6/25/2024	Las Amigas (4 kids)	\$500.00
Total Expenses:			\$500.000

<u>Income:</u>	<u>Date</u>	<u>Purpose</u>	<u>Amount</u>
	2/21/2024	Income from Library use	\$ 154.84
	5/18/2024	Income from Library use	\$ 143.23
	11/24/2024	Income from Library use(\$64.65 + 1213/19.5)	\$ 126.86
Total Income:			\$424.93