



The Ocotillo Community Association

c/o Premier Community Management, Inc.
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OPEN SESSION MINUTES February 28, 2017

The Meeting was convened in the Conference Room at the First Credit Union and called to order at 4:39 PM by President – Wally Brown. Other Board attendees included: Vice President – Mike Palermo and Treasurer – Molly Carroll.

Absent: Secretary – Spike Lawrence, and Director – Cliff Jones.

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.

I. Pledge of Allegiance

II. Approval of Minutes:

Mike Palermo motioned to approve the January 24, 2017 Open Session minutes as written, Wally Brown seconded the motion, the motion carried unanimously.

III. Treasurer's Report:

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

IV. FMD – Updates:

Frank Rockwell (OCA FMD manager) reported that they are awaiting drawings for pump station #9 root configuration and thanked the Board for the purchase of the new boat. He also reported the loss of two employees and the start of new employee, whom is doing well. They are still searching for one more employee to complete the team.

V. Premier Management Contract Renewal:

Tabled until next meeting.

VI. AAA Contract Proposed Amendment:

AAA proposed amendments to Schedule 'A' to off-set cost for extra services/hard-costs, higher labor rates and labor law change effective July 2017. Board discussed and determined the proposal could not be approved at this time.

VII. Spring Plant Replacements:

AAA proposal came in at approximately \$11,000 total due to a heavier planting to offset not planting in Fall 2016. Mike motioned to approve the proposal not to exceed \$11,500 with a 1-year warranty and planting to be mindful of sightlines. Molly Carroll seconded the motion, the motion carried unanimously.

VIII. Main Monument Tree Replacements:

Don Higdon received proposal from AAA naming Pistache trees that are deciduous. Don to get revision of proposal with an alternate tree species. Tabled until next meeting.

IX. Granite Replenishment:

AAA bid at \$700k over a period of 5 years to replace all in the community. JPL bid came in at \$17k for 190 tons of granite for the section along Alma School between Sandpiper Dr. and Basha Rd. Additional bids requested. Tabled until next meeting.

X. Vistas Median Landscape Renovations:

Don updated the Board stating that the Memorandum of Understanding had been reviewed by Josh Bolen and returned to The Islands Board of Directors for signatures. At this time the contract with Landscape Architect Phil Ryan is under review prior to execution. The Board expressed it's desire to have the work start soon as summer is coming.

XI. Pine Tree Treatments:

Don Higdon reported arborist John's treatments seem to be continuing to hinder the progression of the blight. Don requested to contact vendor Dave Dickson for possible recommendations.

XII. Dobson Rd Wall Alignment/ Drainage Issue:

Design contractor came back with doubled the cost to provide design. Don contacting Anderson Baron for additional bid.

XIII. Movie in the Park:

Don reported that the preparations are in full swing. We have obtained a sponsorship via Valhalla as well as a new vendor for screen. Due to new vendor and sponsorship, we will be able to hold two events this year. Fall move tentatively set in mid-September.

XIV. Ocotillo Membership Benefits:

Don Higdon reported he and Nicole Espinoza are working on building a database of OCA vendors that are on board with offering discounts. Don discussed future plans to communicate discounts via the newsletter and email blasts.

XV. Cays Lake Use Proposal:

Email exchange requesting use of the lakes (OCA common area) for a public regatta style event were discussed. The Board agreed this is not possible for liability reasons and common areas are strictly for member use.

XVI. Holiday Lighting Contest:

Tabled until next meeting.

XVII. Manager's Report:

Don Higdon summarized the report included in the packet.

XVIII. Violation Report:

Jana Gowin presented the new report output through the new program.

XIX. Design Review:

Briana Bosanko presented proposed language changing the pool and spa guideline to allow pool caps less than 12" wide to have a lesser setback. Briana will send out language to the Board for approval.

XX. Adjournment:

Molly Carroll motioned to adjourn the meeting at 5:29, Wally Brown seconded the motion, the motion carried unanimously.

Respectfully Submitted,

Nicole Espinoza
Administrative Assistant