REPLACEMENT RESERVE

UNIT REP MEETING

FEBRUARY 1, 2024

MISSION STATEMENT

SaddleBrooke HOA Two offers an outstanding active adult lifestyle to our homeowners and guests, by combining our majestic natural desert and mountain landscapes with a broad variety of amenities and activities, well maintained facilities, and quality services.

(Mission Statement established why we exist)

VISION STATEMENT

To be the premier active adult community of choice in Southern Arizona.

(Vision Statement tells our community what we want to be!)

SBHOA2 HISTORY

- First home built in 1995 in Unit 15.
- Robson subsidized operations through 2001.
- Residents paid for operations 2002 through transition.
- First Reserve Study completed in 2008.
- From 2009 through 2017, the Reserve Fund grew to $5,855,438.
- Reserve Fund Study at transition in 2018 was produced in 2016.
- 2018 SBHOA2 transitions from Developer to self-management.
  - HOA borrows $2 million from the Reserve Fund to pay RCI for the courses.
  - Purchases the MountainView Golf Course (22nd year of operations).
  - The Preserve Golf Course (15th year of operations).

How We Fund Operations, Maintain Our Assets, and Add Community Improvements

Property Owner Assessment (POA) (Annual Dues)

Operating Fund | **Reserve Fund**

Community Improvement Fee

Capital Improvement Fund

Operating Fund: Used for the general day-to-day operations of the Association. Funds General Admin, Facilities Maintenance, Common Area Maintenance, Patrol, and Subsidies of our amenities.

Reserve Fund: A SBHOA2 Fund that provides for replacement and major repair of existing HOA Assets with the following characteristics:

- Association Property
- Limited Useful Life
- Predictable Remaining Life
- Above a minimum cost of $5000 with a useful life of 3 years or more

Community Improvement Fee: Fee paid to SBHOA2 upon transfer of title to a new Homeowner in the amount of the Annual Assessment in effect at the time of transfer.

Capital Improvement Fund: An SBHOA2 Fund that provides for new assets and amenities That will benefit the members of the Association as approved by the Board.

RESERVE STUDY COMPARISON

Year Reserve Study Produced	2016	2019	2022
SBHOA2 Reserve Requirements without Golf	$56.1M	$63.6M	$72.9M
Golf Reserve Requirements	$0	$36.2M	$63.4M
Total Reserve Requirements	$56.1M	$99.8M	$136.3M

$136,300,000 / 30 years = $4,543,334 per year!

REPLACEMENT RESERVE FUND

- **598 Reserve Components**
  - MountainView Reserve Components: 202
  - DesertView Reserve Components: 61
  - Preserve Reserve Components: 74
  - Property Site Reserve Components: 67
  - Golf Reserve Components: 161
  - Roads Reserve Components: 33

RESERVE COMPONENT DEFINITION

An HOA asset with the following characteristics:

- Association Property
- Limited useful life
- Predictable remaining life
- Above a minimum cost of $5,000
- Useful life of 3 years or more

COMMUNITY CHALLENGE

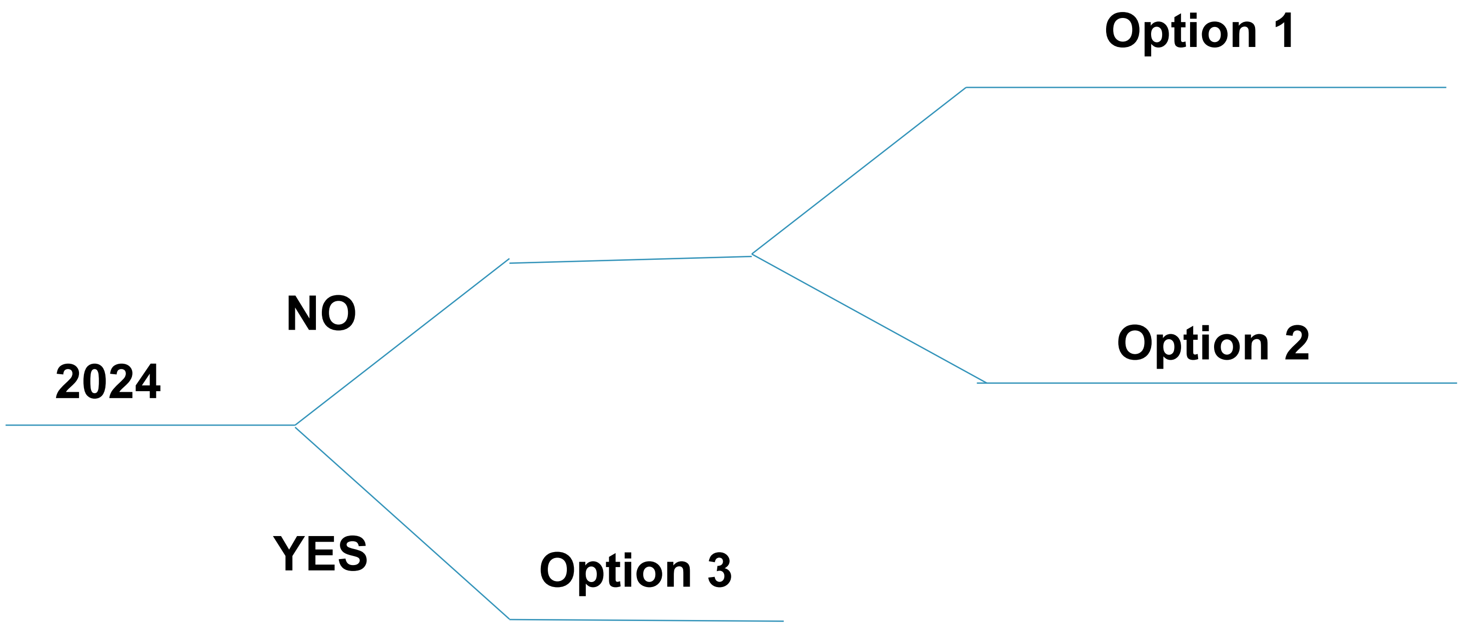
- We are at an Inflexion Point in our history.
- We have arrived at the **Fork in the Road** and we are going to take it!
- One option relies on assessments and dues increases.
- The second option requires resident approval of an assessment paid over four years.
- You get to choose the path.
- Our job…tell you the truth, let you decide.

