



The Ocotillo Community Association

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

May 05, 2015

I. 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 Wally Brown.

II. Introduction of the Board of Directors

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

III. Verify Quorum

Susana Lewis, Secretary, stated the bylaws require votes cast by 10% of the membership for quorum, which are 433 votes. Susana confirmed a total of 998 mail-in ballots received, thus quorum was duly noted and recorded.

IV. Pledge of Allegiance

V. Introduction of Staff

President Wally Brown 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, Dawn Woznica, Compliance Manager, Keirsten Penrod, Administrative Assistant; from AAA Landscape: Bob Underwood Owner, Carey Mesa, Supervisor, and Terry Jennings; the Facilities Maintenance Department: Brandon Flavin and staff; Lory Lasica, Ocotillo Magazine Editor and 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 2014 Annual Meeting Minutes

Mike motioned to approve the April 29, 2014 annual meeting minutes as written. Motion seconded and approved.

VII. Introduction of Nominating Committee

President Wally Brown introduced Mike Palermo, Cliff Jones and himself representing the Nominating Committee. Wally introduced the two candidates put forth on the ballot by the Nominating Committee: Spike Lawrence and Molly Carroll.

VIII. Ocotillo Update

Vice President Mike Palermo spoke about various projects and the growth in the Ocotillo area. The Waters at Ocotillo has now completed the community. Almeria at Ocotillo located at Dobson and Price has two identical projects on the North and South side of Edgewater Way. Occupancy is nearly full and has been a successful project. The Gardens at Ocotillo located at Queen Creek and Pennington, will be a 146 unit independent, assisted, and memory care facility and is now open. Villa del Lago located at Dobson and Ocotillo will contain 85 single-family cluster homes built by Standard Pacific. Models have been built and units are being sold. 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, will be 182 single-family homes and 137 town homes built by Standard Pacific. Ocotillo Village Health Club and Spa, located on Alma School and Ocotillo, is open and a very successful project with many members joining. Just north of Ocotillo Village Health Club & Spa will be retail and restaurant and plans are being submitted for review. The Cays at Ocotillo will be located in Downtown Ocotillo and will be a 276 town home community in 4 buildings with underground parking.

IX. Election results

Josh Bolen from Carpenter, Hazelwood, Delgado, and Bolen, completed and verified the counting of ballots. The 2015 Election resulted in Spike Lawrence and Molly Carroll 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 thanked Susana Lewis and Suellen Todd, who are leaving the Board, for their years of service and contribution to the Ocotillo Community.

XII. Adjournment

Wally made a motion to adjourn the meeting at 6:23PM. Motion seconded and carried unanimously.

Respectfully Submitted,
Dana Stevens