



The Ocotillo Community Association

c/o Premier Community Management, Inc.
3930 S. Alma School Road, Suite 10, Arizona 85248
Office: (480) 704-2900 • Fax: (480) 704-2905

ANNUAL MEETING MINUTES

April 30, 2013

I. Introduction of the Board of Directors

President – Mike Palermo introduced the Board members including Vice President – Wally Brown, Treasurer – Susana Lewis, and Secretary – Donna DeVoe. Cliff Jones was excused from the meeting.

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

Donna DeVoe, Secretary, stated the bylaws require votes cast by 10% of the membership for quorum, which are 392 votes. Donna confirmed a total of 559 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: Dana Stevens, Joycelyn Lopez, Robb Lipsey, Dale Wendt and Lynne Kerley; from AAA Landscape: Kory Jonker, Kevin Matykiewicz, and Terry Jennings; from the Facilities Maintenance Department: Brandon Flavin; and from Carpenter Hazlewood Delgado and Bolen: Josh Bolen, Kellie Callahan and Alexis Firehawk who all work in direct support to make Ocotillo a great place to live.

VI. Approval of 2012 Annual Meeting Minutes

Wally motioned to approve the May 1, 2012 annual meeting minutes as written. Motion seconded and approved.

VII. Introduction of Nominating Committee

President Mike Palermo introduced Wally Brown representing the Nominating Committee. Wally introduced the two candidates put forth on the ballot by the Nominating Committee: Susana Lewis and Suellen Todd.

VIII. President's Report

President Mike Palermo spoke about various projects and the growth in the Ocotillo area. The Villas at Ocotillo are close to completion with only a few homes left to sell. Almeria at Ocotillo apartment complex

has begun preparing the land for construction. The community will be opening offices in Fall of 2013. The Gardens at Ocotillo, Spectrum Senior Living, continues to develop plans and work with ODRB and is slated to begin in Fall of 2013. The Waters at Ocotillo has been building since last fall with dozens of homes being constructed and sold. Villa del Lago is a community with cluster home styles, similar to Montefino Village and will have colonial home designs. The commercial parcel located behind Circle K called Park Ocotillo is still under review and currently do not have a status on the project. A project being considered by SRP that will impact the community is the SRP 230kV Transmission Line Project, necessary to meet power demands for the Price Road Corridor. Possible routes include Ocotillo Road and Queen Creek Road. The OCA is involved and will continue to keep residents informed. Residents are asked to voice their concerns to SRP and stay involved as the project continues.

IX. 2012 in Review

Treasurer Susana Lewis spoke about various projects completed in 2012 which included: coordinating with City on projects to pave Jacaranda Loop and replace corner curbs; Ocotillo Pipeline Project; tree replacment throughout the Jacaranda Loop and Serenity Bend; support for new Development projects coming into the community and extending the reclaimed water line along Market and Edgewater. Susana reviewed various ongoing projects that included spring and fall fish stocking, painting common area walls throughout the community, lake maintenance and waterfall cleaning.

X. Treasurer's Report

Treasurer Susana Lewis gave a summary of the Association's 2012 year-end financial reports and the 2013 Budget. At year-end, the Operating account balance was \$773,820, the Reserve account balance was \$1,340,265, other assets were \$24,585, for total assets of \$2,138,670. Reserves were 90% funded as of December 31st per the 2011 Reserve Study. The OCA residential assessment was not raised for 2013.

XI. Election results

Josh Bolen from Carpenter, Hazelwood, Delgado, and Bolen, completed and verified the counting of ballots. The 2013 Election resulted in Susana Lewis and Suellen Todd being elected to the Board of Directors for two-year terms.

XII. Door Prize Drawings

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

XIII. President's Closing Comments

Mike Palermo thanked homeowners for their attendance and thanked Donna DeVoe, who is leaving the Board, for her years of service and contribution to the Ocotillo Community.

XIV. Adjournment

Wally made a motion to adjourn the meeting at 6:45PM. Motion seconded and carried unanimously.

Respectfully Submitted,
Joycelyn Lopez