

Pete's Camp HOA
Board Meeting Minutes
9am November 7, 2024

Members attending: Robin Holmes, Larry Boyster, Carol Corbridge, Deb Ramirez, Margaret Cefalu, Scott Wilmarth, Tanya Personne, Pat Swaney. **Later** at 10am Rafael Navarro and Jim C joined the meeting

Members not present: Bo Nelons

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. **Treasurer Business** -Margaret showed the group an Excel spreadsheet she created that included all the HOA managed accounts in one simple format. A big improvement over previous method. Expenses for HOA activities are to come from the HOA General Fund. \$50 for Pat's cleaning the community center will also come out of the HOA General Fund (prior to 2023 we paid \$100/month for cleaning).
2. **Community Center** -with mixed use of the Community Center it's unclear who is responsible for set up and breakdown of tables and chairs. It was decided that the default would be to leave the tables and chairs set up unless there was a request for it to be different.
3. **Raffle** – Friday November 1 we had an HOA activity at the Community Center. Everyone in attendance got a ticket, and we had three drawings for \$100 off a OMD membership (the \$ for the raffle was generously donated, it was NOT from our budgets). The winners drawn at the event were: #1 Karen P lot 101, #2 Cindy H lot 236, #3 Michael & Ann H lot 102. After the event Tanya and Robin drew one lot number from those NOT IN ATTENDANCE. The winner was Doug and Lisa B lot 17. The winners were also announced on the Pete's Camp Community Facebook page <https://www.facebook.com/groups/823260129640596>
4. **Dumpsters and Trash** -Robin presented a history of the dumpsters in Pete's Camp going back as far as digital records have been kept (2012). This was a prologue to the current situation. The dumpster area is a mess and an eyesore. Also, the issue of removal of yard waste has continued. Yard waste cannot go into the dumpsters unless it is cut into small pieces. Even then, the volume could quickly overwhelm the dumpsters. There currently is nowhere to dispose of yard waste except to haul it to the SF dump. Many options to remedy these problems were tossed around. Including: move dumpsters to the main road, put the dumpsters in neighborhoods, residents help with cleanup, arrange for a quarterly yard waste only dumpster, build an enclosure for the dumpster, start another burn pile for yard debris, etc. Jim C joined our discussion about trash/dumpster issues. For now, resident Jim C has graciously

offered to police the area, rake, and clean up with a Camp employee after the dumpsters are emptied twice a week.

What can you do to help?

- 1) Close the dumpster lid after depositing your trash. If they're open, the wind and night critters scatter loose garbage everywhere.
- 2) Bag your lawn clippings/branches/leaves and put them in the dumpster. We are NOT currently dumping in the desert. Jim may burn small amounts as needed.
- 3) If you're under construction, ensure your contractor obtains a dumpster for your site as is required. Contractors are not allowed to use dumpsters for construction waste.

Jim will also speak at the Annual Meeting to describe what he will be doing and encourage others to help.

5. **Annual Meeting** -Robin will provide an agenda to board members prior to the meeting. **There will be a discussion of the trash issue with the assembled residents.** We will ask Sheryl S to bring the kids we sponsor through Las Amigas.
6. **Contractors List** – Larry has a current contractors list he will provide Rafael and the HOA.
7. **HOA Income & Expenses** -Rafael will give the HOA the 2025 amt of \$6,000. A large portion of 2024's HOA money was used to buy the container by the firehouse and fix the street signs.
8. **Meeting adjourned by Robin at 10:45 am**

Respectfully submitted by Carol Corbridge, Secretary