



The Ocotillo Community Association

C/o Premier Community Management, Inc.
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OPEN SESSION MINUTES

May 26, 2009

The Meeting was convened in the Conference Room at First Federal Credit Union building and called to order at 6:24 p.m. by President – Mike Palermo. Other Board attendees included: Vice President – Wally Brown, 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:

Wally motioned to approve the April 28, 2009 Open Session minutes as presented, motion seconded, the motion carried.

III. Treasurer's Report:

Pat presented the financial summary report for April 2009.

As of April 30, 2009 the operating account balance was \$309,403.89, total liabilities & equity was \$1,265,336.49 and total reserves were \$925,374.92. Variances from budget were noted.

Month to date (MTD) income is running 7.0% over budget, and year to date (YTD) income is 0.3% over budget. Expenses are running MTD 8.0% under budget, and YTD 19.0% under budget.

Reinvestment of Maturing CD: A Chase CD is scheduled to mature on May 28th. Pat will forward the information to Julie when she gets back so that Julie can make a recommendation to the Board.

IV. Vistas/Island Entrance – Gate & Project Update:

Lighting Update: Mike motioned to approve the lighting change for Cappadona's for the total project not to exceed \$4,000, motion seconded, motion carried.

Stone Proposals: The Board reviewed the proposals received for adding stone/caps to the guard shack and columns. Mike motioned to approve the proposal by Richard Walden's Stoneage Installation, L.L.C. dated May 20, 2009 in the amount including taxes not to exceed \$12,500, motion seconded, motion carried unanimously.

Painting: The Board reviewed the proposal from Desert's Spring to repaint the main entrance of the Vistas/Island, repaint the guard house trim and door, and 32 wall panels at the entrance. Mike motioned to approve the proposal from Desert's Spring PTG. LLC, proposal number 2904, dated May 19, 2009 for a cost not to exceed \$1,400, motion seconded, motion carried unanimously.

Project Update: Pat gave an update on the Vistas/Island renovation project. Mike motioned to approve the additional granite expenditure pending approval by the ODRB not to exceed \$3,100, motion seconded, motion carried unanimously.

V. Main Monument Renovation:

Project update: Pat updated the Board on the progress regarding the main monument renovation. The Board agreed to have samples painted on the planter wall before choosing the permanent color. The top tier of the planter wall to be painted Teddy Bear, the second tier in Rice Bowl, Floating Feather and Almond Latte in addition to the existing sample Teddy Bear.

VI. Fine Policy Review – Update Fine Schedule:

Update Fine Schedule: Item tabled until the June meeting. Pat will put together a fine chart showing the maximum fines. Also the commercial fine policy will be addressed.

VII. Tennis Court Resurface – Bid Review and Selection:

Pat presented three proposals to repair and resurface the two tennis courts, replace the 10' chain link fence (480LF), and sand and repaint existing fence posts.

Mike motioned to approve the tennis court resurfacing either by Southwest Sport Surface or Phoenix Paving not to exceed \$26,500 pending a final reference check and experience on both contractors, motion seconded, motion carried unanimously.

The Board requested Pat obtain info. from Phoenix Paving such as references, color choices, and experience with installing courts. The Board will complete an e-mail vote due to the scheduling conflicts with the vendors.

VIII. Web Site Maintenance Contract:

The Board reviewed the draft contract for website maintenance with Heather DeVoe, and discussed the purchase of the Front page software currently used to maintain the web site.

The Board requested Pat to check with Premier Management to see if there is a current employee that would be willing to maintain the website for a fee.

IX. Managers Report:

The Board reviewed the management report for the month of May 2009.

- The Board authorized Premier to have the letters on the monuments at Spyglass Bay painted until the monument gets renovated.

X. Violation Report:

Dana reviewed the violation report for the month of May 2009. It was noted that back yard landscape and building/wall repair infractions were up in the month of April.

XI. Adjournment

Wally motioned to adjourn the meeting at 7:53PM, motion seconded, the motion carried unanimously.

Respectfully Submitted,
Ursula Looper