



The Ocotillo Community Association

c/o Premier Community Management, Inc.
3930 S. Alma School Road, Suite 10, Chandler, Arizona 85248
Office: (480) 704-2900 • Fax: (480) 704-2905
www.oca-az.com

OPEN SESSION MINUTES January 24, 2017

The Meeting was convened in the Conference Room at the First Credit Union and called to order at 5:00 PM by President – Wally Brown. Other Board attendees included: Vice President – Mike Palermo Secretary – Spike Lawrence, and Director – Cliff Jones.

Absent: Treasurer – Molly Carroll.

Quorum was noted and recorded. Also in attendance from Premier Community Management, Inc. (PCM) was General Manager – Don Higdon, Compliance Manager – Jana Gowin, Design Review Manager – Briana Bosanko, Administrative Assistant – Nicole Espinoza, Facilities Maintenance Supervisor – Frank Rockwell, and OCA's attorney/legal representative from Carpenter Hazelwood Delgado & Bolen (CHDB) – Josh Bolen.

Homeowner Open Discussion 4:12 PM:

David Van Wolde attended the open session and requested that an aerator fountain be installed in the lake between Embarcadero and The Shops. Board directed Mr. Van Wolde to speak with DMB directly to request funding and submittal as they are the closest in proximity.

I. Pledge of Allegiance

II. Approval of Minutes:

Mike Palermo motioned to approve the October 25, 2016 Open Session minutes as written, Spike Lawrence seconded the motion, motion carried unanimously.

III. Vistas Median Landscape Renovations:

Homeowner Wilson Rudd spoke for a group made of 7 Members representing The Vistas and The Island. The proposed estimate has increased to approximately \$143,000.00, which includes a 10% contingency of which The Island will share 27% of the total cost. Mike Palermo motioned to approve The Vistas budget of no more than \$105,000.00 contingent upon a signed written agreement between both Communities proclaiming each Community's financial responsibilities to landscape contract. Cliff seconded the motion, motion carried unanimously. Josh Bolen instructed to draft agreement for signature and Don Higdon instructed to takeover communications with Landscape Architect, Phil Ryan.

IV. Treasurer's Report:

Don Higdon presented the summarized numbers of the Treasurer's Report.

V. FMD – Updates:

Supervisor, Frank Rockwell, let the Board of Directors know Well 17 was painted the incorrect color. Weber is to repaint the original color.

Echelon punchlist has had a few recent changes but Frank reported the revised punchlist is set to be sent out within 1 day. Frank reported Echelon reported at their meeting on December 12th, 2016 vortexing and pump station are functioning as intended. We are awaiting response from Echelon upon receipt of updated punchlist.

VI. FMD Office/Shop Lease Renewal:

Lease renewal presented for a possible 3-year term; rent for 1st year proposed at \$0.85/sq ft, 2nd year at \$0.87/sq ft, and the 3rd year at \$0.90/sq ft. Mike Palermo motioned to approve the 3-year lease renewal, Spike Lawrence seconded the motion, the motion carried unanimously.

VII. Pine Tree Fertilization Treatment:

Don Higdon reported that the 80 tree well expansions have been completed and AAA working on increasing the irrigation. AAA proposed a deep root fertilization to 60 trees at \$40/tree. Don reported that John's spray application of fertilizer and fungicide on the experimental 10 trees is \$40/per application with a suggested 2 application process. These treatments appear to be working as John indicated it would and the spread of disease has stopped; previously treated trees are doing well. Spike requested additional information regarding what fertilizer each company is using. Tabled until next meeting.

VIII. Pump Station Intake Screens:

Frank reported he has been unsuccessful in obtaining additional quotes for the intake screen repairs. The Board of Directors instructed he ask the vendor whom has provided a quote to provide a full breakdown of quote.

IX. The Cays – Tract Dec Amendment:

Amendment to modify schedule of how The Cays will pay effluent fees. Mike Palermo motioned to approve 1st amendment, Cliff Jones seconded the motion, the motion carried unanimously.

X. CPA Engagement:

Peter Serata with PWS provided quote of \$4,000.00 - \$5,000.00 anticipated fees for basic review and an additional \$500.00 - \$600.00 to file federal and state. Spike Lawrence motioned to proceed as quoted, Cliff Jones seconded the motion, the motion carried unanimously.

XI. Carpenter Hazlewood Client Services Contract:

Same contract proposed as previous years. Spike Lawrence motioned to approve the contract, Cliff Jones seconded the motion, the motion carried unanimously.

XII. ODRB Contract:

Same as previous contracts. Spike Lawrence motioned to approve contract, Cliff seconded the motion and the motion was approved with Mike Palermo choosing to abstain from the vote.

XIII. FMD Quotes for New Boat:

Frank reported he has received 2 quotes for a new boat, once at \$5000 and another at \$6300. Mike motioned to approve the boat quote of 5000.00, Cliff seconded the motion, the motion carried unanimously.

XIV. Wall Painting Proposals:

Don Higdon presented 4 proposals that were obtained after Carlos was difficult to gain contact with. Don and Briana worked with Dunn Edwards and their "Complete Repaint Program for Commercial Properties" and presented bids from 3 companies in addition to Carlos. Mike Palermo motioned to accept the CLC proposal #7660, Cliff Jones seconded the motion, the motion carried unanimously.

XV. Monterey Bay Color Schemes:

The Board of Directors reviewed new proposed color scheme for Monterey Bay included in packet. Spike Lawrence motioned to decline adding the scheme and direct homeowner to continue with ODRB submittal process, Cliff Jones seconded the motion, the motion carried unanimously.

XVI. Dobson Rd Wall Alignment/ Drainage Issue:

Mike Palermo presented the issue with the natural drainage of the land and the installation of the Dobson Rd. wall. Mike Palermo motioned to approve proceeding with design plans not to exceed 5,000.00, Spike Lawrence seconded the motion, the motion carried unanimously.

XVII. Movie in the Park:

Don Higdon presented the idea to push back the Movie in the Park. The Board of Directors agreed that the first weekend in May corresponded with the push back of the Community Garage Sale. Mike Palermo presented new knowledge that publishing company Valhalla presently sponsors the Movie in the Park for Dobson Ranch and requested Ocotillo sponsorship be considered.

XVIII. Holiday Lighting Contest:

Tabled until next meeting.

XIX. Manager's Report:

Don Higdon reported that he and Jana have been working on the setup of the new compliance program Smartwebs.

XX. Violation Report:

Jana reported on the compliance activity for the months of October, November, and December as well as the successful overseeding season. Jana reported that of the 277 reminder letters sent in October, 44 homeowners received fines and only 13 were left unresolved.

XI. Adjournment:

Wally Brown motioned to adjourn the meeting at 6:27 pm, Mike Palermo seconded the motion, the motion carried unanimously.

Respectfully Submitted,

Nicole Espinoza
Administrative Assistant