

Pete's Camp HOA
Board Meeting Minutes
9am April 2, 2025

Members attending:

President: Robin Holmes

Fire Chief: Pat Swaney

Activities Coordinator: Tanya Personne

Secretary: Bo Nelons

Member at large: Scott Wilmarth

Member at large: Jan Hejtmanek

Member at large: Gordon Zurn

Members not present:

Treasurer: Margaret Cefalu

Venue: Community Center

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

1. **Introductions/Role Call**
2. **Last meeting minutes were read** Bo Nelons
3. **Fire Chief Update**
 - 1) No fires to report.
 - 2) Two pumps aren't working on the fire truck. Currently looking for parts to make the repairs.
 - 3) There are 7 fire hydrants inside Pete's Camp that are sufficient to fight any fire inside the camp.
 - 4) 600 burritos were ordered to sell for the Baja 250 race.
4. **Unfinished Business-**
 - 1) Board members need to review and respond to the community by-laws.
 - 2) Jim Carson kindly made and installed the Burn Area signs for community.
 - 3) A motion was made, seconded, and approved for an expenditure of up to \$250 for solar lighting; a project initiated by Gordon. He has mapped out street locations, most to be

mounted low on street sign poles. However, in some areas Gordon needs to get homeowner approval to mount on walls. Once approved Gordon will install solar security lights and Robin will notify Security. Robin already alerted Larry B (street sign manager).

5. Treasury Report

- 1) Reviewed by Robin.
- 2) Receipts were handed to Robin to be given to Margaret.

6. New Business

- 1) Robin reported a resident contacted her via email suggesting a pickle ball court, suggesting it would be funded by interested pickle ball playing homeowners. The resident cannot champion the project themselves, but said if someone is interested that would be good. The Board noted it was researched already in 2023 and declined [Per May 19, 2023 Pete's Camp HOA Board Minutes: *Pickle ball court research (Robin updating for Carol) This is not a viable project for the HOA. After some research Carol found Pickle ball courts would cost too much, and few residents are interested.*]
- 2) Diego wants to install another mini-split A/C unit in the Community Center. Robin told Diego discuss with Board prior to beginning any work, and need to address specific concerns (breaker box capacity, power to fans/lights, location).

7. Activities Report

- 1) More participation is needed.
- 2) Tanya will speak with Rafael about hosting events at the Cantina.
- 3) It was suggested that whoever is sponsoring the event be responsible for promoting the event.
- 4) It was suggested that we start having monthly events scheduled on the same week/day of the week.

8. Next meeting will be in September

9. Meeting adjourned by Robin at 10:21 am

Respectfully submitted by Bo Nelons, Secretary

				March Spending Summary						
		Date	Fund	Purpose	Spending/Debit (-)					
MC		3/25/2025	Fire Dept Fundraiser	Baja 250 BFast - Burrito Elvira [1]	\$ 750.00		Feb Balance		Current Balance	
MC		3/25/2025	Fire Dept Fundraiser	Baja 250 BFast - Costco Beverages [2]	\$ 250.00		\$ 2,383.30	Fire Dept Gen	\$ 2,383.30	
							\$ 10,215.49	Fire Dept Fund	\$ 9,215.49	
							\$ 2,930.17	HOA General	\$ 2,930.17	
							\$ 23.41	Library	\$ 23.41	
							\$ 15,552.37		\$ 14,552.37	
							Bank	\$ 13,079.58		\$4.39 fees
							Cash	\$ 1,506.20		
								\$ 14,585.78		
								\$ 14,552.37	Book Balance	
								\$ 33.41	Difference	