



The Ocotillo Community Association

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

June 23, 2009

The Meeting was convened in the Conference Room at First Federal Credit Union building and called to order at 6:23 PM 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. Approval of Minutes:

Susanna motioned to approve the May 26, 2009 Open Session minutes as presented. Motion seconded and the motion carried by a majority vote – Donna and Julie abstained.

III. Treasurer's Report:

Julie presented the financial summary report for May 2009.

As of May 31, 2009 the operating account balance was \$288,731.14, total liabilities & equity was \$1,123,490.58 and total reserves were \$804,902.98. Variances from budget were noted.

Month to date (MTD) income is running 5.9% under budget, and year to date (YTD) income is 1.5% under budget. Expenses are running MTD 5.7% over budget, and YTD 13.9% under budget.

Julie noted there are three CD's maturing in the next two months and the current rates are poor. Julie recommended rolling over the CD's for shorter terms. The Board requested Julie to review the rates at the point the CD's mature and to send an e-mail out to the Board in regards to action needed on the CD's.

IV. Vista's/Island Entrance – Gate & Project Update:

Project Update: Julie updated the Board on the progress of the Vista's /Island entrance renovation. Julie reported that the original plan was to include two column lights at 150 watts each. It was determined that the 150 watts each might not be enough so the vendor will increase the wattage at no additional cost.

V. Main Monument Renovation:

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

VI. CC&R Approval for GP Chandler (Orbital):

Josh Bolen reviewed the CC&R's for GP Chandler and recommended two small changes. Julie motioned to approve the CC&R's for the GP Chandler LLC Parcel 8, including the revisions that were made, motion seconded, motion carried unanimously.

VII. Revised Fine Policy Review:

The Board reviewed the proposed “Policies and Procedures Imposition of Monetary Penalties at Ocotillo” for Residential/ Non-Residential Property Owners. Residential fines are changed to begin at \$150 and increase in \$50 increments. Non-Residential fines are changed to begin at \$500, and increase in increments of \$150. Donna motioned to approve the “Policies and Procedures Imposition of Monetary Penalties at Ocotillo” – Residential and Non-Residential Property Owners, with the fine increases, revised June 23, 2009 to take effect January 1, 2010, motion seconded, motion carried unanimously.

VIII. Review 2009 Over Seed Policy:

The Board agreed to require over seeding for all homes in the 2009/2010 winter season.

IX. Reserve Study Approval:

Pat presented the Board with three Reserve Study proposals for review. The Board agreed to maintain RSI on the 2009 reserve study. Pat will put RSI on notice that the Board is dissatisfied due to missing components in the reserve study.

X. Managers Report:

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

- Tennis Court Resurface: Pat reported that the Southwest Sports bid price increased due to an increase in the fence painting. Phoenix Paving’s reference checks came back positive and they were the least expensive. Pat will move forward with Phoenix Paving to resurface the tennis courts. The project will begin around the end of July or early August.
- Self Help Policy Discussion: The Board discussed the option of Self Help with the homes in non-compliance.
- Pollution Policy: Pat spoke with LeAnn Brum of the Mahoney Group regarding the pollution policy offered. The yearly cost for the policy is around \$8,100 however LeAnn has found a company that would offer a yearly rate around \$6,000 with the stipulation that a two-year contract is signed. Mike proposed bringing the question to the next Roundtable Discussion for Lake Communities to see if other communities are carrying this policy.

XI. Violation Report:

Dana reviewed the violation report for the month of May 2009. Dana reported that violations have gone back down again and re-sales are at their highest so far this year.

Statues: The Board discussed the need of enforcement of statues in the front/rear yards. The management will make the decision on enforcement of the yard ornaments which are not allowed.

XII. Adjournment

Donna motioned to adjourn the meeting at 7:49PM, motion seconded, the motion carried unanimously.

Respectfully Submitted,
Ursula Looper