



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 January 23, 2007

The Meeting was convened in the Conference Room at First Federal Credit Union building and called to order at 6:00 p.m. by President Mike Palermo. Other Board attendees included: Secretary/Treasurer Gina Phalen and Director Wally Brown. Quorum was duly noted and recorded. Also in attendance from Premier Community Management, Inc. (PCM) were General Manager Lynne Kerley, Assistant Manager Laraine Russman and Compliance Manager Dana Stevens.

I. Pledge of Allegiance

II. Approval of Minutes

Wally motioned to approve the November 7, 2006 Open Session minutes as written. Gina seconded the motion. Motion passed.

III. Cottonwood Springs Community Color Change Request

A multitude of Cottonwood Springs residents requested that the BoD and Ocotillo Design Review Board investigate the feasibility of adding more exterior color options to their community. The Legends and Waters Edge may be evaluated concomitantly as they have a similar situation where a singular exterior color and roof tile is used throughout the subdivision. The BoD will review their findings from the feasibility study at the February meeting.

IV. Vistas – Entrance Modification Request

A group of Vistas and Islands residents has requested the BoD's assistance in formulating a plan to remodel the entry gate and adjacent landscaping. A neighborhood committee will be formed and report back to the BoD.

V. Treasurer's Report

Gina presented the Treasurer's Report. No new action items.

VI. Crown Point Maintenance Agreement

Wally motioned to approve the 2007 Maintenance Agreement for Crown Point Community Association effective January 1, 2007. Gina seconded. Motion passed.

VII. Manager's Report

- **Nominating Committee**

Mike motioned to appoint Wally Brown and Gina Phalen to the Nominating Committee for Board of Director nominations. One additional member of the Association will be appointed to the committee by Wally and Gina. Gina seconded the motion. Motion passed.

- **Annual Meeting Timeline**

No new action items.

- **Events Update**

No new action items.

VIII. Downtown Ocotillo Reclaimed Pipeline

Gina motioned to require the developers of the Downtown Ocotillo project on Queen Creek and Price Rd. to relocate, at the developer's sole cost, the Ocotillo Community Association's reclaimed water pipeline outside the project pavement areas. Wally seconded the motion. Motion passed.

IX. Violation Report

No new action items.

Mike motioned for adjournment at 7:30p.m. Gina seconded the motion. Motion passed.

Respectfully Submitted,

Gina Phalen

Gina Phalen, Secretary of The Ocotillo Community Association