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## The Ocotillo Community Association

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

May 29, 2007

The Meeting was convened in the Conference Room at First Federal Credit Union building and called to order at 5:45PM by President Mike Palermo. Other Board attendees included: Treasurer Gina Phalen, Secretary Roger Stage. Quorum was duly noted and recorded. Also in attendance from Premier Community Management, Inc. (PCM) were General Manager Lynne Kerley, Assistant Manager Dana Stevens and Compliance Manager Annie Colegrove

#### I. Pledge of Allegiance

#### II. Approval of Minutes

Minutes were reviewed and an edit to agenda item IV on the Main Monument Committee Update was requested by Mike who noted that the OCA Board of Directors (BoD) did not formally initiate the committee back in May 2006. Strike the existing language and replace with language noting that the topic was tabled until the next meeting. Mike motioned to approve the April 24, 2007 open session minutes with the noted edits. Gina seconded the motion. Motion passed.

#### III. Cottonwood Springs – Paint Color / Stone Modifications

Mike summarized the work to date on expanding the palette of paint colors and stone modifications being considered by the Board. The last open item with respect to the use of stone is whether stone should be allowed to the top of the front door arch. As this is considered a relatively minor design detail, the decision will be delegated to the Design Review Board (DRB) by the BoD. Communication from the DRB back to the BoD of their decision is required.

Mike noted that the City of Chandler has to be notified of the change in the allowed paint colors and stone palette because these types of design aspects were included in the original PDP for the zoning change.

Motion by Mike to approve the paint color and stone palette as provided by Andrew Carson of Carson Poetzl Inc., and documented in the Cottonwood Springs Color and Stone Palette Design Guide. Specifically, the allowed paint colors and stone selection options include:

**Paint Colors:**

Scheme 1 DEC743 High Noon – Body, DEA166 Tavern Creek – Trim  
Scheme 2 DEC721 Slopes – Body, DEA164 Autumn Brown – Trim  
Scheme 3 DEC739 Golden Gate – Body, DEA160 Hope Chest – Trim  
Scheme 4 DEC754 Quicksand – Body, DE6139 Summerville Brown – Trim  
Scheme 5 DEC714 Friar Tuck – Body, DEC713 Roman Brick – Trim  
Original Colors DEC722 Baja White – Body, DEC711 Cliff Brown – Trim

**Stone Selections:**

Bluffstone – La Plata, Bodega and Prescott  
Mountain Ledge – Durango, Yukon and Shasta  
Rustic Ledge – Cascade, Sawtooth, Sequoia, Saratoga and Clearwater  
Limestone – York, Savannah, Castillo, Shilo and San Marino

Gina second. Motion passed.

A draft of a letter to the residents of Cottonwood Springs about the change was reviewed. Roger made motion to approve the homeowner letter dated May 30, 2007, with noted edits to items 5, 7, and 8. Gina second. Motion passed. The letter will be mailed once the City of Chandler has approved the change.

**IV. Cottonwood Springs – Gate Committee**

The names of five individuals interested in serving on the committee were shared with the BoD. Concern expressed about having two BoD members as members of the committee as the State’s open meeting laws would come into play should another BoD member choose to attend any of the full committee meetings. It was agreed that due care will be exercised to ensure that the State’s open meeting laws are not violated.

Discussion around the specific objective(s) that the committee is intended to fulfill resulted in agreement that the committee should develop and deliver to the BoD a list of the requirements and open questions that would have to be addressed in order to gate the Cottonwood Springs community. The list should include requirements by the City of Chandler, traffic flow impacts, easement transfers, track declaration changes, etc., with an appropriate level of explanation for each item. The list will then be used by the BoD to assess the feasibility of the idea and to enable communication with the homeowners about options and next steps.

Motion by Mike to approve the formal creation of the committee comprised of Lisa Floyd, Kevin Hattendorf, Steve Kosednar, Gina Phalen and Donna DeVoe to the Cottonwood Springs Gate Committee; the committee will choose its own chair. Roger second. Motion passed with Gina abstaining as she will be on the committee.

