



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.o-ca-az.com

OPEN SESSION MINUTES May 23, 2017

The Meeting was convened in the Conference Room at the First Credit Union and called to order at 5:31 PM by President – Wally Brown. Other Board attendees included: Vice President – Mike Palermo, Secretary – Spike Lawrence and Director – Cliff Jones.

Absent: Treasurer – Angela Harrolle.

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 5:10 PM:

I. **Pledge of Allegiance**

II. **Approval of Minutes:**

Mike Palermo motioned to approve the April 25, 2017 Open Session minutes as written, Cliff Jones 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 - FMD Supervisor, reported the contract for pump station #9 has been executed, and the contract for the intake screens is still pending. The monument lighting package is scheduled to be out by the end of the week. Frank stated they are looking for an additional employee.

VI. **Reserve Study Update:**

Don Higdon reported that the last Reserve Study was done in 2011. Multiple proposals have been received. When asked, Don suggested Advance Reserve Solutions as he has worked with them in the past. Mike Palermo motioned to approve the contract per the summary in an amount not to exceed \$12,000.00 for Master and three SUA's upon attorney approval of draft. Cliff seconded, the motion carried unanimously.

VII. Manager's Report:

Don Higdon reported that the Vistas/Island median renovation is underway and scheduled to be completed by mid-June and that AAA is working on the spring planting. He also reported that the pine tree treatments had appeared to be successful and is working with the Arizona Pest to treat some additional pines that are showing browning.

VIII. Violation Report:

Jana Gowin summarized the violation report. She reported that the addition of photos to the letters has aided tremendously in the effort and a lot of violations have been resolved and closed.

X. Design Review:

The Board trampolines on all lots verses View lots. Josh Bolen asked to review the Guidelines. Tabled until next meeting.

XI. Adjournment:

Cliff Jones motioned to adjourn at 5:47 pm. Mike Palermo seconded the motion; the motion carried unanimously.

Respectfully Submitted,

Nicole Espinoza
Administrative Assistant