



The Ocotillo Community Association

c/o Premier Community Management, Inc.
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2006 ANNUAL MEETING MINUTES

April 11, 2006

The Meeting was convened in the Crown Terrace Ballroom of The Ocotillo Golf Resort and called to order at 6:05 PM by President Mike Palermo. Other Board attendees included Vice-President, George Rozsa, Secretary, Kristi Beckman, Treasurer, Ric Stephenson, and Director, Wally Brown. Quorum was duly noted and recorded. Also in attendance from Premier Community Management, Inc. (PCM) were General Manager Ian Welsh, Community Manager Lynne Kerley and Community Compliance Manager Laraine Russman.

I. Pledge of Allegiance

II. Approval of 2005 Annual Meeting Minutes

Minutes of 2005 Annual Meeting were amended to add George Rozsa in Item IV as a candidate. George Rozsa motioned to approve amended minutes, Wally Brown seconded. Motion passed.

III. Introduction of Board of Directors

Mike Palermo introduced the Board of Directors for 2006; gift was presented to outgoing Treasurer, Ric Stephenson by George Rozsa.

IV. Introduction of Candidates

George Rozsa introduced candidates Mike Palermo, Wally Brown & Gina Phalen and read the biography of Gina Phalen.

V. Nominations from the Floor

There were no additional nominations from the floor. Ian Welsh suggested new candidates be voted in by acclamation and requested someone from the membership motion the acclamation. Resident, Jim Fonk made the request for the motion. George Rozsa motioned to vote new candidates in by acclamation; Kristi Beckman seconded. Motion passed.

VI. Balloting/Drawing for Door Prizes

No balloting occurred; candidates voted in by acclamation. Re-elected were George Rozsa & Wally Brown. Newly elected was Gina Phalen. Community General Manager, Lynne Kerley held drawing of door prizes.

VII. President's Report

President, Mike Palermo discussed and mapped out both commercial and residential areas to be developed within Ocotillo, which included:

- 1.7 acres at Alma School & Ocotillo to be developed by Lawrence & Geyser with plans for a 6500 sq. ft. restaurant and spa.
- Carino Villa's condos north of Queen Creek between Alma School & Arizona Ave.
- Condominiums to be built by D.R. Horton at Arizona Ave & Queen Creek
- Windward by Camelot homes (same builder and designs as the Watermark)
- Stonegate by Arizona Village Communities, a private, gated Tuscan-style villas

VIII. Treasurer's Report

Ric Stephenson presented details of 2005 budget and expenditures and noted that many items (particularly energy related items) have been increasing. He also encouraged the community to get more involved and attend the monthly meetings. Ric also noted that the master budget for Ocotillo is on the web site – www.oca-az.com for anyone who is interested.

IX. Manager's Report

Ian Welsh of Premier Community Management discussed his new role within Premier and welcomed and introduced new Community Manager, Lynne Kerley.

X. President's Closing Comments

Mike thanked everyone for attending and reminded members that the BoD and Management would stay after adjournment to answer questions.

Adjournment

George Rozsa motioned for meeting to be adjourned. Kristi Beckman seconded the motion Meeting adjourned at 6:50 PM.

Respectfully Submitted,

Kristi Beckman

Kristi Beckman, Secretary of The Ocotillo Community Association