



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 23, 2010

The Meeting was convened in the Conference Room at Premier Community Management and called to order at 6:09 PM by President - Mike Palermo, Other Board attendees included: Vice President – Wally Brown, Treasurer – Julie Dameron, Director – Susana Lewis. Donna DeVoe – Excused.

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

I. Pledge of Allegiance:

II. Approval of Minutes:

Julie motioned to approve the January 26, 2010 Open Session minutes as presented, motion seconded, the motion carried unanimously.

III. Treasurer's Report:

Julie presented the financial summary report for January 2010.

As of January 31, 2010 the operating account balance was \$372,018.71 total liabilities & equity was \$1,237,206.67 and total reserves were \$841,507.45. Variances from budget were noted.

Month to date (MTD) income is 8.3% under budget, and year to date (YTD) income is 8.3% under budget (\$15,954.35). Month to date (MTD) expenses are 27.4% under budget, and YTD 27.4% under budget (\$59,249.06).

YTD Income under budget mainly due to residential and apartment assessments not coming in. This tends to even out as the months go on.

The Board agrees to have Julie move \$125,000.00 from operating checking into a money market account so it can accumulate higher interest.

IV. 2010 Annual Meeting Materials:

Overview of the draft Annual Meeting notice. The updated candidate biographies will be reflected on the final Annual Meeting notice. Materials will be mailed by March 12, 2010.

V. Design Guideline Update:

Overview of the changes made to the Design Guidelines. The sections that had the most changes in verbiage were the sections regarding yard ornamentation, decorative pots and painting. The verbiage under the basketball goals section will be looked at to define surface material of sports court and to clarify no lighting allowed.

Mike motioned to approve the changes as noted on the updated Design Guidelines subject to clarification on the language regarding the decorative pots and sports courts surface and size, motion seconded, the motion carried unanimously.

VI. Vault 14 Aeration Proposals:

Mike motioned to approve the proposal as submitted by Foster Electric, Quote# Q005325, dated February 15, 2010 not to exceed \$28,500.00 for installation and labor to install the two mink blowers in Vault 14, motion seconded, the motion carried unanimously.

VII. Vault 14 Irrigation Pumps:

Mike motioned to approve the proposal as submitted by Foster Electric, Quote # Q005562, dated December 8, 2009 not to exceed \$6,300.00 to install two VFD pressure transducers on irrigation pumps in Vault #14, motion seconded, the motion carried unanimously.

VIII. Serenity Bend Playground Equipment Proposals:

Overview of proposals tabled until next months meeting due to Dana's absence.

IX. Manager's Report:

Pat reviewed the management report for the month of February 2010.

Jim Smith with Vollmer and Associates is working on providing us specs and drawings for the Spyglass Bay entrance upgrades. As soon as they are received pricing proposals will be gathered for completing the work.

Rod with AAA is cutting back the cassias throughout the community. Replacement plants have been added in several areas that have lost plants over the past year.

The project to add valves in Cottonwood Springs is complete. This will allow FMD to isolate sections of the community when the reclaimed water needs to be turned off for repairs rather than having to shut off water to the entire community.

Email blasts have been sent out for the fruit donation dates (Friday, February 26, 2010 and Friday, March 5th) at Compadre. The Community Garage Sale is set for Saturday, March 6th.

X. Violation Report:

Annie reviewed the violation report for the month of January 2010. Violations for sports equipment and holiday lights have gone up.

XI. Adjournment

Wally motioned to adjourn the meeting at 7:28 PM, motion seconded, the motion carried unanimously.

Respectfully Submitted,
Nichole Kuhstoss