



The Ocotillo Community Association

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

The Meeting was convened in the Conference Room at the First Credit Union and called to order at 4:30 PM by President – Wally Brown. Other Board attendees included: Vice President – Mike Palermo, Secretary — and Angela Harrolle.

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 October 24, 2017 Open Session minutes as written, Angela Harrolle seconded the motion, the motion carried unanimously.

III. Treasurer's Report:

Included in packet. Don reported that the association ended the year slightly over budget on income as well as expenses with a year ending deficit of under .5% a total of \$4.2 million dollars total assets.

IV. FMD - Updates:

Frank Rockwell – FMD Supervisor reported He informed the board that there has been some graffiti happening in some area's.

V. Pump Station 9 Upgrade

Frank Rockwell – FMD Supervisor reported on pump station 9 and 10 VSD Upgrade. Mike Palermo motioned to approve the upgrade presented on proposal # 2510 not to exceed \$29,000, Angela Harrolle seconded, the motion carried unanimously.

VI. Pump Station 5 Upgrade

Pump station 5 – 40 -60 HP Upgrade was tabled for further review.

VII. No fishing at Sunset Shores Park:

Don updated that the new signs as well as the temporary mobile message board is working well, and the park is being patrolled at various hours 7 days a week. The Board requested that patrols also include the areas near the professional building and at the Falls.

VIII. Short Term Rentals:

Josh Bolen discussed with the Board, he advised it would take 75% of quorum to amend the declaration for short term rentals. Or that the individual parcels could amend the tract declarations their neighborhoods as well.

IX. Fine Schedule:

Don Higdon was sent the changes on the general fine policy, Mike Palermo motioned to approve the recommended changes to the fine policy to be in keeping with recent legislative events, Angela Harrolle seconded, the motion carried unanimously. The Board requested a supplemental fine policy be included with the Annual meeting mailing.

X. Anderson Baron Proposals:

Tabled until next meeting.

XI. Entry Features:

Table until next meeting after speaking with TS&G.

XII. Arista Apartments Tract Declaration:

Josh Bolen drafted the Arista Apartments Tract Declaration. The Board reviewed the project. Mike Palermo motioned to approve the finalized Declaration, Angela Harrolle seconded, the motion carried unanimously.

XI. Manager's Report:

Included in packet. Don Higdon summarized on the report, Welcomed Dawnette Seabaugh. The fall movie in the Park went well, the spring movie in the Park will be April 27, 2018. The annual meeting will be held on April 17, 2018. The Garage sale is scheduled for March 31, 2018

XII. Violation Report:

Nicole Espinoza stated landscaping was the number one issue in October, November and December.

XIII. Design Review:

Nothing new at this time.

XVIII. Adjournment:

Mike Palermo motioned to adjourn Open Session at 5:52 pm, Angela Harrolle seconded the motion, the motion carried unanimously.

Respectfully Submitted,

Dawnette Seabaugh
Administrative Assistant