

**Villas at Ocotillo
General Session
Annual Meeting Minutes**

Date: March 10, 2022

Attendees: Bill Woodruff, President
Marilyn Hirschfeld, Community Manager
Dave Shellhorn, Vice-President
Chris Ehrbright, Member at large
Rod Drake, Treasurer
Jerry Miles, Secretary
Villas 14, 15, 16, 24, 32, 39, 40

Call to Order/Establish Quorum

Meeting was called to order at 7:02 P.M.
Quorum of 17 was established

Proof of Notice of Meeting

Notice of the Annual Meeting was provided in three forms: individual mailings via USPS, Emailed notice containing the annual report and HOA rules, and notice was posted at the pool/mailbox bulletin board

Introduction of Board of Directors/Management

Each member of the current board was introduced, followed by the community manager, Marilyn Hirschfeld

Dave Shellhorn will be relinquishing his role as Vice-President. The other directors: Woodruff, Ehrbright, Drake and Miles will remain as directors for remaining term.

Approval of 2021 Annual Meeting Minutes

There were no comments on the previous year's minutes and a motion to approve was made.
Motion: Steve Garlock, 2nd: Jerry Miles, Carried: Unanimously

President's Report

The president, Bill Woodruff, shared his report for the past year. Praise was provided for Marilyn Hirschfeld in her role concerning community management, Dave Shelhorn was praised for his years of service and assistance with Landscaping and Property oversight noting the improvements made over the last few years, Kathryn Pfeffer for work on website and Bob Hawkins for generously donating many trees. Other board members were recognized, insurance was presented for collective understanding, Dave Shellhorn gave an update on the status of the property including the pool, contract has been renewed with Brown Community Management for one year with same terms and conditions. During 2022 the Board will continue to focus on landscape improvements, water feature improvements and projects related to drainage. Other items discussed included communications, No Poop Zone for common grounds, Plumbing Maintenance for your Villa, etc.

Treasurer's Report

Rod Drake provided the 2021 Operating Results. Rod included the status of our Reserve Fund to include comments from the previous year study. Rod included a breakout of how HOA Dues are spent.

Election and Results

Explanation of election

Nominations for the Board of Directors

Appoint Inspectors

Cast Ballots

Angela Mason is new Board Member at large for the 2022 year. Angela received 11 votes.

Open Forum

General discussion with special emphasis on the need for work around Villa 32. This work to be addressed with the owner post meeting to find solutions, work together to correct.

Adjournment

The meeting was concluded at 8:25 PM