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# The Ocotillo Community Association

C/o Premier Community Management, Inc.  
PO Box 12510, Chandler, Arizona 85248  
Office: (480) 704-2900 • Fax: (480) 704-2905

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## OPEN SESSION MINUTES

January 27, 2009

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The Meeting was convened in the Conference Room at First Federal Credit Union building and called to order at 6:02PM by Vice President - Wally Brown. Other Board attendees included: Secretary - Julie Dameron, and Treasurer - Roger Stage.

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:**

Julie motioned to approve the November 13, 2008 Open Session minutes as written, motion seconded, the motion carried unanimously.

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

Roger presented the financial summary reports for October, November and December 2008.

As of December 31, 2008 the operating account balance was \$137,032.97, total liabilities & equity was \$1,027,776.11 and total reserves were \$856,797.88.

Variances from budget were noted.

Month to date (MTD) income is running 10.8% under budget, and year to date (YTD) income is 2.6% under budget. Expenses are running MTD 23.1% over budget, and YTD 3.4% under budget.

### **IV. Insurance Policy Summary and review of Options:**

The Board reviewed the Insurance Policy summary provided by LeAnn Brum of the Mahoney Group. The Mahoney Group included additional insurance options for the Boards consideration.

Julie motioned to increase the Cincinnati Insurance deductible to \$2,500, increase the Travelers Directors and Officers policy deductible to \$5,000, Increase crime coverage to \$1,800,000, and to maintain the current Umbrella policy of \$25,000,000, motion seconded, the motion carried unanimously.

### **V. Revised Resolution on Non-Disclosure:**

The Board reviewed the recommendations by Attorney Josh Bolen of Carpenter, Hazelwood, Delgado & Wood PLC regarding the Resolution for Non-Disclosure.

Julie motioned to adopt the revised Non-Disclosure Resolution with the recommended changes, motion seconded, the motion carried unanimously.

### **VI. Annual Meeting Timeline:**

The Board reviewed the 2009 Annual Meeting timeline. Julie and Wally accepted appointments to the Nominations Committee for the 2009 Annual Meeting.

**VII. Review Draft Boat Standards:**

Pat presented revised boat standards language for the Boats/Watercraft section of the Chapter Five Recreational Rules.

Roger motioned to revise the Boats/ Watercraft section in the Chapter Five Recreational Rules to include the new boat standards language and to approve the revised Watercraft Indemnification Agreement reviewed by Attorney, Josh Bolen, motion seconded, the motion carried unanimously.

The Board agreed to notice the Boats/Watercraft changes on the website, e-mail blast and with the annual mailing notices.

**VIII. Premier Community Management Contract Renewal:**

The Board reviewed the revised Community Management and Facilities Maintenance contracts presented by Premier Management.

Roger motioned to approve the Community Management Agreement and Facilities Management Agreement between Ocotillo Community Association and Premier Community Management effective March 1, 2009 for a period of two years, motion seconded, the motion carried unanimously.

**IX. Fine Removal Policy:**

The Board reviewed the recommendations submitted by Carpenter, Hazelwood, Delgado and Wood PLC regarding The Law on Fines.

**X. Main Monument Renovation Update:**

Discussion was made regarding the need for Construction Observations for the monument project. Vollmer proposed to provide Construction Observation services, which includes site observations, inspections, and approval of landscape contractor work, with 7 site visits for a cost of \$2,700. Pat will contact Vollmer to determine the difference between the services outlined in the original contract versus those outlined in the new proposal.

**XI. Proposed Traffic Signals on Price Road:**

The Board reviewed the proposed plans for additional traffic/pedestrian signals on Price Road near the new Orbital complex.

**XII. Managers Report:**

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

**XIII. Violation Report:**

Dana reviewed the violation report for the month of December 2008. Dana reported that in December the home re-sales were up.

**XIV. Adjournment**

Roger motioned to adjourn the meeting at 7:40PM, motion seconded, the motion carried unanimously.

Respectfully Submitted,  
Ursula Looper