



The Ocotillo Community Association

C/o Premier Community Management, Inc.
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ANNUAL MEETING MINUTES April 8, 2009

I. Call to Order

The Meeting was convened in the Crown Terrace Ballroom at the Ocotillo Golf Resort and called to order at 6:05PM by President Mike Palermo.

II. Verify Quorum

Julie Dameron, Secretary, stated that the Bylaws require a minimum 10% of the total community membership for quorum, which is 391 votes. Pat confirmed that a total of 503 mail-in ballots were received. Hence, not counting additional ballots cast at the meeting, quorum was duly noted and recorded.

III. Pledge of Allegiance

IV. Approval of 2008 Annual Meeting Minutes

Donna DeVoe motioned to approve the April 9, 2008 annual meeting minutes as written. Roger Stage seconded the motion. Julie abstained as she had not yet been elected to the Board at the beginning of that meeting. Motion passed.

V. Introduction of the Board of Directors

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

VI. Introduction of Nominating Committee

President Mike Palermo introduced Julie Dameron and Wally Brown who represented the Board on the Nominating Committee as required by the governing documents.

VII. Introduction of Candidates

Wally Brown introduced the names of the three candidates put forth by the Nominating Committee: Donna DeVoe, Susana Lewis and Bill Morgan.

VIII. Balloting / Drawing of Door Prizes

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

IX. President's Report

President Mike Palermo spoke about the various projects happening in the Ocotillo area this year. AAA Landscaping was awarded, for the second year in a row, the Judges "Award of Distinction" for their maintenance of the landscaping in Ocotillo by the Arizona Excellence in Landscaping Awards Program.

Orbital is building a new facility at the corner of Dobson and Price Roads that will employ three hundred new engineers. With the foot traffic between their new and existing buildings, the City of Chandler will be installing a new traffic signal near the park on Price Road in addition to a pedestrian light closer to the new Orbital building. The new signal lights will be installed over the next three to four months.

A bridge will be erected over the lake between Orbital and Downtown Ocotillo. This will service both Orbital employees and Ocotillo residents for easy access to the Downtown Ocotillo area.

The Village Sports Club that was scheduled to begin building at the SWC of Ocotillo and Alma School Road has been put on hold.

X. Treasurer's Report

Treasurer Roger Stage gave a summary of the Community's 2008 year end financial reports and the 2009 Budget. Income in 2009 is expected to be \$2,662,175 and total operating expenses are expected to be \$2,282,534. The reserve account contribution in 2009 will be \$365,000, bringing the net operating expenses and reserves to \$2,647,534.

Roger noted that the master residential assessment was raised \$1 per month for 2009 to \$56.50, which was the first increase in 3 years. The reserve account is currently 92% funded and is sound financially. Foreclosures in Ocotillo are running under 2%, which is far better than other parts of the Valley.

XI. Staff Introductions

President Mike Palermo introduced the many in attendance from Premier Community Management, AAA Landscaping, the Facilities and Maintenance Department and Carpenter-Hazelwood who all work in direct support to make Ocotillo a great place to live.

XII. Election Results

Josh Bolen from Carpenter, Hazelwood, Delgado, & Wood, PLC completed and verified the counting of ballots. The 2009 Election resulted in Donna DeVoe and Susana Lewis being elected to the Board of Directors.

XIII. President's Closing Comments

President Mike Palermo thanked Roger Stage for his two years of service on the Board of Directors.

XIV. Adjournment

Donna motioned for adjournment at 6:45PM. Wally seconded the motion. Motion passed.

Respectfully Submitted,

Julie Dameron
Secretary, The Ocotillo Community Association