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## The Ocotillo Community Association

c/o Premier Community Management, Inc.  
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### OPEN SESSION MINUTES April 24, 2018

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The Meeting was convened in the Conference Room at the First Credit Union and called to order at 4:51 PM by President – Wally Brown. Other Board attendees included: Vice President – Mike Palermo, Treasurer - Angela Harrolle and Director - 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 and OCA's attorney/legal representative from Carpenter Hazelwood Delgado & Bolen (CHDB) – Josh Bolen.

#### **I. Pledge of Allegiance**

#### **II. Cottonwood Springs – Rental Restrictions**

The Board has directed the association's Attorney to draft language with a ballot, time frame and consent form to be mailed out to residents. The draft will be brought to the next Board meeting.

#### **III. Approval of Minutes:**

Mike Palermo motioned to approve the March 27, 2018 Open Session minutes as written, Angela Harrolle seconded the motion, the motion carried unanimously.

#### **IV. Treasurer's Report:**

Included in packet. Don reported that the association is 4% over budget YTD for income and 7% under budget YTD for expenses.

#### **V. Election of Officers**

Cliff motioned to keep the officers positions the same, Mike seconded the motion, the motion carried unanimously.

#### **VI. FMD – Updates:**

- a. 2010 Trucks – Frank advised maintenance on the 2010 trucks has been getting expensive and they are no longer cost effective to keep for another 2 years and that it would be better to buy new ones. Frank will have cost for new trucks at the next meeting.
- b. Werecon Upgrade Proposal – Mike motioned to purchase the Werecon acid injection system not to exceed \$16,000.00, Cliff seconded the motion, the motion carried unanimously.

**VII. Echelon Lake Acceptance:**

Need in writing that the lakes are clear of the golden algae prior to The OCA accepting the lake and pump system.

**VIII. The Cays – CC&Rs 4<sup>th</sup> Amendment:**

Mike Motioned to approve the Cay's at Downtown Ocotillo 4<sup>th</sup> Amendment, Cliff seconded the motion, the motion carried unanimously.

**IX. Manager's Report:**

The garage sale was a success thanks to all the team work. The Annual meeting was last Tuesday the 17<sup>th</sup>. The Spring movie in the park is Friday the 27<sup>th</sup>. The first round of Spring Planting is complete. CLC completed the repainting of the park monuments and has the painting list for additional projects. The palm tree lighting on the Northwest corner of Alma School and Balboa has been restored.

**X. Violation Report:**

Violations have been sent out including follow ups. Most violations consist of temporary lighting and Architectural changes in Echelon.

**XI. Design Review:**

Nothing to report currently.

**XII. Adjournment:**

Angela motioned to Adjourn the meeting, Cliff seconded the motion, the motion carried unanimously.

Respectfully Submitted,

Dawnette Seabaugh  
Administrative Assistant