



The Ocotillo Community Association

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

April 17, 2018

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. Verify Quorum

Spike Lawrence, Secretary, stated the bylaws require votes cast by 10% of the membership for quorum, which are 460 votes. Spike confirmed a total of 811 mail-in ballots received, thus quorum was duly noted and recorded.

III. Pledge of Allegiance

IV. Welcome and Introduction of the Board of Directors

President – Wally Brown introduced the Board members including Vice President – Mike Palermo, Secretary - Spike Lawrence and Director – Cliff Jones. Treasurer – Angela Harrolle was not in attendance.

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, Nicole Espinoza, Compliance Manager, Dawnette Seabaugh, Administrative Assistant; from AAA Landscape: Supervisor, Kevin Matykewicz and Bob Underwood, from FMD: Supervisor Frank Rockwell 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 2017 Annual Meeting Minutes

Mike Palermo, Vice President, motioned to approve the April 18, 2017 annual meeting minutes as written. Director Spike Lawrence seconded the motion; the motion carried unanimously.

VII. Introduction of Nominating Committee

President Wally Brown introduced Spike Lawrence and Angela Harrolle as representing the Nominating Committee. Wally further introduced the three (3) candidates put forth on the ballot by the Nominating Committee: Wally Brown, Mike Palermo and Cliff Jones

VIII. Ocotillo Update

General Manager Don Higdon spoke about various projects and the growth in the Ocotillo area. Villa del Lago located at Dobson and Ocotillo contains 85 single-family villa homes with seventy-two (77) homes having closed as of March 2018. Siena at Ocotillo located at Dobson and Price contains 76 town homes and fifty-seven (57) homes have closed as of March of 2018. Echelon at Ocotillo, is a gated community of 181 single-family homes with one hundred-twelve (112) homes having closed as of March of 2018, the final phase will be Townhomes. The Cays at Ocotillo are located in Downtown Ocotillo and will contain 278-unit luxury condominiums with eighty-one (81) homes closed as of March 2018. The second building is nearing completion. The Residence Inn at Downtown Ocotillo is nearing completion with the grand opening anticipated in mid May 2018. Arista at Downtown Ocotillo has two (2) pads are complete with two (2) more pads scheduled. The Shops at Ocotillo, located at Alma School and Ocotillo Roads, have additional pads being developed to include a dental office, eateries and professional services. The community is financially sound. We continue to enhance the entrances and parks bringing value to our neighborhood.

IX. Election results

Josh Bolen from Carpenter, Hazelwood, Delgado, and Bolen, completed and verified the counting of ballots. The 2018 Election resulted in Wally Brown, Clifford 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 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,
Dawnette Seabaugh