



The Ocotillo Community Association

C/o Premier Community Management, Inc.
PO Box 12510, Chandler, Arizona 85248
Office: (480) 704-2900 ? Fax: (480) 704-2905

OPEN SESSION MINUTES November 15, 2007

The Meeting was convened in the Conference Room at First Federal Credit Union building and called to order at 6:15PM 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 October 23 and November 8, 2007 open session minutes as written. Gina seconded the motion. Motion passed.

III. Treasurer's Report

- 2008 Budget Approval

There were no changes since the last review of the proposed budget by the BoD. Motion made by Donna to approve the budget for the OCA Master Session and all seven Special Use Areas dated November 15, 2007. Gina seconded the motion. Motion passed unanimously.

IV. Legends – Paint Color Approval

Motion made by Donna to approve Ocotillo Custom Rocky Ridge 25 for the Legends scheme 2 accent color. Gina seconded. Motion approved unanimously.

Additional discussion around the color schemes proposed for many of the other communities throughout the OCA. Agreement that BoD members can review the proposed schemes with Premier off-line and a one topic open session meeting will be held the last week of November, pending conference room availability, to approve the schemes for all of the remaining communities.

V. Cottonwood Springs – Oleander Drive Petition Results

The petition return results available to date include 26 votes for design option 1, 28 votes for option 2, 49 votes for both options, and 21 votes in opposition to changing the existing knuckle design. The results show at most ~38% approval of option 2 versus a

minimum approval response of 75% by the City of Chandler before the City will make any changes.

BoD agreed to table the issue until after the 1st of the year.

VI. Easements Request - OMG

The easement request is related to ensuring access to water recharge monitoring wells that exist within the borders of the OCA. The wells must be tested quarterly by the OMG with results reported to the Arizona Department of Environmental Quality. The purpose of the easement is to ensure access by the OMG to get to the monitoring wells on an ongoing basis.

Wally made a motion to approve the two proposed easements, one for the Peninsula Circle in the Peninsula and the other on Waterfront Drive in the Estates, to allow access by the OMG to the monitoring wells. Donna seconded the motion. Mike abstained. Motion approved by the remaining four members.

VII. Manager's Report

AAA 2008-2009 contract is coming due on January 1, 2008. The changes from the prior contract were for (i) decomposed granite billed at cost plus 15% (formerly 10%), and (ii) pre-emergent herbicides to be invoiced at cost plus 15%. Lynne noted that the total cost for the pre-emergent chemicals is limited to \$7500 as that is the amount in the approved budget which was based on 10% above cost.

Donna made a motion to approve the contract for AAA for 2008-2009 with the stipulation that in the contract under section IX Weed Control, section B, that the amount over cost be changed from 15% to 10%. Roger seconded the motion. Motion approved unanimously.

VIII. Violation Report (Dana Stevens)

There were a total of 328 violations in the month of October. Violations related to failure to over seed are expected in the next report as the notice letters are going out now and an established lawn is required by December 15.

IX. Adjournment

Gina motioned for adjournment at 7:20PM. Wally seconded the motion. Motion approved.

Respectfully Submitted,



Roger Stage
Secretary, The Ocotillo Community Association