

# Pete's Camp Homeowners Board Meeting Minutes

October 17, 2024

**Members attending:** Pat Swaney, Tanya Personne, Deb Ramirez, Margaret Cefalu, Bo Nelons, Larry Boyster, Scott Wilmarth, Robin Holmes, Rafael Navarro (Camp owner)

**Meeting began at 9 am**

1. **Dog bite** – A resident was bitten by a dog on September 29 while the dog was being walked in Camp. The victim promptly reported (and showed) the bite to Rafael, and to Robin. Both, separately, contacted the owner and discussed the incident, noting a previously reported biting incident as well. The owner was asked to muzzle the dog while walking it in Camp; the owner purchased a muzzle per our request. If not muzzled, we requested the owner walk the dog outside of Camp and away from all other residents.

Report bites to Rafael and to the police.

2. **School supplies (Margaret)** - With the increased budget (see [2024 August 9 Summary of virtual discussion on school supply funding](#)) Margaret purchased calculators, in addition to other school supplies in backpacks, for our 9 sponsored children. A calculator is important as all our sponsored children will attend high school in next school year, so they will be ready and familiar with a scientific calculator. The equipped backpacks will be given to the 9 children at the Homeowners Annual Meeting on Saturday November 30.
3. **Activities and community center sign ups (Tanya)** – Tanya created a private Facebook page [Pete's Camp Community](#) for Pete's Camp residents, providing a forum for staying apprised of upcoming events and a place to discuss anything related to being an owner or resident in Pete's Camp. Tanya is planning activities for residents, and maintains a calendar of events accordingly [the first event was a very enjoyable BYOB+appetizer on September 28]. Expenses for events are minimal; on September 16, Robin contacted Board members by email and requested a \$100 budget to cover printing of small posters & first event schwag/giveaways, and all members agreed. Tanya requested permanent vinyl signage (e.g. "Homeowners Event Here") for future events; Deb and Margaret have the equipment and supplies to create this. Rafael Ok'd posting event alerts flyers near Cantina for residents to see. Tanya also manages Community Center use sign-ups. There is a laminated posted on the Community Center sliding glass door with sign-up instructions.
4. **Street sign completion (Larry)** – The faded street signs have been replaced, and damaged poles fixed or replaced. The project is completed and all paid for!
5. **Treasury role transition meeting (Deb)** – Deb's Board term is up and Margaret will take over as Treasurer. Deb, Margaret, Scott, and Robin will meet to audit the budgets and transfer cash and accounts to Margaret.

6. **Fire Department fundraisers allocations (Pat)** – Pat, Deb, and Margaret met and agreed to have the funds raised by the 2023 Fireman's Bash event maintained in the budget as the funding source supporting the sponsored school children.
7. **Firehouse cleaning (Pat)** – Previously Pat arranged to pay OMD's Cesar to clean the Community Center and Gym. Cesar departed earlier this year for medical school, so Pat has been doing the work and will continue to do so for the same fee of \$50/month. Also discussed, need to paint awning structure. Pat to follow up with Parra/get quotes.
8. **Robin/Pat - Fire emergencies/Volunteer firefighters** – Following a lot garage/shed fire, Robin met with Diego to discuss. Diego advised that OMD team members (who are also San Felipe firefighter professionals) are not allowed to respond as professional firefighters here, but rather they are to function as volunteers while at Pete's Camp. This is to protect them from injuries (e.g. from roof collapses, explosions, toxic gases...) If they are alerted to a fire, they must first call the Fire Department in town for on-duty professional response. Just like our other volunteer firefighters, they may douse area from outside, and wait for the Fire Department from town.

Residents should report a fire by first calling 911. Then Pete's Camp volunteer fire chief Pat Swaney (686-422-6790).

Please join the volunteer fire department by attending the THURSDAY morning 8 am meetings to learn about the equipment and what they do.

9. **Homeowners Annual Meeting Buffet** – Rafael confirmed that following the November 30 Annual Meeting, there will be a complimentary buffet in the Cantina for all Homeowner families. We requested Mexican cuisine, like last year. The HOA budget pays Norma to host this event every year.
10. **Board member elections – we need 2 nominees** – We will have two vacant seats, one of which could be Board Secretary. Interested? Let me know asap!

Deb and Carol are leaving the Board. Scott, Larry, and Robin's terms are up; each has asked to run again and if re-elected, continue serving on the Board.

11. **Jim D updating Phone book for 2025** – send your phone number updates to [info@petescamphomeowners.com](mailto:info@petescamphomeowners.com)

**12. Upcoming events:**

**Saturday Nov 9 Camp-wide garage sale – contact Connie M**

**Friday Nov 29 PETE's CAMP SWAP MEET 7-10 am, in front of Cantina. Show up, Set up, Sell!**

**Saturday Nov 30 Homeowners Annual Meeting 9 am, in front of Cantina – more info to come**

Meeting adjourned 10:30