



The Ocotillo Community Association

C/o Premier Community Management, Inc.
PO Box 12510, Chandler, Arizona 85248
Office: (480) 704-2900 ? Fax: (480) 704-2905

OPEN SESSION MINUTES April 28, 2009

The Meeting was convened in the Conference Room at First Federal Credit Union building and called to order at 6:55PM by President – Mike Palermo. Other Board attendees included: Vice President – Wally Brown, Secretary – Donna DeVoe, Treasurer – Julie Dameron, and Director – Susana Lewis. 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 - Annie Colegrove

I. Pledge of Allegiance:

II. Election of Officers:

Donna motioned to elect Mike Palermo as President, Wally Brown as Vice President, Julie Dameron as Treasurer, Donna DeVoe as Secretary and Susana Lewis as Director until the 2010 Annual Meeting. Motion seconded and motion carried unanimously.

III. Approval of Minutes:

Donna motioned to approve the March 27, 2009 Special Meeting minutes as presented, motion seconded, the motion carried by a majority vote – Susana abstained.

Donna motioned to approve the March 24, 2009 Open Session minutes as presented, motion seconded, the motion carried by a majority vote – Susana abstained.

IV. Treasurer's Report:

Pat presented the financial summary report for March 2009.

As of March 31, 2009 the operating account balance was \$265,878.50, total liabilities & equity was \$1,216,950.94 and total reserves were \$919,103.55.

Variances from budget were noted.

Month to date (MTD) income is running 3.4% over budget, and year to date (YTD) income is 2.0% under budget. Expenses are running MTD 12.6% under budget, and YTD 22.4% under budget.

The Board will determine the action to take on the Chase CD maturing May 28th at the May Board of Directors meeting. Pat will review different interest rates and options to move money from the operating account into an interest bearing account.

V. Vistas/Island Entrance – Gate & Project Update:

Project Update: Julie reported that the new entrance gates for Vistas/ Island have been installed and are in the process of being programmed.

Landscape Proposals: The Board reviewed the landscape renovation proposals for the entrance of the Vistas/Island. Donna motioned to approve the proposal from Landscape Solutions dated April 24, 2009 in the amount of \$13,840 including sales tax, motion seconded, motion carried by a majority vote – Julie abstained.

Column Lighting: Julie presented a design proposal for custom lighting to be added on the entrance columns of the Vistas/Island. Donna motioned to approve the lighting proposal submitted by Cappadonna's dated April 27, 2009, not to exceed \$2,700 and pending approval of the ODRB, motion seconded, motion carried by a majority vote – Julie abstained.

VI. Main Monument Renovation:

Project update: Pat updated the Board on the progress regarding the main monument renovation.

VII. Sandpiper Shores Maintenance Agreement:

Project update: The Board reviewed the Easement and Maintenance Agreement between The Ocotillo Community Association and Robert and Nancy Uxa, owners of lot 35. Julie motioned to approve the Easement and Maintenance Agreement between Ocotillo Community Association and Robert and Nancy Uxa of lot 35, subject to clarification of the second sentence in section six, motion seconded, motion carried unanimously.

VIII. Managers Report:

Pat reviewed the management report for the month of April 2009.

- Insurance – Pollution Policy Summary: Pat presented the Board with a summary provided by Leanne Brumm of Mahoney Group regarding the optional pollution insurance policy.
- Web Site Maintenance: Pat reported that the website administrator gave a sudden notice of termination. Pat has received one proposal to date to rebuild and maintain the website. Heather DeVoe has been updating the website with regular changes that are required (posting minutes and agendas, updating pictures, removing and adding event information, etc.). The Board agreed to have Heather DeVoe continue administering the website as she currently is. Pat will put together a contract for the Board's review.
- Reserve Study: Pat notified the Board that the reserve study is coming due. The Board agreed to have Pat obtain proposals for the June meeting.

IX. Violation Report:

Dana reviewed the violation report for the month of April 2009.

Banners: The Board discussed the option of allowing banners for commercial use on a temporary basis due to the economic concerns. The Board agreed to authorize tastefully designed/located banners to be utilized by commercial residents of Ocotillo until October 2009.

X. Adjournment

Julie motioned to adjourn the meeting at 8:15PM, motion seconded, the motion carried unanimously.

Respectfully Submitted,
Ursula Looper