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## The Ocotillo Community Association

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

April 19, 2016

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#### **I. Call to Order**

The meeting was convened in the Crown Terrace Ballroom at the Ocotillo Golf Resort and called to order at 6:03 PM by President Wally Brown.

#### **II. Introduction of the Board of Directors**

President – Wally Brown introduced the Board members including Vice President – Mike Palermo Treasurer – Molly Carroll, Secretary – Spike Lawrence, and Director – Cliff Jones.

#### **III. Verify Quorum**

Spike Lawrence, Secretary, stated the bylaws require votes cast by 10% of the membership for quorum, which are 433 votes. Spike confirmed a total of 1,155 mail-in ballots received, thus quorum was duly noted and recorded.

#### **IV. Pledge of Allegiance**

#### **V. Introduction of Staff**

President Wally Brown introduced Don Higdon, General Manager. Don acknowledged those in attendance from Premier Community Management: Robb Lipsey and Dale Wendt, Owners; Lynne Kerley, Director of Client Services; Briana Bosanko, Design Review Manager, Irys Martino, Compliance Manager, Jana Gowin, Administrative Assistant; from AAA Landscape: Bob Underwood Owner, Carey Mesa, Supervisor, Kevin Matykevich and Terry Jennings; the Facilities Maintenance Supervisor: Frank Rockwell and Carpenter Hazlewood Delgado and Bolen: Josh Bolen and Kellie Callahan who work in direct support to make Ocotillo a great place to live.

#### **VI. Approval of 2015 Annual Meeting Minutes**

Spike motioned to approve the May 5, 2015 annual meeting minutes as written. Motion seconded and approved.

#### **VII. Introduction of Nominating Committee**

President Wally Brown introduced Molly Carrol and Spike Lawrence representing the Nominating Committee. Wally introduced the four (4) candidates put forth on the ballot by the Nominating Committee: Frank Brontsema, not in attendance, Clifford Jones, Mike Palermo and himself.

## **VIII. Ocotillo Update**

Vice President Mike Palermo spoke about various projects and the growth in the Ocotillo area. Villa del Lago located at Dobson and Ocotillo will contain 85 single-family villa homes built by Standard Pacific. Fourteen (14) homes have closed as of March 2016. Siena at Ocotillo located at Dobson and Price will consist of 76 town homes, the first of which has closed in March of 2016. Echelon at Ocotillo, also being built by Standard Pacific and is a gated community of 181 single-family homes. The models are now built and open for sales. Construction has started on The Shops at Ocotillo, located at Alma School and Ocotillo Roads, a commercial project that will include a NextCare Urgent Care, a men's salon and restaurants. Construction has also started on The Cays at Ocotillo will be located in Downtown Ocotillo and will be a 278-unit luxury condominiums community with estimated occupancy by mid-2016. Proposed projects for future building in the Ocotillo Community Association include a hotel site and another apartment community in Downtown Ocotillo.

## **IX. Election results**

Josh Bolen from Carpenter, Hazelwood, Delgado, and Bolen, completed and verified the counting of ballots. The 2016 Election resulted in Wally Brown, Cliff Jones and Mike Palermo being elected to the Board of Directors for two-year terms.

## **X. Door Prize Drawings**

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

## **XI. President's Closing Comments**

Wally Brown thanked homeowners for their attendance and congratulated Cliff Jones and Mike Palermo on their re-election to the board. Wally also thanked the board for continued service the Ocotillo Community.

## **XII. Adjournment**

Spike made a motion to adjourn the meeting at 6:26PM. Motion seconded and carried unanimously.

Respectfully Submitted,  
Irys Martino