



The Ocotillo Community Association

c/o Premier Community Management, Inc.
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ANNUAL MEETING MINUTES

April 29, 2014

I. Introduction of the Board of Directors

President – Mike Palermo introduced the Board members including Vice President – Wally Brown, Treasurer – Suellen Todd, Secretary – Susana Lewis and Director - Cliff Jones.

II. Call to Order

The meeting was convened in the Crown Terrace Ballroom at the Ocotillo Golf Resort and called to order at 6:00 PM by President Mike Palermo.

III. Verify Quorum

Susana Lewis, Secretary, stated the bylaws require votes cast by 10% of the membership for quorum, which is 402 votes. Susana confirmed a total of 667 mail-in ballots received, thus quorum was duly noted and recorded.

IV. Pledge of Allegiance

V. Introduction of Staff

President Mike Palermo introduced Pat Wontor, General Manager. Pat acknowledged those in attendance from Premier Community Management: Robb Lipsey and Dale Wendt, Owners; Lynne Kerley, Director of Client Services; Dana Stevens, Assistant Manager, Amy Dyer, Assistant Manager, Keirsten Penrod Administrative Assistant, Sub Association Community Managers Linda Byrd and Bob Clausen; from AAA Landscape: Bob Underwood Owner, Chuck Lewis Supervisor, and Kevin Matykiewicz District Manager; the Facilities Maintenance Department: Brandon Flavin; and Carpenter Hazlewood Delgado and Bolen: Josh Bolen and Kellie Callahan who all work in direct support to make Ocotillo a great place to live.

VI. Approval of 2013 Annual Meeting Minutes

Susana motioned to approve the April 30, 2013 annual meeting minutes as written. Motion seconded and approved.

VII. Introduction of Nominating Committee

President Mike Palermo introduced Suellen Todd representing the Nominating Committee. Suellen introduced the three candidates put forth on the ballot by the Nominating Committee: Mike Palermo, Wally Brown and Cliff Jones.

VIII. President's Report

President Mike Palermo spoke about various projects and the growth in the Ocotillo area. The Waters at Ocotillo started off the projects within Ocotillo. Almeria at Ocotillo located at Dobson and Price has two identical projects on the North and South side of Edgewater Way. The Grand Opening is scheduled within the next 30 days. The Gardens at Ocotillo located at Queen Creek and Pennington, will be a 146 rental units for assisted living with memory care facility and is set to open in May 2015. Villa del Lago located at Dobson and Ocotillo will contain 85 single-family cluster homes built by Standard Pacific. Siena at Ocotillo located at Dobson and Price also will be built by Standard Pacific and will be a town home subdivision. Echelon at Ocotillo, which will be located on the Compadre Stadium parcel, will be 182 single-family homes and 137 town homes built by Standard Pacific. Ocotillo Village Health Club and Spa, will be located on Alma School and Ocotillo, just west of Echelon. The Cays at Ocotillo will be located in Downtown Ocotillo and will be a 276 town home community in 4 buildings with underground parking. Sales office will be opening soon.

IX. Treasurer's Report

Treasurer Suellen Todd gave a summary of the Association's 2013 year-end financial reports and the 2014 Budget. At year-end, the Operating account balance was \$1,112,684; the Reserve account balance was \$1,574,987 other assets of \$15,645 and total liabilities and equity of \$2,703,316. Reserves were 90% funded as of December 31st per the 2011 reserve study. The OCA residential assessment has not been raised since 2009.

X. Election results

Josh Bolen from Carpenter, Hazelwood, Delgado, and Bolen, completed and verified the counting of ballots. The 2014 Election resulted in Wally Brown, Cliff Jones and Mike Palermo being elected to the Board of Directors for two-year terms.

XI. Door Prize Drawings

Wally drew tickets and door prizes were distributed to the winning Ocotillo homeowners in attendance.

XII. President's Closing Comments

Mike Palermo thanked homeowners for their attendance.

XIII. Adjournment

Cliff made a motion to adjourn the meeting at 6:40PM. Motion seconded and carried unanimously.

Respectfully Submitted,

Amy Dyer