



---

## 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 February 25, 2008

---

The Meeting was convened in the Conference Room at First Federal Credit Union building and called to order at 6:00PM by President Mike Palermo. Other Board attendees included: Vice President Wally Brown and Treasurer Gina Phalen. 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. Secretary Roger Stage and Director Donna DeVoe were unable to attend.

#### **I. Pledge of Allegiance**

#### **II. Approval of Minutes**

Gina motioned to approve the January 29, 2008 open session minutes as written. Wally seconded the motion. Motion passed.

#### **III. Treasurer's Report**

Gina presented the financial summary.

#### **IV. Nominating Committee Update – Donna DeVoe**

Lynne presented the members who submitted their bios for consideration as a Board nominee. Julie Dameron is the only non-Board member who submitted a bio. Since she ran last year, Lynne suggested the Nominating Committee didn't need to interview her again. The Board agreed.

#### **V. Main Monument & Vistas/Islands Discussion**

The discussion regarding the main monument revision was tabled until next month when the full Board was present to discuss. Mike motioned to establish a Vistas/Islands Front Entrance Exploratory Committee consisting of Chairperson Julie Dameron, Dan Jones and Bill Woodruff. The intent is to have a small group of representatives to work with the Board and Vollmer to design the revision of the front entrance to the Vistas/Islands. Wally seconded the motion. Motion passed.

#### **VI. Overseeding Policy Discussion**

Wally motioned to approve the new Overseeding policy wording that would change the deadline to have an established rye lawn from Dec. 15<sup>th</sup> to Nov. 15<sup>th</sup> of each year. Mike seconded the motion. Motion passed.

**VII. Community Events and Media Agreement**

Gina motioned to approve the Community Events and Media Agreement Contract effective February 25, 2008 between the OCA and Donna DeVoe, Community Events and Media Communication Contractor. Wally seconded the motion. Motion passed.

**VIII. Design Review Board Agreement**

Quorum not present (Mike Palermo was abstaining from this vote) so discussion was tabled. Lynne will create an action in lieu.

**IX. Manager's Report**

- Peninsula Slurry Seal Proposals
  - Wally motioned approval of Ace Asphalt proposal # Pre151-8b4 for slurry seal in the Peninsula for a total cost of \$15,413.77. Gina seconded the motion. Motion passed.
- Park Seal Coat Proposals
  - Mike motioned to approve Absolute Paving Maintenance proposals for: Sunset Shores seal coat dated 2/21/08 for a total cost of \$1786.70 and Lakeside Park seal coat dated 2/21/08 for a total cost of \$1103.55. Gina seconded the motion. Motion passed.

**X. Violation Report - Dana Stevens**

No new action.

**XI. Adjournment**

Gina motioned for adjournment at 7:00PM. Wally seconded the motion. Motion passed.

Respectfully Submitted,

Gina Phalen  
The Ocotillo Community Association