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## The Ocotillo Community Association

c/o Premier Community Management, Inc.  
PO Box 12510, Chandler, Arizona 85248  
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### OPEN SESSION MINUTES

March 06, 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 January 23, 2007 Open Session minutes as written. Gina seconded the motion. Motion passed.

**III. Nominating Committee**

The candidates running for the OCA BoD were introduced and those present (Julie Dameron, Rene' LeTourneau, Jerry Wamsley and Roger Stage) made short introductions. No action items were made.

**IV. Cottonwood Springs, Water's Edge, Legends – Community Color Change Discussion**

Surveys will be sent out to Cottonwood Springs residents on March 14 and will include a postage paid envelope. The Legends and Water's Edge will have surveys sent out in the near future.

**V. Treasurer's Report**

Gina presented the Treasurer's Report. Lynne presented some CD/Money Market rates and options for money that is currently in low-rate money market accounts. Gina motioned to transfer \$82,286.84 from Chase Reserve Checking into a new 1<sup>st</sup> National/CABanc Reserve Checking Account, transferring \$40,000 from US Bank Money Market into 1<sup>st</sup> Credit Union 12 month CD at 5.12% APY, transferring \$111,245.15 from US Bank Money Market and transferring \$7802.01 from 1<sup>st</sup> National/CABanc Money Market into US Bank 8 month CD at 5% APY. Wally seconded the motion. Motion passed.

**VI. Pump Station #5 – Flow Meter for Ocotillo East**

Gina motioned to accept Foster Electric's quote #Q003367 to install a new 6" flow meter and piping at pump station 5, with a total cost not to exceed \$3700. Mike seconded. Motion passed.

**VII. Manager's Report**

- **PCM Contract Renewal**

Wally motioned to accept the Community Management Agreement effective March 1, 2007 as written. Gina seconded the motion. Motion passed. Wally also motioned to accept the Facilities Management Agreement effective March 1, 2007 as written. Gina seconded the motion. Motion passed.

- **Estates Asphalt Repair Proposals**

Tabled pending seal coat estimate.

- **Annual Meeting Sample Agenda/Ballot**

No new action items.

**VIII. Violation Report**

No new action items.

Mike motioned for adjournment at 7:25p.m. Gina seconded the motion. Motion passed.

Respectfully Submitted,

*Gina Phalen*

Gina Phalen, Secretary of The Ocotillo Community Association