
2023 YEAR IN REVIEW

SUNNYMEAD RANCH PCA

Renée Osburn, Board President

Seeing the work accomplished by your elected Board of Directors is not always apparent, so we are happy to provide this “Year in Review”. The Board of Directors looks forward to even greater success in 2024!

Cost Saving Improvements

- Installed VoIP phone system and upgraded to fiber internet services (estimated annual savings \$10k)
- Due to rising water costs and the association’s shrinking water allocation, the association is availing itself of EMWD rebates to remove water thirsty turf, replace with drought tolerant plants, and install drip irrigation. Net cost to SRPCA is a fraction of the total and will also produce future reduced water savings.
 - Phase #3: Cost of materials & labor: \$135k less rebates = \$20k net cost
 - Phase #4: Cost of materials & labor: \$136k less rebates = \$26k net cost
 - Phase #5: Cost of materials & labor: \$184k less rebates = \$37k net cost

New Amenities

- Three (3) bottle filler / water fountains installed
- Four (4) pickleball courts with loaner equipment
- Four (4) pedal boats and life vests
- Two (2) benches at Clubhouse entrance
- Tree-bench seating between courts
- Coffee cart in Clubhouse lobby (during office hours)
- Audio equipment to conduct member Zoom
- Member Zoom station for hearing attendance

Communication Strides

- Town Hall with Ed Delgado & City Planning
- Town Hall with Ed Delgado – Short Term Rentals
- Meet the Candidates Forums (2 events)
- Let’s Get Coffee: Homeowner & Director (5 events)
- Open Budget Meetings (7 meetings)
- Improved Website
- Improved Round-Up Appearance and Content
- Monthly Member Email Updates
- CC&R Violation Notices now contain photo of issue
- Created online forms to facilitate member requests, upload data, and track requests.
 - Homeowner & Tenant Requests for Access Card, Gate Key, & Fitness Center
1,057 requests received to date
 - Member Violation Response & Photo Upload
125 responses received to date
 - Member Input & Suggestions
32 responses received to date

Maintenance of Assets and New Association Assets

- Additional security cameras installed
- Replaced HVAC in Fitness Center
- Replaced HVAC in portion of Clubhouse
- Tot lot inspection and mitigation of safety issues
- Installed hard surface flooring in office and staircases
- Lake fountains repaired/rebuilt
- Fish stocking: 1,000 non-sterile Catfish
- Installed stenciled signage (Caution Children, 5 mph, No Fishing, No Swimming)

Community Events Held This Year

- Springtime at the Ranch
- Memorial Day Tribute
- Town Hall with Ed Delgado & City Planning
- Town Hall with Ed Delgado – Short term rentals
- 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

Legal Matters Update

- The Association faced a lawsuit appeal by an Owner. At trial, the Association prevailed once again.
- The Association settled two lawsuits in lieu of trial. The amounts awarded are paid from Association insurance carriers. While awards are paid through Association insurance carriers, this may result in future higher premiums.
- 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.

Board of Directors At Work

- Open Sessions (12 meetings)
- Budget Sessions (7 meetings)
- Executive Sessions (12 meetings)
- Educational and Investigative Sessions (4 meetings)