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## **The Ocotillo Community Association**

C/o Premier Community Management, Inc.  
PO Box 12510, Chandler, Arizona 85248  
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### **ANNUAL MEETING MINUTES April 6, 2010**

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

President Mike Palermo introduced the Board members including Vice President Wally Brown, Treasurer Julie Dameron, Secretary Donna DeVoe, and Director Susana Lewis.

#### **II. Call to Order**

The Meeting was convened in the Crown Terrace Ballroom at the Ocotillo Golf Resort and called to order at 6:00PM by President Mike Palermo.

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

Donna DeVoe, Secretary, stated the Bylaws require a minimum 10% of the total community membership for quorum, which is 391 votes. Donna confirmed that a total of 627 mail-in ballots were received. Thus, not counting additional ballots cast at the meeting, quorum was duly noted and recorded.

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

#### **V. Staff Introductions**

President Mike Palermo introduced Pat Wontor, General Manager and Pat then acknowledged those in attendance from Premier Community Management, AAA Landscape, the Facilities Maintenance Department and Carpenter Hazlewood who all work in direct support to make Ocotillo a great place to live.

#### **VI. Approval of 2009 Annual Meeting Minutes**

Donna DeVoe motioned to approve the April 8, 2009 annual meeting minutes as written. Motion seconded and passed.

#### **VII. Introduction of Nominating Committee and Board Candidates**

President Mike Palermo introduced Donna DeVoe and Susana Lewis who represented the Board on the Nominating Committee as required by the governing documents. Susana Lewis introduced the names of the five candidates put forth on the ballot by the Nominating Committee: Wally Brown, Julie Dameron, Debra Kimberly, Mike Palermo, and Steve Sheldon.

### **VIII. President's Report**

President Mike Palermo spoke about the various projects happening in the Ocotillo area currently and during this past year. Orbital completed their new facility at the corner of Dobson and Price Roads. A bridge was built over the lake between Orbital and Downtown Ocotillo, which now serves Orbital employees and all Ocotillo residents for easy access to the Downtown Ocotillo area.

Continuum on Price will be a new development that will enhance the Ocotillo area. Camelot Homes, developing the Windward community, is currently the most active homebuilder within Ocotillo.

### **IX. 2009 In Review**

Various projects completed in 2009 included renovation of the main monument at Price and Queen Creek, the addition of playground equipment in Blue Heron Park, and the resurface and renovation of the tennis courts. Julie reviewed various behind the scenes projects, including fish stocking both in the spring and fall, pump station repairs and maintenance, lake and waterfall cleaning, and park upkeep.

### **X. Treasurer's Report**

Treasurer Julie Dameron gave a summary of the Association's 2009 year-end financial reports and the 2010 Budget. At year-end, the Operating account balance was \$335,453.61, the Reserve account balance was \$815,359.79, with total liabilities and equity of \$1,174,861.02. The OCA residential assessment was not raised for 2010. The reserve account was 84% funded at year-end and is sound financially.

### **XI. Election Results**

Kellie Callahan from Carpenter Hazlewood Delgado & Wood, PLC completed and verified the counting of ballots. The 2010 Election resulted in Wally Brown, Julie Dameron, and Mike Palermo being elected to the Board of Directors.

### **XII. Drawing of Door Prizes**

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

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

President Mike Palermo thanked homeowners for their attendance.

### **XIV. Adjournment**

Donna motioned for adjournment at 6:50PM. Motion seconded and passed.

Respectfully Submitted,  
Julie Dameron  
Treasurer, The Ocotillo Community Association