



---

# 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 August 25, 2009

---

The Meeting was convened in the Conference Room at First Federal Credit Union building and called to order at 6:30 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:**

Donna motioned to approve the June 23, 2009 Open Session minutes as presented, motion seconded, the motion carried unanimously.

**III. Treasurer's Report:**

Julie presented the financial summary report for July 2009.

As of July 31, 2009 the operating account balance was \$341,817.67, total liabilities & equity was \$1,147,589.61 and total reserves were \$777,564.95. Variances from budget were noted.

Month to date (MTD) income is 8.27% under budget, and year to date (YTD) income is 0.7% over budget. Month to date (MTD) expenses are 12.4% under budget, and YTD 14.3% under budget.

Julie noted that a Chase CD matured on August 19, 2009. The Board agreed to have Julie reinvest the Chase CD for thirteen (13) months at an interest rate of 1.24% and to obtain rates for the CD's that are scheduled to mature in September.

**IV. 2010 Budget Preparation Timeline:**

Pat presented the Board with the 2010 Budget Timeline.

Set November Meeting Date: The Board agreed to hold the Open Session Meeting on November 10, 2009.

**V. Main Monument Renovation Project Update:**

Project update: Pat updated the Board on the progress regarding the main monument renovation. Pat reported that the final walk through is anticipated by the end of August.

**VI. Basha's Store Close:**

Pat reported that with the Basha's store on the corner of Queen Creek and Alma School scheduled to close, several homeowners have inquired on what can be done. The Board agreed to have individual homeowners who are concerned with the replacement plans contact the retail management company directly to be heard. The contact information will be provided to them.

**VII. Self Help Policy Discussion:**

The Board reviewed the section in the CC&R's identifying the authority to utilize Self Help for "Improper Maintenance and Use of Lots and Parcels". After discussion, the Board directed management to continue utilizing Self Help as it has been, based on the existing criteria for front yards only, and to request Board approval prior to utilizing Self Help on any backyards in the community.

**VIII. Pump Station #9 Maintenance Agreement:**

The Board reviewed the Agreement for the Maintenance and Operation of Reclaimed Water Distribution System at Pump Station #9. The Association Attorney, Josh Bolen of Carpenter Hazelwood PLC has reviewed the Agreement and made recommended changes as presented. Donna motioned to approve the Pump Station #9 Maintenance Agreement as written, motion seconded, motion carried by a majority vote. Mike Palermo abstained.

**IX. Amendment to Bridge Easement Agreement:**

The Board reviewed the Amendment to the Bridge Easement Agreement by Ocotillo Bridge Group, LLC, GP Chandler, LLC, and L&G Land L.L.C. The Association Attorney, Josh Bolen of Carpenter Hazelwood has reviewed and approved the Easement Agreement as presented. Julie motioned to approve the Amendment to the Bridge Easement Agreement between Ocotillo Community Association and Ocotillo Bridge Group, LLC, GP Chandler, LLC, L&G Land L.L.C. Motion seconded, motion carried unanimously.

**X. Managers Report:**

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

- Reserve Study Update: Pat reported that RSI, the company contracted to complete the 2009 Reserve Study, will be here on Thursday, August 27<sup>th</sup> to finish the on-site portion of the study.
- Tennis Court Resurface Update: Pat reported the Tennis Court resurface is in process and the courts should be completed by the end of August.
- Santorini Shores Request to Review the Rule on Ornamentation: Santorini Shores has requested the OCA Board revisit the yard ornamentation rule. The Board reviewed the attorney opinion regarding the current yard ornamentation rule and determined, based on the legal recommendation, that the rule will not be changed.

Pat will ask Association Attorney, Josh Bolen of Carpenter Hazelwood PLC for direction on responding to the Santorini Shores Board of Directors.

**XI. Violation Report:**

Dana reviewed the violation report for the month of July 2009. Dana reported that Premier is addressing some of the homes that are in need of painting.

**XII. Adjournment**

Donna motioned to adjourn the meeting at 7:43 PM, motion seconded, the motion carried unanimously.

Respectfully Submitted,  
Ursula Looper