



The Ocotillo Community Association

C/o Premier Community Management, Inc.
PO Box 12510, Chandler, Arizona 85248
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OPEN SESSION MINUTES

June 22, 2010

The Meeting was convened in the Conference Room at Premier Community Management and called to order at 5:00 PM by President - Mike Palermo, Other Board attendees included: Vice President – Wally Brown, Treasurer – Julie Dameron, Director – Susana Lewis and Secretary - Donna DeVoe.

Quorum was duly noted and recorded. Also in attendance from Premier Community Management, Inc. (PCM) was General Manager - Pat Wontor, Assistant Manager – Dana Stevens and Compliance Manager – Joycelyn Lopez.

I. Pledge of Allegiance:

II. Approval of Minutes:

Julie motioned to approve the May 24, 2010 Open Session minutes as presented, motion seconded, the motion carried unanimously, Donna abstained.

III. Treasurer's Report:

Julie presented the financial summary report for May 2010.

As of May 31, 2010 the operating account balance was \$430,173.54, which includes the money market savings account balance of \$125,000.00, total liabilities & equity was \$1,305,979.53 and total reserves were \$855,969.92. Variances from budget were noted.

Month to date (MTD) income is 6.2% over budget, and year to date (YTD) income is 1.0% under budget (\$8,776.65). Month to date (MTD) expenses are 11.4% under budget, and YTD expenses are 11.9% under budget (\$117,276.09).

YTD Income is under budget mainly due to Violation and Collection Cost Reimbursements being lower than budgeted, Apartment Assessment Income lower than budgeted, and design review fees are lower than expected.

The reserves are currently 88.5% funded for the Master Association per the 2008 Reserve Study.

IV. Spyglass Bay Entrance Proposals:

Overview of revised proposals submitted by Stoneage, Desert's Spring and Moratya's.

Donna motioned to accept proposal #2133 as submitted by Desert's Spring dated May 21, 2010 in the amount not to exceed \$10,000.00 for completion of the Spyglass Bay entrance renovation, motion seconded, the motion carried unanimously.

V. Deed for Well #17:

Donna motioned to accept the Quit Claim Deed for Well #17 for The Ocotillo Community Association to take title to the well, motion seconded, the motion carried unanimously, Mike abstained from the vote.

VI. Request for Self Help Approval:

The Board voted to approve management move forward with self-help at 3810 Heath and 3300 Ambrosia in the back yards, by a 3-2 vote with Mike and Donna voting against.

VII. Lien Approval Discussion:

Overview of letter from Premier Community Management explaining that an association director or officer will now be signing all liens. Julie agreed to sign the liens going forward.

VIII. Seal Coat Approvals for Vistas & Estates:

With the crack filling complete in the Vistas and Estates, we're ready to move forward with seal coat. Susana motioned to accept the proposal as submitted by Phoenix Paving for the Estates in the amount of \$10,008.00 and for the Vistas in the amount of \$9,332.00, motion seconded and carried unanimously.

IX. Manager's Report:

Pat reviewed the management report for the month of June 2010.

The response from Ocotillo residents to the Chandler YMCA's military drive was outstanding. We sent out an e-mail blast and in a few short days, there were 1,342 items brought into the office and donated for the troops overseas. Brandon, Mike and Pat delivered the items to the YMCA on May 27th.

Pat welcomed Joycelyn Lopez to the team as the new Compliance Manager.

The Board discussed the current questions arising on resales regarding the requirement for two canopy trees in the front yard and confirmed that management should be checking and noting that on resales for those homes not in compliance.

X. Adjournment

Mike motioned to adjourn the meeting at 5:58 PM, motion seconded, the motion carried unanimously.

Respectfully Submitted,
Nichole Kuhstoss