



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 13, 2008

The Meeting was convened in the Conference Room at Premier Community Management and called to order at 6:27PM by President - Mike Palermo. Other Board attendees included: Vice President - Wally Brown, Secretary - Julie Dameron, Treasurer - Roger Stage and Director - Donna DeVoe. Quorum was duly noted and recorded. Also in attendance from Premier Community Management, Inc. (PCM) was General Manager - Pat Wontor, and Compliance Manager - Annie Colegrove.

I. Pledge of Allegiance:

II. Approval of Minutes:

Julie motioned to approve the October 28, 2008 Open Session minutes as presented, motion seconded, and the motion carried unanimously.

III. Discuss and Adopt Investment Plan:

Roger presented the revised Cash Management and Investment Plan to the Board. Roger motioned to approve the Cash Management and Investment Plan dated November 13, 2008, motion seconded, and the motion carried unanimously.

IV. Approval of Revised Budget for Greenbriar SUA:

Roger motioned to approve the revised 2009 Greenbriar budget, which retains their monthly assessment at \$17.70 with no increase for 2009, as presented. Motion seconded, and the motion carried unanimously.

V. Insurance Proposal Review and Selection:

Julie briefed the Board regarding the proposal reviews and meetings held with the selected insurance carriers. After review and discussion, Julie motioned to select The Mahoney Group (LeAnn Brum) as the new insurance carrier with policies effective December 22, 2008. Motion seconded, and the motion carried unanimously. Pat will set up a meeting with LeAnn Brum to go over the additional options/changes for the insurance policy.

VI. Boat Standards:

Pat reported that the current Watercraft Indemnification Agreement was reviewed by attorney Josh Bolin of Carpenter Hazelwood PLC. Josh included sample verbiage for the Board to consider including in the Agreement. Roger motioned to have management draft revised rules and incorporate the applicable boat quality standards. The draft will be distributed to the Board for review. Motion seconded, and carried unanimously.

VII. Manager's Report

Pat reviewed the management report for the month of October/November.

Ocotillo Golf Resort request: Pat reported that Tim from the Golf Resort requested that we provide them a list of homeowners, perhaps quarterly, for their use in verifying residency of the owners in Ocotillo when they come in requesting resort cards. After discussion, the Board agreed that rather than providing a homeowner list, they would recommend the Golf Resort access and use the Maricopa County Assessor's web site to verify residents. They are also free to call Premier during business hours to verify a resident if they choose.

Late Fees: Pat advised the Board that the late fee is currently set at \$5.00. The cost to the Association of sending the first two late notices issued to homeowners is \$8.00. Roger motioned to increase the late fee for delinquent assessments to \$15.00, motion seconded, and the motion carried unanimously.

Pat presented the cost breakdown for the Vistas/Island Operating Expenses for the Shared Maintenance Agreement. Roger motioned to amend the Cost Sharing and Maintenance Agreement to increase the monthly operating expense paid by the Island to \$350.00, motion seconded, and the motion carried unanimously.

VIII. Adjournment

Roger motioned to adjourn the meeting at 7:47PM, motion seconded, and the motion carried unanimously.

Respectfully Submitted,
Ursula Looper