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## The Ocotillo Community Association

c/o Premier Community Management, Inc.  
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### 2007 ANNUAL MEETING MINUTES APRIL 10, 2007

The Meeting was convened in the Crown Terrace Ballroom of the Ocotillo Golf Resort and called to order at 6:05p.m. by President Mike Palermo. Other Board attendees included: Secretary/Treasurer Gina Phalen and Director Wally Brown. Quorum was duly noted and recorded. Also in attendance from Premier Community Management, Inc. (PCM) were General Manager Lynne Kerley and Assistant Manager Dana Stevens.

**I. Pledge of Allegiance**

**II. Approval of Minutes**

Wally motioned to approve the 2006 Annual Meeting Minutes as written. Gina seconded the motion. Motion passed.

**III. Introduction of Board of Directors**

Mike Palermo introduced Gina Phalen and Wally Brown. He also recognized the recent passing of a valuable Board member and friend, George Rozsa.

**IV. Introduction of Nominating Committee**

Mike introduced Gina Phalen and Wally Brown as the Nominating Committee. Gina thanked all six candidates for their participation in the election.

**V. Introduction of Candidates**

Gina Phalen introduced the six candidates: Kristi Beckman, Julie Dameron, Donna DeVoe, Roger Stage, Jerry Wamsley and Barbara Brown. Each candidate spoke briefly about why they were interested in becoming a Board member.

**VI. Nominations from the Floor**

No nominations from the floor. Balloting was closed and all outstanding ballots were turned in.

**VII. Guest Speaker – Renee Levin, Intel Update**

**VIII. President's Report**

Mike Palermo discussed some of the development projects in Ocotillo such as the Downtown Ocotillo and the Waters projects that are scheduled for completion in 2008. He also reminded residents to vote for Ocotillo in the AZCentral "Arizona's Best" competition. He discussed the April Spring Fling and Movie in the Park planned for Friday, April 20<sup>th</sup>.

**IX. Treasurer's Report**

Gina Phalen presented the 2006 year-ending balance sheet, the 2006 Operating financial summary and 2006 Reserve Fund activity. She noted that the OCA was in a positive financial situation for 2006 and also discussed the 2007 Master Budget summary and a few large planned Reserve expenditures.

**X. Staff Introductions**

Mike Palermo introduced Lynne Kerley and thanked Premier Community Management (on behalf of the BoD) for doing a wonderful job in 2006. Lynne introduced her staff, the AAA supervisor and the Facility Maintenance Supervisors.

**XI. Election Results**

Winning candidates were announced. Roger Stage and Donna DeVoe are the newest Board of Director members.

**XII. President's Closing Comments**

Residents were reminded the BoD meets the 4<sup>th</sup> Tuesday of each month and that all residents are welcome to attend.

Gina motioned for adjournment at 7:00p.m. Wally seconded the motion. Motion passed.

Respectfully Submitted,

*Gina Phalen*

Gina Phalen, Secretary of The Ocotillo Community Association