



The Ocotillo Community Association

C/o Premier Community Management, Inc.
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OPEN SESSION MINUTES October 25, 2011

The Meeting was convened in the Conference Room at the First Federal Credit Union and called to order at 4:30PM by President – Mike Palermo, Other Board attendees included: Secretary – Donna DeVoe, Director – Susana Lewis and Treasurer – Julie Dameron.

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:

Susana motioned to approve the September 27, 2011 Open Session minutes as written. Motion seconded and carried unanimously.

III. Treasurer's Report:

Julie presented the financial summary report for September 2011.

At the end of September, 2011 the total operating account balance was \$736,310.84, total reserves were \$1,063,305.54 and other assets of \$42,221.47, for total assets of \$1,841,837.85. Variances from budget were noted.

Month to date (MTD) income is 3.9% over budget, and year to date (YTD) income is 3.0% over budget (\$53,000.00). Month to date (MTD) expenses are 44.2% under budget, and (YTD) expenses are 13.1% under budget (\$226,956.37).

Reserves are currently 110% funded for the Master Association per the 2008 Reserve Study.

Pat presented to the BoD Premier's recommendation to move the operating account funds from US Bank to Mutual of Omaha Bank. Mutual of Omaha customizes services for HOA's and the change would be at no cost to the Association. BoD asked management to explore bank information and loan criteria through Mutual of Omaha.

IV. Reserve Study Overview

Marcus with Castle Reserves presented an overview of the completed Reserve Study via telephone conference.

V. 2012 Budget Approval

Pat reviewed the final budget. There is no assessment increase for the master, and no increase for any of the Special Use Areas in 2012. There will be a \$0.50 increase, from \$5.50 to \$6.00 per month, in effluent assessment for all users of effluent water. BoD asked management to email a copy of the budget and include preparation notes. Donna made a motion to approve the 2012 budget as presented, motion seconded, motion carried unanimously.

VI. Manager's Report:

Pat reviewed the September Management Report.

Bluewater Consulting is proceeding with completing the ADEQ Reclaimed Water Permit applications for the signed acknowledgement forms that have been received. Management has received a number of phone calls with questions, and everyone to date has chosen to have The OCA complete the application on their behalf.

Fall fish stocking has been completed. In addition to the budgeted amount, an additional 38,200 fish were stocked in the main lake to assist in replenishing those lost this summer.

The shoreline repairs have been completed. While removing the dam from the lake, the forklift rolled and sustained some damage. Brandon and Pat are working with insurance and Sunstate to determine final cost. Also following up for full reimbursement with ICM who provided the rubber plugs that failed earlier in the project.

A delivery truck hit the Vistas gate when the driver tried to enter the community through the exit gate. One side of the gate was completely destroyed along with stone on the column and the gate operator. Management is working with driver's insurance to have the gate, operator and stone replaced.

The Waters at Ocotillo is working on finalizing the tract declaration, which will be presented to the BoD for approval at the November meeting.

Holiday Magic will begin installing holiday lights on November 10th. Lights will not be turned on until the day before Thanksgiving.

Theme wall colors have been changed from Ocotillo Golf Course Fence color to Hickory in Spyglass Bay, Stillwater Cove, Cypress Point and Corona Del Mar I & II.

Clemente Ranch sent an email to management requesting to build an addition to their pump station to house an acid injection system. BoD directed management to follow up.

VII. Overseeding Schedule:

Board reviewed overseeding schedule for October and November.

VIII. Violation Report:

Joycelyn reviewed the violation report for the month of September. Most violations are building repairs and sidewalls with paint peeling.

IX. Adjournment

Donna motioned to adjourn the meeting at 6:10PM. Motion seconded and carried unanimously.

Respectfully Submitted,
Dana Stevens