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# The Ocotillo Community Association

C/o Premier Community Management, Inc.  
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## OPEN SESSION MINUTES November 10, 2009

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The Meeting was convened in the Conference Room at Premier Community Management and called to order at 4:25 PM by President - Mike Palermo, Other Board attendees included: Vice President – Wally Brown, Treasurer – Julie Dameron, Director – Susana Lewis, and Secretary - Donna DeVoe – via phone conference.

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

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

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

Wally motioned to approve the October 27, 2009 Open Session minutes as presented, motion seconded, the motion carried unanimously, with Donna abstaining.

### **III. Main Monument Proposals**

- **Underwater Lighting:** Overview of proposal submitted by Pacific Aquascape. G3 Electric and AAA Landscape are expected to submit their proposals for the underwater lighting before the next scheduled meeting on November 19, 2009.

The Board tabled the discussion on awarding the underwater lighting contract until the next meeting on November 19, 2009 when they have the other two proposals from G3 Electric and AAA Landscape.

- **Concrete Wall Surfaces:** Overview of proposals submitted by The Sharper Edge, 5 Star Eco Blasting and Wilson's Pool Plastering to clean, stain, or cover the concrete weir walls under the waterfall areas. There are a variety of opinions and options from each vendor.

The Sharper Edge – Bill Norton's first recommendation is that the concrete surfaces should not be covered. He is of the opinion that they should be that way naturally rather than a finished surface, and any finished surface applied will create maintenance. His proposal was in the amount of \$366.00 to do an acid stain. He also submitted a proposal in the amount of \$4,158.00 to apply pebble tech or pebble sheen.

5 Star Eco Blasting – They felt the best solution would be to blast and thoroughly clean the surfaces and then apply an Emersion Marine Epoxy coating. His proposal is in the amount of \$12,900.00.

Wilson's Pool Plastering – Wilson De Leon shared his concerns over the pebble sheen process being messy over the lake and difficult access to the area over the water. He felt pebble sheen was not the best solution, and felt that tile would be much better. His proposal for applying pebble sheen is in the amount of \$9,110.00 and the proposal for tile is \$11,647.00.

The Board decided to observe the walls for the next 3-6 months and revisit the proposals when the weather is warmer.

**IV. Review Proposals for Playground Equipment at Blue Heron Park**

The one proposal submitted at this time is from Sunstate Recreation in the amount of \$20,514.00 to install a new play structure; install any necessary curbing or sidewalk for access; additional sand or surface material; and any items necessary for compliance.

The Board tabled the discussion on awarding a contract for playground equipment until the next meeting on November 19, 2009 when they have the two proposals from Dave Bang and Associates and Exerplay.

**V. Review of Seal Coat Proposals and Award Contract for The Vistas and The Estates**

Overview of proposals submitted by Phoenix Paving, Sunland Asphalt and Dynamite Paving. Since the pricing could potentially go up within the next couple of months, the Board decided to only approve the crack filling and surface repair portion of the proposal submitted by Phoenix Paving.

Julie motioned to approve the crack fill and necessary surface repair portion of the proposal as submitted by Phoenix Paving dated September 16, 2009, for The Vistas not to exceed \$13,000.00 and The Estates not to exceed \$3,700.00, motion seconded, the motion carried unanimously.

**VI. Pump Station #1 Maintenance Agreement**

Donna motioned to approve the pump station #1 maintenance agreement between The OCA and OMG dated November 10, 2009, motion seconded, the motion carried unanimously.

**VII. Discussion on Ornamentation Guideline**

Discussion on updating Guidelines regarding ornamentation as well as overview of hand out distributed to Board with suggested revised language. The Board will continue to discuss and draft new verbiage for the Design Guidelines regarding ornamentation within the next couple of months.

**VIII. Managers Report:**

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

- Board will need to select the date for the 2010 annual meeting soon. If the previous year's schedule is kept, the date would be April 14, 2010. Or the date can be moved to the first Wednesday, which is April 7, 2010.

**IX. Violation Report:**

Dana reviewed the violation report for the month of October 2009.

**X. Adjournment**

Donna motioned to adjourn the meeting at 5:47 PM, motion seconded, the motion carried unanimously.

Respectfully Submitted,  
Nichole Kuhstoss