



The Ocotillo Community Association

c/o Premier Community Management, Inc.
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OPEN SESSION MINUTES June 27, 2017

The Meeting was convened in the Conference Room at the First Credit Union and called to order at 5:14 PM by President – Wally Brown. Other Board attendees included: Vice President – Mike Palermo, and Treasurer – Angela Harrolle.

Absent: Secretary – Spike Lawrence 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, Administrative Assistant – Nicole Espinoza, 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 revised May 23, 2017 Open Session minutes as written, Angela Harrolle seconded the motion, the motion carried unanimously.

III. Treasurer's Report:

Included in packet.

IV. FMD - Updates:

V. Phase II Fountain Pump:

Frank Rockwell – FMD Supervisor summarized quote from American Balance. Mike Palermo motioned to approve quote 2594B dated 06/15/2017 in an amount not to exceed \$5,500.00 (five thousand five hundred dollars). Angela Harrolle seconded the motion; the motion carried unanimously.

VI. Vault 14 Replumb:

Mike Palermo motioned to approve quote 2457 dated 01/16/2017 in an amount not to exceed \$5000.00 (five thousand dollars). Angela Harrolle seconded the motion; the motion carried unanimously.

VII. Summer Meeting Schedule:

There will be no meeting for July 2017.

VIII. Wall Painting Proposals:

The Board discussed the performance of contractor CLC on recently completed wall painting. Mike Palermo motioned to approve CLC proposal for Cottonwood, Legends and Carmel Bay contingent upon Don Higdon's approval of work completed and a re-written contract adding a penalty clause of \$100 (one hundred dollars) per day for late delivery.

IX. Vistas Landscape Maintenance:

Don Higdon provided update on the median beautification project in the Vistas/Island. Apex provided a quote to continue the maintenance in the Vistas for one year at the rate of \$1250.00 (one thousand two hundred and fifty dollars) per month upon completion of the project and maintenance period. Tabled until next meeting.

X. Holiday Lighting Budget:

Don Higdon provided overview of 2016 Holiday Lighting Budget and proposed new vendor for 2017 Holiday Lighting. He has located a possible new vendor and will be moving forward with obtaining detailed proposals.

XI. Echelon/Basha Rd Canal:

The Board discussed original plans were to tile and pipe the canal. When presented to the city, Echelon was later allowed to keep the canal as is. City is concerned with palm tree feature that is historical to Chandler. The Board wishes the canal to be tiled by adjacent property of Echelon and the palm trees to remain as is.

XII. Managers Report:

Don Higdon summarized the managers report.

XIII. Violation Report:

Briana Bosanko summarized the violation report.

XIV. Design Review:

Briana Bosanko presented proposed language changes to the Design Guidelines, Standards, and Community Rules fencing and spas guidelines. DGS&CR language suggestions for both sections were approved.

XV. Adjournment:

Wally Brown motioned to adjourn the meeting at 6:06 pm. Mike Palermo seconded; the motion carried unanimously.

Respectfully Submitted,

Nicole Espinoza
Administrative Assistant