



The Ocotillo Community Association

C/o Premier Community Management, Inc.
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OPEN SESSION MINUTES October 23, 2007

The Meeting was convened in the Conference Room at First Federal Credit Union building and called to order at 5:35PM by President Mike Palermo. Other Board attendees included: Treasurer Gina Phalen, Secretary Roger Stage and Director Donna DeVoe. Quorum was duly noted and recorded. Vice President Wally Brown was unable to attend due to a family emergency. 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 September 25, 2007 open session minutes as written. Gina seconded the motion. Motion passed with Mike abstaining as he was not present at that meeting.

III. Treasurer's Report

Gina presented the financial summary. Income month to date (MTD) was 2.3% over budget and MTD expenses were 6.1% below budget. Year to date (YTD) income was 1.3% over budget at the end of September and expenses 6.1% under budget.

In the past month a \$30K reserve expense came in to repair Alma School Road damage resulting from reclaimed water pipe damage. Discussion around the OCA's responsibilities related to providing information for Blue Stake with a request to Premier to look into any sort of training or other documentation that may be available. Additional discussion about whether the road repair expense should really have come out of contingency funds instead of the reserves account. It was noted that at the end of the year, any unspent contingency funds will transfer to reserves anyway.

There was discussion about the balances in operating checking and reserve operating accounts. Based on information from the Community Association Banc, available CD rates are running ~4.5% depending on the term.

Agreement to have contingency funds moved to reserves to cover the Alma School Rd repair as well as move a total \$110,000 from operating checking and reserve operating to a 12 month CD.

- 2008 Budget Discussion:

The only changes from the previous set of budget worksheets were on the Cottonwood Springs special use area (SUA) to increase the Tree/Palm Trimming budget as well as set the assessment increase to \$1.32.

Agreement to complete final reviews of the budget and send expressed approvals to Lynne via e-mail so that the budget numbers can be included in the next community newsletter. The formal approval of the 2008 budget will be at the November 15 meeting.

IV. Cottonwood Springs – Gate Committee Update

Donna reported that she spoke with John Gardner (Fire Marshall) and he expressed no issues with the proposed gate. She also spoke with Doug Ballard who said that the City of Chandler would need to see adequate reserve funds are in place prior to approval to ensure that a financial burden would not fall to the City.

Discussion around what the best timing would be for pursuing the gate initiative as people with time are hard to come by and the current housing downturn could pose additional problems with respect to the necessary special assessment.

Gina and Donna both verbally shared information provided by Tuscan board members about their experience in taking their community private. Tuscan had all the money they needed but still had difficulty in getting people to volunteer the necessary time and effort to push the project through.

After further discussion, the BoD agreed to table this topic until after the first of the year.

V. Legends and Water's Edge – Paint Color Approval

Dana described the revisions to the previous proposed color scheme by Andrew Carson of Carson Poetzl Inc. (the contracted architect). Discussion about whether the use of stone will be allowed given the modifications that would be necessary given the range of elevations and pop-out designs in the Water's Edge. Request to Premier to set up another meeting with Andrew to discuss

Donna made a motion to approve the following color schemes for the Water's Edge:

- Scheme 1: Body – Adobe DEC726, Trim – Sandpit DE6118
- Scheme 2: Body – Terracotta Sand DE6136, Trim – Warm Hearth DE6110
- Scheme 3: Body – Ocotillo Custom Warm Butterscotch 50, Trim – Maple View DE6152
- Scheme 4: Body – Gourmet Honey DE6150, Trim – Summerville Brown DE6139
- Scheme 5: Body – Spanish White DEC724, Trim – Wooded Acre DE6130
- Scheme 6: Body – Canary Island DE6164, Trim – Buckskin DE6158
- Scheme 7 (original color): Body – Baja White DEC722, Trim – Cliff Brown DEC711

Gina seconded. Motion passed unanimously.

Discussion about the color samples shown for the Legends focused on whether Rocky Ridge accurately represents the sample painted on the wall in the community.

Donna made a motion to approve the following color schemes for the Legends:

- Scheme 1: Body – Graham Cracker DE6144, Accent – Almond Latte DE6143
- Scheme 2: Body – Graham Cracker DE6144, Accent – Not yet finalized and therefore not approved in this motion.
- Scheme 3: Body – Friar Tuck DEC714, Accent – Baja White DEC722
- Scheme 4: Body – Friar Tuck DEC714, Accent – Cliff Brown DEC711
- Scheme 5: Body – Terracotta Sand DE6136, Accent – Verona Beach DE6135
- Scheme 6: Body – Terracotta Sand DE6136, Accent – Ocotillo Custom Tan Plan 75
- Scheme 7: Body – Slopes DEC721, Accent – Floating Feather DE6142
- Scheme 8: Body – Slopes DEC721, Accent – Cliff Brown DEC711
- Scheme 9: Body – Travertine DEC738, Accent – Baja White DEC722
- Scheme 10: Body – Travertine DEC738, Accent – Dover Plains DE6116
- Scheme 11: Body – Cliff Brown DEC711, Accent – Cliff View DEC720
- Scheme 12: Body – Cliff Brown DEC711, Accent – Friar Tuck DEC714

Gina seconded. Motion passed unanimously.

VI. Manager's Report

No significant updates for this meeting.

- Peninsula Slurry Seal Proposals:
The topic was tabled as the proposal was not ready for review.

VII. Violation Report (Dana Stevens)

No significant update at this meeting.

VIII. Adjournment

Gina motioned for adjournment at 6:35PM. Donna seconded the motion. Motion passed.

Respectfully Submitted,



Roger Stage
Secretary, The Ocotillo Community Association