



The Ocotillo Community Association

c/o Premier Community Management, Inc.
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OPEN SESSION MINUTES October 23, 2018

The Meeting was convened in the Conference Room at the First Credit Union and called to order at 4:33 PM by President Wally Brown. Other Board attendees included: Vice President – Mike Palermo, Secretary Spike Lawrence, 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, Facilities Maintenance Supervisor – Frank Rockwell and OCA's attorney/legal representative from Carpenter Hazelwood Delgado & Bolen (CHDB) – Josh Bolen.

I. Pledge of Allegiance

II. Cottonwood Springs Rental Issue

The issue of imposing rental restrictions which was brought to the Board by a petition from the owners of Cottonwood Springs was reviewed. Three members for each side of the rental issue (in favor and opposed to rental restrictions) addressed the Board with their concerns and opinions.

After Board discussion, Angela motioned to amend the Track Declaration to include a 28-day minimum for rentals, Cliff Seconded the motion, the motion carried unanimously.

Cliff motioned to have a grandfather clause for all homes that are registered with the state as of October 23, 2018, Angela seconded, the motion carried with a 4 to 1 vote.

III. Approval of September 25, 2018 Minutes:

Mike Palermo motioned to approve the September 25, 2018 Open Session minutes, Angela Harrolle seconded the motion, the motion carried unanimously.

IV. Treasures' Report:

Included in Board Packet

V. FMD Updates:

Frank advised that overseeding is going well and pump station 5 is working great.

VI. Landscape Maintenance Contract Renewal:

Tabled until January 2019 meeting.

VII. 2019 Proposed Budget:

Don summarized the proposed 2019 budget included in Board packet. Cliff motioned to approve the 2019 Budget keeping the master association assessments the same at \$56.50 per month, increasing the SUA assessments for the Estates to \$65 per month and the Peninsula assessments to \$60 per month, and increasing to effluent assessment to \$7 or by 17%. Mike seconded, the motion carried unanimously.

VIII. Basha Road Canal:

Mike motioned to support the City of Chandler takeover of the Basha Road Canal as a historical site, Cliff seconded, the motioned carried unanimously.

IX. Manager's Report

Don gave a summary of the report included in the Board packet.

X. Violation Report:

Nicole gave a summary of the violations included in the Board packet.

XI. Design Review:

Briana presented Design Review issues requiring a Board decision.

Angela motioned to allow the pergola within 5 feet of common area wall of Villa Del Lago, Cliff seconded, the motion carried unanimously.

Cliff motioned to allow one tree in the front yard of 2205 W Olive Way in Greenbriar due to the additional utility boxes added to one side of their lot, Angela seconded the motion, the motion carried unanimously.

XII. Adjournment:

Angela motioned to adjourn Open Session at 5:41 pm, Cliff seconded the motion, the motion carried unanimously.

Respectfully Submitted,

Dawnette Seabaugh
Administrative Assistant