



The Ocotillo Community Association

C/o Premier Community Management, Inc.
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OPEN SESSION MINUTES June 26, 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: Vice President Wally Brown, Treasurer Gina Phalen, Secretary Roger Stage and Director Donna DeVoe. Quorum was duly noted and recorded. Also in attendance from Premier Community Management, Inc. (PCM) were Assistant Manager Dana Stevens and Compliance Manager Annie Colegrove.

I. Pledge of Allegiance

II. Approval of Minutes

Gina motioned to approve the May 29, 2007 open session minutes as written. Wally seconded the motion. Motion passed.

III. Treasurer's Report

Gina presented the financial summary. No major variances to highlight for this month. At the end of May the OCA Master continues to run over budget for income (~2.3%) and below budget for expenses (~13.6%). It was noted by Mike, and confirmed by Dana, that the reserve study is underway and the report is expected in time for the 2008 budget process expected to start in September.

IV. Legends & Water's Edge – Paint Survey Results

The survey response from the Legends to date is 53% (64 out of 122 properties) with ~77% of respondents positive with respect to allowing more colors and stone veneer in the Legend's community. The response for the Water's Edge was 55% response rate with over 80% of the respondents positive with respect to allowing more colors and stone veneer in that community.

Mike initiated discussion by asking the BoD whether 53% and 55% response rate is sufficient. Roger described the criteria that he personally favors is to require a minimum of 50% + 1 homeowners as a response and that there should be at least 75% in favor. Both the Legends and Water's Edge meet that criteria. Cottonwood Springs had a ~57% response rate.

Mike suggested that if the BoD appears to be moving in the direction of expanding the color and stone palette to the Legends and the Water's Edge, a letter stating as such should be sent to the community homeowners.

The BoD discussed the likely cost of the architect's involvement to develop two sets of paint color and stone veneer proposals. The costs for Cottonwood Springs were covered by the Master association. The same would be done for the Legends and Water's Edge if the BoD goes forward on this.

Motion made by Donna to engage Andrew Carson of Carson Poetzl Inc. to develop color palette and stone veneer proposals for the Legends and the Water's Edge. Gina seconded. Motion approved unanimously.

Premier will draft a letter to homeowners in the Legends and Water's Edge to alert them of the BoD's direction. A follow up letter should also go out to the homeowners inviting them to review the proposed colors and stone once they are available. Discussion about where the paint samples could be placed. Near the scupper in the Legends is an option. The Water's Edge may require identifying a homeowner in the Water's Edge to allow the color samples to be painted on their walls. The latter will require follow up by Premier.

Further discussion about the process the BoD will follow. If the BoD approves any change for either the Legends or Water's Edge, the City will also have to approve. Subsequent to approval by the City, homeowners would then have to request approval for their paint/stone colors by the Ocotillo Design Review Board. This is the same process as was recently used for Cottonwood Springs.

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

The two parking design options on Oleander Drive near Anna Marie Jacobson Elementary School have been offered by the City. One with a parking lane and the other for a landscaped island with parking around the perimeter.

Discussion about the island option noted that if the cross walks were marked with paint, the crosswalks may be as visually obnoxious as the parking slots that were recently added by the City (and subsequently removed). The City has noted in an e-mail to the BoD that the City will not implement either option without 75% approval by petition from the Cottonwood Springs residents.

Donna noted that the engineering drawings from the City show a landscaped island and that no landscaping is shown on the parking lane scheme. The concern is that the drawing for the parking lane may be misleading as it looks rather barren in the drawing.

The City wants confirmation that the OCA will commit to install and maintain the landscape if one of the options is eventually approved. Motion by Gina to have Premier draft a letter confirming that the OCA will install and maintain landscaping regardless of which of the two schemes is eventually approved. The letter is to also request that the drawing for the parking lane option be changed (1) to show landscaping and (2) adjust

the parking. The letter should also request that the island option be changed to use something other than bright paint at the cross walk. Roger seconded. Motion passed unanimously.

VI. Pump Station Roof Proposals – Shawn Sagawinia

The updated proposals incorporate 27” ventilation fans for pump stations #5, 6 and 9. Discussion about which side of the pump stations the fans will go on. They should all be located on sides away from residents.

The current proposal for #5 needs to only cover the portion owned by OCA and not cover the storage area owned by Carino Estates. It was noted that #9 is much larger than the other stations and therefore the roof gable could be quite large which poses concern for appearance to the immediately local homeowners. OMG will be responsible for 50% of the cost for #9.

Request to Shawn to get the gable height info on #9 and adjust the cost of #5 to not include the cost of covering the Carino Estates portion of the station. Need the proposals updated from both Carlson and Nautilus. Because the BoD’s next meeting is scheduled for the end of August, the BoD may need to do an action in lieu of meeting on the revised proposal once it is available in order to lock in the price.

VII. Main Monument & Vitas/Islands Discussion

The request for proposals (RFPs) include the main monument, the Vistas/Islands entrance and both the main monument and Vistas/Islands. Three local architect firms have been identified to receive the RFPs.

The RFP’s should be modified to ask the architectural firms to include references and local examples of their past work. It should also be noted that Ocotillo is a green (i.e., non-desert) landscape community.

VIII. Manager’s Report

The Cottonwood Springs Gate Committee has not met yet. If the gate were to go forward it would require a change to the tract declaration. Changing the tract declaration requires approval by 75% of the impacted homeowners per the existing community governing documents. Any estimate on potential cost, if the project could go forward, is speculative at this point.

Recommendation by the BoD is that the Committee should prioritize its task list. The Committee may also want to contact the HOA at Tuscany to try and learn from them the process they followed and cost entailed in taking their community private.

The BoD reviewed request from Pulice Construction to allow use of the open lot east of Pennington, between Jacaranda and Queen Creek as a construction yard during work on Queen Creek Road. Discussion highlighted concerns about having a heavy equipment construction yard in a residential area in the vicinity of two schools. Visual appearance,

noise and dust were additional concerns noted. The BoD does not approve of this request. Premier will contact Ian Shantz by phone and by letter of the BoD's decision.

IX. Violation Report (Dana Stevens)

The water feature at the Mobile Station has been off for some time due to a pump equipment problem. This has been a chronic issue of non-compliance. Premier will follow up to determine whether the violation merits a fine under existing policy for commercial properties.

An increase in trash can violations was noted as well as a big jump in resales over the past month.

X. Adjournment

Donna motioned for adjournment at 7:50PM. Gina seconded the motion. Motion passed.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Roger Stage".

Roger Stage
Secretary, The Ocotillo Community Association