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# The Ocotillo Community Association

C/o Premier Community Management, Inc.  
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## OPEN SESSION MINUTES

August 24, 2010

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The Meeting was convened in the Conference Room at the First Federal Credit Union and called to order at 4:55 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:**

Wally motioned to approve the June 22, 2010 Open Session minutes as presented, motion seconded, the motion carried unanimously.

**III. Treasurer's Report:**

Julie presented the financial summary report for July 2010.

As of July 31, 2010 the operating account balance was \$493,350.09, which includes the money market savings account balance of \$125,061.31. Total liabilities & equity was \$1,407,757.90 and total reserves were \$896,271.30. Variances from budget were noted.

Month to date (MTD) income is 3.0% over budget, and year to date (YTD) income is 0.1% over budget (\$874.29). Month to date (MTD) expenses are 20.6% under budget, and YTD 12.2% under budget (\$166,938.94).

The Board agreed to have \$100,000.00 moved from the operating checking account into the operating money market savings account.

Reserves are currently 92.7% funded for the Master Association per the 2008 Reserve Study.

**IV. Review of Temporary Banners:**

The Board agreed to extend their allowance of temporary banners for another six months. Submittal to the ODRB is still required prior to any banner placement.

**V. Meeting Times for Remainder of 2010:**

The Board agreed to continue the revised meeting times for the September, October and November meetings. Executive Session will begin at 4:00 PM and Open Session will begin at 4:30 PM.

**VI. 2011 Budget Timeline:**

Pat reviewed the 2011 budget preparation timeline, with the draft to be reviewed by the Board at the September Board meeting.

**VII. Update on Spyglass Bay Entrance Renovation:**

Renovations will begin next week per the approved drawing for the Spyglass Bay Entrance. Final decisions include: no change in wall color; waterproofing the planter wall and base of the new wall at each corner; final decision on height of new wall to be made after stone is applied to the columns; angle the cap on the new wall rather than it being flat for water runoff; Coronado Dakota Brown stone selected.

**VIII. Update on Recent Storm Damage:**

Throughout the community about 19 trees were lost from the association's common areas. The golf course suffered the most tree damage and there were a number of homeowners who lost trees. Currently in the process of obtaining estimates for the tree damage/replacement.

**IX. Manager's Report:**

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

Our annual backflow testing is complete and the reports submitted to the City of Chandler. Only one of the eight devices failed the initial test, was repaired, and passed on the second try.

Throughout the spring and early summer months, we were getting multiple calls weekly about bees in the walls along Sandpiper Shores and Silverlake. As a result, we had Desert Springs Painting seal the stacked stone in the walls and columns along both sides of Sandpiper. The cracks between the stones were a perfect place for the bees to make their hives. The bee calls have stopped since we sealed the stone. The total cost was just under \$5,000.

The schedule for seal coating the streets in The Vistas is set for September 16<sup>th</sup>, 20<sup>th</sup> and 21<sup>st</sup>, and in The Estates for September 13<sup>th</sup> and 14<sup>th</sup>.

We will include the over seeding schedule in the September board packet for Joycelyn's schedule of tours, reminder letters and subsequent violations.

A new report which shows the summary, by community, of resales completed since January 2010 was provided to the Board.

**X. Violation Report:**

Dana reviewed the violation report for the month of July 2010.

**XI. Adjournment**

Wally motioned to adjourn the meeting at 5:47 PM, motion seconded, the motion carried unanimously.

Respectfully Submitted,  
Nichole Kuhstoss