**V. Cottonwood Springs – Oleander Drive Discussion**

Mike shared a summary of the outcome of the May 22, 2007, meeting with the City of Chandler on the problem created by the parking spaces installed by the City in the “knuckle” on Oleander Drive near Anna Marie Jacobson Elementary School.

The two options offered by the City that received positive response at the meeting include (1) a landscaped island and (2) a parking lane with most of the knuckle converted to park. Mike made a motion to have representatives of the BoD meet with the City to initiate the process to pursue option 2. Roger second. Motion passed.

**VI. Legends & Water’s Edge – Paint Color Survey Results**

The total number surveys returned for Legends and Water’s Edge were ~52% and ~55%, respectively. For Cottonwood Springs the return rate on the survey was ~58%. The topic tabled until a full BoD is available to discuss.

**VII. Main Monument Discussion**

Discussion around whether a separate committee comprised of homeowners is really needed. It was agreed that homeowner input will be critical but the ground work to get to viable design options could be handled by the BoD directly with the help of a professional design consultant. It was noted that such an approach would likely yield results more quickly than trying to form a new committee. The BoD decided to have Premier draft a scope of work (SOW) for the project so that a request for proposals (RFP) can be prepared. This RFP should span both the main monument and the Vistas/Islands entrance project (see item VIII).

The SOWs will be distributed to the BoD for review prior to RFPs going out. The BoD would like three proposals. No formal action by the BoD needed on this item at this time.

**VIII. Vistas/Islands Entrance Discussion**

Agreed by the BoD to have Premier draft a SOW for the project so that RFPs can be prepared along with the main monument RFP (see item VII).

**IX. Treasurer’s Report**

Gina presented the financial summary. No major variances to highlight for this month. YTD income running ~3.2% over budget and expenses running ~14% under budget. \$75K moved from operating into a 12 month CD at Community Association Bank (CAB) at 5.10% interest.

**X. Pump Station Roof Proposals – Shawn Sagawinia**

Three companies bid on the project to put roofs on pump stations 5, 6 and 9 with only two being reasonable in terms of price. 2007 reserve budget includes \$25K for pump station roofs.

It was noted that Carlson General Contracting did the work on pump station #2 last year; two blower fans are installed on #2. The bids for #5, 6 and 9 do not include the ventilation fans. The BoD tabled the topic until updated bids with ventilation included in the SOW.

**XI. Manager's Report**

Proposed Winter Rye Over Seeding Policy - 2007: Motion by Roger to revise the Winter Rye Grass Requirements Policy to the following: "Effective October 31, 2007: the winter rye lawn must be established by December 15 of that same calendar year. A \$500 fine will be assessed to the lot owner for non-compliance of this requirement.

**"All Members are required to over seed their front lawns with Winter Rye grass by October 31.** Bermuda grass turns brown and is dormant in the winter. Members living along the golf course, lakes or other locations Visible from Neighboring Property must over seed both front and rear yard lawns with Rye grass by October 31, and maintain a green attractive, weed free lawn. *Effective October 31, 2007: The Winter Rye lawn must be established by December 15 of that same calendar year. A \$500 fine will be assessed to the Lot Owner for non-compliance of this requirement."*

Gina second. Motion passed.

Estates Asphalt Proposals: Patch of the asphalt is needed in front of 3592 S. Agave. Patching is ~25-30% of seal coating the entire community. The best time to seal coat is after October. Agreement to table the topic until the August meeting so that if the decision is made to seal coat the entire community, it can be done during optimal weather conditions.

**XII. Violation Report (Dana Stevens)**

Violations are up due to improved monitoring. Premier will begin contacting homeowners with trees (e.g., Ficus microcarpa) that still show severe frost damage to remind homeowners that dead trees must be replaced and that the dead sections must be removed from those trees that did survive.

**XIII. Adjournment**

Roger motioned for adjournment at 8:00PM. Gina seconded the motion. Motion passed.

Respectfully Submitted,



Roger Stage  
Secretary, The Ocotillo Community Association