



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.oqa-az.com

OPEN SESSION MINUTES April 25, 2017

The Meeting was convened in the Conference Room at the First Credit Union and called to order at 4:42 PM by President – Wally Brown. Other Board attendees included: Vice President – Mike Palermo, Treasurer- Angela Harrolle and Director – Cliff Jones.

Absent: Secretary – Spike Lawrence.

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, and OCA's attorney/legal representative from Carpenter Hazelwood Delgado & Bolen (CHDB) – Josh Bolen.

Homeowner Open Discussion 4:52 PM:

Jeff Foster, homeowner at 944 W. Yellowstone Way in Echelon presented a request for the Board to mandate the builder, CalAtlantic, stucco and paint the inside of individual lot owners walls. He also wanted to make the Board aware that the builder was not painting the security lights in rear yards to match the body color of home.

I. Pledge of Allegiance

II. Approval of Minutes:

Mike Palermo motioned to approve the March 28, 2017 Open Session minutes as written, Cliff Jones seconded the motion, the motion carried unanimously.

III. Vistas Median Landscape Renovations:

Homeowner Wilson Rudd attended the meeting. Don Higdon reported that the deadline for bids was Wednesday, April 19, 2017. We received bids from Apex, AAA and Aquatech. Apex is hopeful to begin the work in the next couple of weeks with the Boards approval of the bid. Mike Palermo motioned to approve the Apex bid not to exceed \$110k with a 15% contingency. Angela Harrolle seconded the motion; the motion carried unanimously. The Board requested that a notice be sent to the homeowners with a photocopy of the landscape plan posted to the interior of the entrance gate.

IV. Treasurer's Report:

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

V. FMD - Updates:

Frank Rockwell - FMD Supervisor, unable to attend. Don Higdon stated nothing to report at this time.

VI. Election of Officer positions for 2017:

Cliff Jones motioned for Wally Brown to remain President, Mike Palermo to remain Vice President, Spike Lawrence as Secretary, Angela Harrolle as Treasurer and himself as Director. Mike Palermo seconded the motion; the motion carried unanimously.

VII. Greenbriar & Dobson Rd Wall Alignment/Drainage Issues:

Cliff Jones motioned to approve the Anderson Barron proposal as written for \$4190.00 not to exceed \$5000.00. Angela Harrolle seconded the motion; the motion carried unanimously.

VIII. Manager's Report:

Don Higdon thanked the team for another successful Annual Meeting. Our next big event is Movie in the Park scheduled for next week; another email blast will be sent out as a reminder to the community.

IX. Violation Report:

Jana Gowin presented the Violation Report stating that 731 letters were sent in March 2017. The majority violations were sent regarding fencing, landscaping and unapproved modifications, specifically festoon lights. She reported that the cleanup on the commercial properties is going well.

X. Design Review:

The Board discussed and approved the appeal from Fiesta regarding the stone veneer application to the columns and will not be requiring the columns to be fully wrapped.

The Board discussed and decided that sun sails are not permitted on commercial properties.

Briana Bosanko stated there are currently no guidelines regarding propane storage. The Board discussed the various screening possibilities. The ODRB will meet with Briana at the Falls to discuss the topic further.

XI. Adjournment:

Mike Palermo motioned to adjourn at 5:39 pm. Angela Harrolle seconded the motion; the motion carried unanimously.

Respectfully Submitted,

Nicole Espinoza
Administrative Assistant