



The Ocotillo Community Association

C/o Premier Community Management, Inc.
PO Box 12510, Chandler, Arizona 85248
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OPEN SESSION MINUTES October 9, 2008

The Meeting was convened in the Conference Room at First Federal Credit Union building and called to order at 6:42PM 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.

I. Pledge of Allegiance:

II. Approval of Minutes:

Donna motioned to approve the August 26, 2008 Open Session minutes as presented, motion seconded, motion carried unanimously.

III. Treasurer's Report:

Roger presented the financial summary. As of August 31, 2008 the operating account balance was \$184,226.66, total liabilities & equity was \$1,026,422.07 and total reserves were \$805,014.26. Variances from budget were noted.

Month to date (MTD) income is running 1.1 % under budget, and year to date (YTD) income is 0.4% under budget. Expenses are running MTD 12.0% under budget, and YTD 6.4% under budget.

Roger reported that a \$20,000 reserve transfer occurred in August rather than the budgeted \$31,000. Since the December budget reflects an anticipated reserve transfer of \$20,000, the transfer for August was swapped during the manual entry of data during the bank transfer, and December will reflect the \$31,000 in replacement of the actual August transfer.

IV. Cash Management and Investment Plan:

Roger presented the Board with a draft copy of the Cash Management and Investment Plan with the recommended changes. Roger discussed the benefits of obtaining a brokerage account which would work with multiple institutions and insure that there is no more than the FDIC limit in any one financial institution. The Board recommended some additional changes that Roger will include and present at the October meeting.

V. 2009 Budget Draft – Overview and Discussion:

The Board reviewed the 2009 budget draft. Pat will check with AAA about their pricing for the special use areas. Roger will review the negative numbers on the contingency line items for special use areas. The Board requested a change to the Reserve Fund Analysis chart to show a percentage of the recommended reserve total. The budget changes will be made and reviewed at the October meeting.

VI. The Vistas / Island Maintenance Agreement:

Mike tabled the item to the October meeting. Pat will e-mail the revised draft copy of the Cost Sharing and Maintenance Agreement for The Vistas/Island to the Board.

VII. Boat Quality Standards:

Mike tabled the item until the October Board Meeting. Pat to include the information in the October Board packet.

VIII. Manager's Report

Pat reviewed the management report for the month of September.

*** Insurance Proposal Update:** Pat presented the Board with a summary of proposals from six different HOA insurance vendors. Mike requested Pat to obtain all the bids and choose two or three recommended insurance vendors and have them present at the November meeting.

*** Proposal for Meter Post Replacement:** Pat reported that two meter posts were in need of repair. One meter was repaired in an emergency. Mike motioned to authorize Pat to spend up to \$3,000 to replace the meter post located at 1046 W. Ocotillo Road, motion seconded, motion carried unanimously.

IX. Violation Report (Pat Wontor)

Pat reported that total violations were down last month.

X. Adjournment

Roger motioned to adjourn the meeting at 7:59PM, motion seconded, and motion carried unanimously.

Respectfully Submitted,
Ursula Looper