



The Ocotillo Community Association

c/o Premier Community Management, Inc.
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OPEN SESSION MINUTES February 27, 2018

The Meeting was convened in the Conference Room at the First Credit Union and called to order at 4:48 PM by President – Wally Brown. Other Board attendees included: Vice President – Mike Palermo, Secretary — and Cliff Jones.

Quorum was noted and recorded. Also in attendance from Premier Community Management, Inc. (PCM) was General Manager – Don Higdon, Design Review Manager – Briana Bosanko, Covenants Coordinator – Nicole Espinoza, Administrative Assistant – Dawnette Seabaugh, 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 23, 2018 Open Session minutes as written, Cliff Jones seconded the motion, the motion carried unanimously.

III. Treasurer's Report:

Included in packet. Don reported that the association is 7% over budget for income and 12% under budget for expenses over all the Association is under budget by 27,000.00. The March CD's are coming to maturity and looking at reinvesting.

IV. FMD - Updates:

- a. Pump Station 6 – The pump has failed. The pump and motor from pump station 5 are being transferred to station 6. Pump station 5 is being upgraded to increase it's capacity by 25%.
- b. Extra Pump rebuild - Received proposal number 2775B from Scott's Arizona Electric Motor to rebuild the pump from station 6 for \$6,384.00. Cliff motion to approve proposal, Mike seconded, the motion carried unanimously.

V. Entry Features:

Don discussed recommendations for concepts and prices for the entries. Cliff motioned to approve the recommendations and concepts provided by TS&G for the hardscapes not to exceed \$35,000.00 for the six entries at Sandpiper Shores based on the contract being reviewed by Josh Bolen. Mike seconded, the motion carried unanimously.

VI. Tennis Court Backboard:

Don presented a proposal for a backboard for the tennis court. After researching and negotiating Don received a quote from Do It Tennis for a 10x16 curved backboard for \$4,624.00. Cliff motioned to approve the quote, Mike seconded, the motion carried unanimously.

VII. Maxicom Upgrades:

AAA Landscaping has provided a quote for upgrading all 5 CCU's radio communications equipment. An alternate bid was reviewed at a higher cost. Cliff motioned to approve the proposal of \$118,205.00 for all 60 radios to be upgraded. Mike seconded, the motion carried unanimously.

VIII. Echelon Lake Acceptance:

Tabled.

IX. Manager's Report:

The garage sale date has been rescheduled to March 24, 2018 in leu of Easter weekend.

X. Violation Report:

Nicole reported that the main violations are landscaping and camera's. Mike motioned to draft language to no longer require homeowners to submit for approval on camera's but will need to be painted the base color of home. Cliff seconded, the motion carried unanimously.

XI. Design Review:

a. Homeowner Request

Homeowner has oleanders he states are trees not bushes. Cliff motioned to give the homeowner 60 days to trim into trees. Wally seconded, the motion carried unanimously.

b. Holiday Décor

The guidelines to remain as currently written.

c. Yard Art

The Board agreed that an Arbor is considered a structure which would require ODRB approval.

d. Construction Dumpsters and Storage Containers (PODS)

Mike motioned to require submittal for approval and a time frame if longer than 7 calendar days. Cliff seconded, the motion carried unanimously.

XIII. Adjournment:

Cliff Jones motioned to adjourn Open Session at 5:17 pm, Mike Palermo seconded the motion, the motion carried unanimously.

Respectfully Submitted,

Dawnette Seabaugh
Administrative Assistant