



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 October 27, 2009

The Meeting was convened in the Conference Room at First Federal Credit Union building and called to order at 6:20 PM by President - Mike Palermo, Other Board attendees included: Vice President – Wally Brown, Treasurer – Julie Dameron, and Director – Susana Lewis.

Quorum was duly noted and recorded. Also in attendance from Premier Community Management, Inc. (PCM) was General Manager - Pat Wontor, Assistant Manager - Dana Stevens and Compliance Manager - Annie Colegrove.

I. Pledge of Allegiance:

II. Approval of Minutes:

Susana motioned to approve the September 22, 2009 Open Session minutes as presented, motion seconded, the motion carried unanimously, with Mike abstaining.

III. Contract Renewal – AAA Landscape (Mark Jebb & Rod Lopez)

With the current landscape contract ending in December, a new three-year contract renewal was presented by Mark Jebb. The contract has a price decrease of 6% effective October 1, 2009, followed by a 2% annual increase in each subsequent year. The decrease is mainly due to AAA's labor rate reductions and they wanted to pass those savings along to the community. Julie motioned to accept the proposed three-year AAA Landscape contract dated October 1, 2009 as submitted. Motion seconded and carried unanimously.

IV. Timeframe Allowance for Temporary Banners

After discussion, Wally motioned to continue allowing temporary banners to stay up for another six (6) months, motion seconded, the motion carried unanimously.

V. Stone Application Standards

Information was shared on letter received from the City regarding stone application standards that will be distributed to all association Design Review Boards.

VI. Treasurer's Report:

Julie presented the financial summary report for September 2009.

As of September 30, 2009 the operating account balance was \$393, 189.88 total liabilities & equity was \$1,163,770.20 and total reserves were \$744, 030.91. Variances from budget were noted.

Month to date (MTD) income is 0.10% over budget, and year to date (YTD) income is 1.44% over budget. Month to date (MTD) expenses are 10.7% under budget, and YTD 14.8% under budget.

VII. 2010 Budget Discussion and Approval:

Julie explained the changes made since the previous review and the increases for each special use area. The master association assessment will remain at \$56.50 per month, with no increase for 2010. The Special Use Area assessments break down as follows:

Corona Del Mar I & II – No SUA increase – remains at \$14.75 per month

Greenbriar - 5% SUA increase – increases from \$17.70 to \$18.60 per month

The Estates – No SUA increase – remains at \$52.58 per month

Spyglass Bay – 10% SUA increase – increases from \$5.00 to \$5.50 per month

The Vistas – No SUA increase – remains at \$85.00 per month plus \$5.50 effluent where applicable

Cottonwood Springs – 10% SUA increase – increases from \$15.00 to \$16.50 plus \$5.50 effluent

The Peninsula – 10% SUA increase - increases from \$38.75 to \$42.60 plus \$5.50 effluent

Julie motioned to approve the 2010 Ocotillo master association operating budget and seven special use area budgets (Corona Del Mar I & II, Greenbriar, Estates, Vistas, Spyglass Bay, Cottonwood Springs and The Peninsula) dated October 27, 2009 as presented. Motion seconded and carried unanimously.

VIII. Managers Report:

Pat reviewed the management report for the month of October 2009.

- Design Guideline Update and Distribution Method: This will be on the November agenda. It was previously discussed that we send a postcard to all homeowners with the annual meeting mailing informing them of the new version when complete and to request a copy if they'd like one.
- Main Monument: Discussion on possibly adding underwater lighting and some surface on the concrete waterfall walls to cover the discoloration. Wally suggested using pebble tech or pebble sheen. Pat will get pricing on the various options.
- November Meeting: Due to a meeting room conflict, either the date or time of the meeting will need to be adjusted. After discussion, it was decided the next Board Meeting will be held at the Premier Community Management conference room on Tuesday, November 10, 2009. Executive session will begin at 4:00 p.m. and the open session at 4:30 p.m. The meeting location will be added to the website.

IX. Over Seeding Compliance Schedule

Overview of the over seeding and compliance schedule for November and December was reviewed.

X. Violation Report:

Dana reviewed the violation report for the month of September 2009. Annie continues to send out nice yard letters.

XI. Adjournment

Susana motioned to adjourn the meeting at 7:32 PM, motion seconded, the motion carried unanimously.

Respectfully Submitted,
Nichole Kuhstoss