
2022 YEAR IN REVIEW

SUNNYMEAD RANCH PCA

Renée Osburn, Board President

As one year ends and another begins, it is important to review the gains made by the Association this past year lest we forget. As evidenced by this list, it has been a busy year. My fellow Directors and I look forward to even greater success in 2023!

Covid Reopening Plan Approved

Installed reception window
Re-established Saturday hours
Restarted Clubhouse Rentals

Cost Saving Steps

Due to rising water costs and the association's shrinking water allocation, the association worked with Bemus Landscaping and EMWD to secure rebates to remove water thirsty turf and replace with drought tolerant plants. To date, two phases have been completed (costs and savings shown below). Additionally, 42 irrigation controllers were upgraded to 4G Smart units.

- Phase #1: Cost of materials & labor = \$340K / **Cost to SRPCA after rebates = \$40K** *plus future reduced water costs*
- Phase #2: Cost of materials & labor = \$217K / **Cost to SRPCA after rebates = \$0 (zero)** *plus future reduced water costs*

Community Events Held

- Shred-It & Recycling
- Memorial Day Tribute
- Concert By The Lake
- Movie On The Ranch
- Camp Weekend
- Halloween Trunk or Treat
- Let's Get Coffee: Homeowner & Director Events
- Veterans Day Tribute
- Winter Celebration for Children
- New Year's Eve Celebration

Communication Strides

- Town Hall – Phase 2 Turf Removal & Planting
- Town Hall – Phase 3 Turf Removal & Planting
- Town Hall – Reserve Specialist & HOA Insurance Broker
- Meet the Candidates Forums (two events)
- Let's Get Coffee: Homeowner & Director (two events)
- Open Budget Meetings (5 meetings / 17 hours)
- Installed Member Suggestion Box in Lobby
- Improved Website
- Improved Round-Up Appearance and Content
- Monthly Member Email Updates

New Amenities

Four (4) Pickleball courts approved & will be finished in Q1 2023.

Safety Measures & Maintenance of Assets

- Replaced deteriorated boat dock
- Purchased six pedal boats & life jackets
- Annual tot lot inspection and issue mitigation
- Replaced fitness center equipment
- Installed handrail (from pool to spa)
- Replaced 12 deteriorated picnic tables
- Installed roof, as recommended by Reserve Analyst

Legal Matters Update

Below is an example of a few legal cases addressed this past year by the Association. Unfortunately, the cost spent (approximately \$73,000) is born by the Association and all of us as Owners.

- The Association faced a complaint made to the State Attorney General filed by an Owner. Association responded with a defense against the allegations in March 2022 and no investigation has been pursued by the State Attorney General.
- One Board Member faced a lawsuit by an Owner. At trial the Board Member prevailed.
- The Association's management company (Seabreeze) and General Manager faced a lawsuit filed by an Owner. This lawsuit was dismissed.
- The Association faced a lawsuit filed by an Owner. At trial the Association prevailed.
- The Association filed a complaint against an Owner for reimbursement of monetary damages due to non-return of Association property. At trial the Association prevailed.
- The Association was requested by four Owners to attend an Alternate Dispute Resolution (ADR). Despite SRPCA making multiple attempts to schedule the mediation, none of the Owners responded.
- The Association is continuing to work with KB homes on an issue involving the common area. This matter is in process.
- The Association is continuing to work with EMWD regarding an easement. This matter is in process.