



The Ocotillo Community Association

C/o Premier Community Management, Inc.
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OPEN SESSION MINUTES August 28, 2007

The Meeting was convened in the Conference Room at First Federal Credit Union building and called to order at 5:40PM 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 General Manager Lynne Kerley, Assistant Manager Dana Stevens and Compliance Manager Annie Colegrove

I. Pledge of Allegiance

II. Approval of Minutes

Donna motioned to approve the June 26, 2007 open session minutes as written. Gina seconded the motion. Motion passed.

III. Treasurer's Report

Gina presented the financial summary. Month to date (MTD) income was 4.8% below budget but we continue to run 1.5% over budget for the year to date (YTD). The reduction in MTD was due to residential and apartment assessment shortages. MTD expenses were 25.6% over budget due to paying the landscaping bills twice in the same month. YTD continues to run under budget at 4.4% under for the July report.

IV. Legends & Water's Edge – Paint Color Update

Proposed color schemes were developed by Andrew Carson of Carson Poetzl Inc. (the contracted architect) for the Water's Edge. The schemes are not yet approved by the Ocotillo Design Review Board (ODRB). Once approved, which is expected in the next 1-2 weeks, samples will be painted on selected walls in the community.

For the Legends, one of the sample boards was not available for the meeting. The recommendation by the BoD is to have Premier contact Andrew to get the complete color palette and then call a special session for review by the BoD. A notice will be sent to homeowners once the special session date, time and location are set.

The stone selection for both the Legend's and the Water's Edge is not yet ready. Mike noted that there are some difficult design challenges due to current pop-outs, which may ultimately prevent use of stone in one or both communities. More study is required before a proposal for a decision can be made.

V. Cottonwood Springs – Gate Committee Update

Gina shared a verbal update from the first meeting. A representative from the Committee has contacted the Tuscan community in west Chandler to learn what they did in order to take their community private. The next committee meeting is set for Thursday, August 30, 2007.

VI. Main Monument & Vistas/Islands Proposals

There were only two responses to the request for proposals (RFPs).

The Vistas/Islands project will require a special assessment for both the Vistas and the Islands. Just to get enough work completed to understand the overall plan, \$3,300 would be needed plus an additional \$1,000 for a colored perspective based on the proposal from Vollmer and Associates. A CAD version of the existing entrance design is available from one of the homeowners.

Topic tabled until the next meeting when the question of whether selected items on the Vistas/Islands project can be separated out by Vollmer and Associates.

VII. Manager's Report

- Estates Asphalt Proposals
Proposals from Absolute Paving and Ace Asphalt had costs of \$18,135 and \$20,199, respectively. The Estates reserves as of 8/24/07 stood at \$40,522. No obvious justification in the proposal from Ace to pay the additional ~10%.

Gina motioned to approve the proposal from Absolute Paving for \$18,135 to seal coat the Estates. Wally seconded. Motion passed.

- Unapproved Modification Fee Discussion
Premier made a request for discussion about the ODRB fee minimum of \$250 for review of plans if a Member has proceeded with improvement or modification without prior written approval from the ODRB. An example of what often happens is a homeowner paints without first obtaining approval, which requires \$50 when done prior, but is then obligated to pay the \$250 fee after the fact.

Mike explained that the original intent of the minimum fee was to ensure there is incentive to work with the ODRB prior to making any improvements or modifications. Experience has shown that resolution of improvements made without prior approval typically take much more time from the ODRB than do requests for approval prior to the improvements being made. Resolution of such issues also takes a lot of time from Premier as other homeowners think a long existing violation is approved and complain to Premier.

There was discussion on the idea of having the \$250 refunded if the plans submitted after the fact are approved with no issues that have to be resolved by the ODRB.

Another idea offered was to use the new homeowners welcome packet to note the need to get all improvements or modifications approved prior to making changes.

The BoD requested Premier to determine if OCA Design Review requirements could be given with the CC&Rs to the title company. Premier was also requested to check with our attorney on whether the \$250 can be made discretionary depending on the circumstances.

- 2008 Budget Update / Reserve Study Update
A proposed timeline for developing the 2008 budget was offered. The reserve study results will be complete and ready for the BoD prior to starting the budget process. A request was made by Roger to have the first draft available by the end of the day Thursday, September 13, as he will to be able to review the draft while traveling on business. There was some discussion about the need to have a periodic report that makes clear the number, type and decision related to design reviews. The specific content of such a report would need to be defined but otherwise would be easy to compile as Premier already tracks that information.

VIII. Violation Report (Dana Stevens)

Most notices since the last report have been related to front yard landscaping; especially with the need to trim the dead growth from ficus trees.

IX. Adjournment

Gina motioned for adjournment at 7:15PM. Donna seconded the motion. Motion passed.

Respectfully Submitted,



Roger Stage
Secretary, The Ocotillo Community Association