



The Ocotillo Community Association

c/o Premier Community Management, Inc.
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OPEN SESSION MINUTES March 27, 2018

The Meeting was convened in the Conference Room at the First Credit Union and called to order at 5:10 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. Approval of Minutes:

Mike Palermo motioned to approve the February 27, 2018 Open Session minutes as written, Cliff Jones seconded the motion, the motion carried unanimously.

III. Treasurer's Report:

Included in packet. Don reported that the association is 2% under budget for income for MTD and 2% over budget for income for YTD. Expenses MTD is on budget with YTD 6% under Budget. There is 1.5 million dollars in operating and 2.7 million dollars in reserves.

IV. FMD - Updates:

- a. Boat Quote – The quote for a new boat is \$5131.79 from Tracker Boat Center. Cliff motioned to accept the quote. Angela seconded the motion, the motion carried unanimously.
- b. Boat Ramp Proposal - Received proposal #1026 from Villa Mesa for \$6340.10. Wally motioned to approve the proposal to not exceed \$7,500.00, Cliff seconded the motion, the motion carried unanimously.

V. Echelon Lake Acceptance:

The Developer is still treating for golden algae. Mike motioned to wait on acceptance. Wally seconded the motion, the motion carried unanimously.

VI. Managers' Report:

Don advised the Board that he is working with TS&G on the entry features. The garage sale process went very smooth.

Sunset Park lake is still being monitored for illegal fishing. Wally motioned to let Homeowners resume fishing at the lake. Cliff seconded the motion, the motion carried unanimously.

The Annual meeting mailing should be going out within the next week.

VII. Violation Report:

Nicole advised that the notice verbiage for camera's and lighting has been changed.

VIII. Design Review:

Brianna stated there is nothing to report at this time.

ix. Adjournment:

Cliff Jones motioned to adjourn Open Session at 5:31 pm, Mike Palermo seconded the motion, the motion carried unanimously.

Respectfully Submitted,

Dawnette Seabaugh
Administrative Assistant