



The Ocotillo Community Association

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

April 18, 2017

I. Call to Order

The meeting was convened in the Crown Terrace Ballroom at the Ocotillo Golf Resort and called to order at 6:02 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, and Director – Cliff Jones. Secretary – Spike Lawrence was not in attendance.

III. Verify Quorum

Mike Palermo, Vice President, stated the bylaws require votes cast by 10% of the membership for quorum, which are 460 votes. Mike confirmed a total of 811 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, Jana Gowin, Compliance Manager, Nicole Espinoza, Administrative Assistant; from AAA Landscape: Supervisor, Kevin Matykewicz and Terry Jennings and from 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 2016 Annual Meeting Minutes

Mike Palermo, Vice President, motioned to approve the April 19, 2016 annual meeting minutes as written. Director Cliff Jones seconded the motion; the motion carried unanimously.

VII. Introduction of Nominating Committee

President Wally Brown introduced himself, Mike Palermo, and Cliff Jones as representing the Nominating Committee. Wally further introduced the two (2) candidates put forth on the ballot by the Nominating Committee: Angela Harrolle and Spike Lawrence, not in attendance.

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 with fifty-two (52) homes having closed as of March 2017. Siena at Ocotillo located at Dobson and Price will consist of 76 town homes and twenty-three (23) homes have closed as of March of 2017. Echelon at Ocotillo, also being built by Standard Pacific, is a gated community of 181 single-family homes with forty-two (42) homes having closed as of March of 2017. The Shops at Ocotillo, located at Alma School and Ocotillo Roads, is now open for business offering services from NextCare Urgent Care, a men's salon and various restaurants. The Cays at Ocotillo have completed phase one with construction on the second of four buildings started. The Cays at Ocotillo are located in Downtown Ocotillo and will be a 278-unit luxury condominiums community with fifty (50) homes closed as of March 2017. Proposed projects for future building in the Ocotillo Community Association include Residence Inn and another apartment community, Arista; both locations will be in Downtown Ocotillo.

IX. Election results

Josh Bolen from Carpenter, Hazelwood, Delgado, and Bolen, completed and verified the counting of ballots. The 2017 Election resulted in Angela Harrolle and Spike Lawrence 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 Angela Harrolle her election to the board. Wally also thanked the board for continued service the Ocotillo Community.

XII. Adjournment

Wally made a motion to adjourn the meeting at 6:29PM. Motion seconded and carried unanimously.

Respectfully Submitted,
Nicole Espinoza