



The Ocotillo Community Association

C/o Premier Community Management, Inc.
PO Box 12510, Chandler, Arizona 85248
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OPEN SESSION MINUTES February 15, 2005

The Meeting was convened in the Conference Room at Premier Community Management, Inc. (PCM) and called to order at 5:38 PM by President Mike Palermo. Other Board attendees included Vice President George Rozsa and Secretary Ric Stephenson. Quorum was duly noted and recorded. Also in attendance from Premier Community Management, Inc. (PCM) were General Manager Kevin Scott and Assistant Community Manager Lynne Kerley.

I. Pledge of Allegiance

II. Approval of Minutes

George motioned to approve the January 25, 2005 Open Session Minutes, striking the last sentence under the Treasurer's Report. Ric seconded the motion. Motion passed.

III. Treasurer's Report (Vince Mancuso, III)

Kevin reported on the January 2005 Financial Statements:

- Income Variance - MTD 01/31/05: 8.51% Under Budget
- Expense Variance - MTD 01/31/05: 16.41% Under Budget
- First National Bank of Arizona Operating Account Balance as of 01/31/05: \$110,712.51.
- Reserve Fund Balance as of 01/31/05: \$288,289.20

IV. Pump Station #6 FMD Upgrade

George motioned to accept Quotation #002366 submitted by Foster Electric in the amount of \$23,302.38, to include sales tax, freight fees and a 1-Year Warranty for products, services and materials not covered under the 3-Year Warranty on the heat exchanger. Ric seconded the motion. Motion Passed.

V. Lake Fountains

Kevin provided the BoD information packets describing lake fountain aerators. Kevin to provide the BoD detailed information at the March BoD meeting for the installation of 18 lake fountains (estimated cost \$80K).

VI. Management Contract Renewal

George motioned to accept the Community Management Agreement, as submitted by Premier Community Management, Inc, for a term of 2-Years commencing on March 1, 2005. Ric seconded the motion. Motion Passed.

VII. Manager's Report

- **Community Association Institute (CAI) Request**

- The 2005 Arizona Legislative Session is underway and over thirty bills regarding community associations have been introduced, some of which are extremely damaging to their financial vitality. The BoD has received a request from CAI for a contribution in support of their efforts for better legislation and protection of homeowners (and property values) that elect to live in associations. The BoD agreed to support the efforts of the CAI.
- **Sub-Association**
 - The BoD was advised that Premier Management would work in conjunction with the Board's of Sub-Associations to eliminate the duplication of violation notifications.

VIII. Violation Report (Lynne Kerley)

Lynne reported 220 Violations (177 Violations & 43 Non-Violations) for the month of January 2005.

IX. New Business

The BoD was provided a letter and press release, submitted by Sun Lakes Homeowners Assn. No.1, addressing their concerns pertaining to the Gila River Indian Community's plans to redevelop Memorial Airfield, located just west of the Intel Ocotillo Campus.

X. Adjournment

Mike motioned the meeting be adjourned. Ric seconded the motion. Meeting adjourned at 7:00 PM.

Respectfully Submitted,

Ric Stephenson

Ric Stephenson, Secretary of The Ocotillo Community Association