

Pete's Camp HOA
Board Meeting Minutes

9am February 26, 2025

Minutes amended 2 April 2025

Members present: Scott Wilmarth, Tanya Personne, Pat Swaney, Jan Hejtmanek, Gordon Zurn, Robin Holmes

Members not present: Margaret Cefalu, Larry Boyster, Bo Nelons

Venue: Pete's Camp Community Center

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

1. Role Call

2. Minutes

- a Robin read January 15 minutes; The Board approved the minutes with one correction:
2. Treasurer Business -Margaret showed the group an ~~Excel spreadsheet~~ Google Sheets she created that...
- b Amended January 15 minutes will be posted.
- c Question for Margaret – how/where are the Sheets backed up? *Post meeting: Margaret reports, "To answer the question on where are the Google Sheets backed up; the cloud. I can save on my computer moments in time if you would like."*

3. Board member updates

- a Margaret is away while she is working in California; she continues her role as Treasurer. Robin has the cash box and will distribute and accept cash per Margaret's direction.
- b Larry vacated his position now to give the Board time to recruit a new member. Larry kindly agreed to continue care/management of our street signs! Thanks to Larry for his 5 years of being on the Board.

4. Trash update

- a Guru Jim reported last week all is good.
- b Lids on one dumpster were replaced/repaired.
- c Please close dumpster lids.

5. Tables and chairs

- a As of February 22, there were 15 table and 50 chairs accounted. *Post meeting: Candy counted **50 chairs and 13 tables** in container + Community Center as of March 2*
- b The container is currently locked as it should.

- c Robin to post on Facebook (Pete's Camp Community, and Pete's Camp Neighborhood Watch & News) requesting info on any currently out borrowed. *Post meeting: Resident reported having **2 tables** checked out until March 3.*

6. Bylaws

- a Gordon updated version 1 with comment from Margaret.
- b Pat, Tanya, Robin given version 2 to review, specifically their roles.
- c Next version will be for full Board review.

7. Fire Department

- a Pat reports no issues.
- b Pat will ask Leonardo for quote to paint awning posts...Parra Construction currently busy with other work and unable to provide quote.

8. Budget

- a Updated summary Sheet from Margaret.

February Meeting Summary							
Date	Fund	Purpose	Spending/Debit (-)				
01/16/2025	HOA General	Mailchimp Jan-June (RH) Zelle	\$ 78.00	Jan Balance		Current Balance	
2/6/2025	HOA General	Cleaning - Sept - Dec (Pat \$50 each month)	\$ 200.00	\$ 2,492.85	Fire Dept Gen	\$ 2,383.30	
2/6/2025	Fire Dept General	Fire Hydrant Oil (200p/20)	\$ 10.00	\$ 10,215.49	Fire Dept Fund	\$ 10,215.49	
2/6/2025	Fire Dept General	Diesel (1000 pesos/20)	\$ 50.00	\$ 3,208.17	HOA General	\$ 2,930.17	
2/22/2025	Fire Dept General	Flag for Fire House (RH via Zelle)	\$ 49.55	\$ 23.41	Library	\$ 23.41	
				\$ 15,939.92		\$ 15,552.37	
				Bank	\$ 13,088.57		\$4.39 fees
				Cash	\$ 2,506.20		
					\$ 15,594.77		
					\$ 15,552.37	Book Balance	
					\$ 42.40	Difference	

- b Fire Department Fund(raisers) is large due to the 2023 fundraisers carryover.
- c Board discussed window treatments for Community Center; however, as we all looked at the curtains-in-place we agreed it is the most efficient way to keep heat/sun blocking foam in place, and the curtains are functional and look fine.

9. Activities

- a Tanya reports "Birthday" event was postponed and intent to do it at later date.
- b Next event is "Cruise into Spring" on March 22.
- c Tanya is working on new events calendar.
- d If anyone is interested in hosting an HOA activity, please contact Tanya.

10. EDR meeting

- a Jan attended this meeting and Rafael was also there. Jan described what was presented, and shared some flyers (in Spanish). The info included Attorney General Office websites and phone numbers for residents regarding conflict resolution,

technology support, Mexican legal system guidance, certificates and documents, and criminal activity.

- b The Board agreed to ask Rafael if such a meeting should be hosted for Pete's Camp residents.

11. Street lighting

- a Gordon proposed motion-activated solar lights be installed at various locations in Camp. They will be mounted low, mostly on street sign poles, to illuminate the ground thereby lighting up corners in otherwise dark intersections. This will benefit people walking and driving. A prototype has been installed and operating for over 2 years at Calle 7/Ave E. He will install and obtain permission if lights will be mounted on residents' walls.
- b Gordon motioned for up to \$250 to purchase lights. The motion was seconded and approved by the Board.

Meeting adjourned by Robin at 10:20 am