Replacement Reserve Fund

We as a community have a challenge to face.

- We have arrived at the fork in the road!
- We will take it!
- We have a dues problem.
- How do we work together to meet the challenge?

The Fork in The Road



All Options Address the Same Reserve Component Requirements!

$45-50 million is the bill!

REPLACEMENT RESERVE FUND

Part I

Problem Statement

PROBLEM STATEMENT

- ❑ Our Replacement Reserve Fund balance **is behind by an estimated ~$4,600 per residence** in meeting our near-term Reserve expenditure projections **to avoid several years of aggressive anti-competitive future dues increases**
  - Community will need to spend a projected **$45 million to $50 million** over the next 10 years **or maybe more** if inflation hits harder than long range planning
  - Expenditures will be lumpy with **significantly** more resources needed in the front end (next 3 - 4 years) than the back end which is a reason for an assessment vote

- ❑ Our dues are not competitive with neighboring HOAs
  - SB2's 2024 dues are $700, or 25% higher than SB1, our nearest and most alike HOA
  - This dues gap could widen if immediate and aggressive action is not taken which could adversely affect home prices and time on the market for home resale.

Part II

How We Got Here

HOW WE GOT HERE

- ❑ Transition
  - SaddleBrooke Two opened in ~1995 and transitioned to self governance in 2018.
    - ➢ Residents are responsible <u>on an equal basis</u> to cover all costs of operating our amenities and maintaining our infrastructure assets and equipment.

- ❑ In 2024, we're into year seven after transition
  - Since transition, HOA2's compounded average annual dues increases are 8.5% not including assessments, <u>well above the 4.7% compounded annual rate for Phoenix</u>

    - ➢<u>Why?</u> The Reserve Fund's needs have accelerated and were higher than planned due to the unexpected high inflation and supply chain shortages in our post Pandemic world

- ❑ Dues for operations have only increased at a 4.8% compounded annual average rate compared to 4.7% to the Phoenix inflation rate, **<u>in line with the local inflation rate</u>**

SBHOA2 DUES SINCE TRANSITION

Dues Per Residence*

	Dues		Operating		Reserve	
2018	$2,040		$1,816		$224	*
2019	$2,160		$1,752		$408	
2020	$2,484		$2,027		$457	
2021	$2,732		$2,047		$685	
2022	$2,869		$2,056		$813	
2023	$3,300	1.7%	$2,400	17.8%	$900	
2024	$3,500		$2,440		$1,060	
7-yr CAGR	8.48%		4.79%		25.06%	
Phoenix CPI	4.69%		4.69%		4.69%	

* Excludes Special Assessment of $185 paid in 2018

Part III

Why Now?

WHY NOW?

- ❑ Our dues are **<u>not competitive with nearby HOAs</u>** which may impact both home values and time on the market for resale.
    - **Our dues gap to HOA1 for 2024 is $700, up from $620 in 2023 and $1 in 2020**

- ❑ To do nothing and only use dues increases (like we've done up to now) to meet Reserve Fund needs would likely not only keep us at a **<u>competitive disadvantage</u>**, but also likely **<u>widen this already large dues gap</u>**

WHY NOW?

- ❑ Financial decisions need to be made **NOW** on how best to provide the needed resources to keep our community well maintained while bringing us more in line with other HOAs on dues over time

- ❑ Some major assets & facilities are aging and failing faster than anticipated
  - **Overlook Drive has a sinkhole discovered this week!!**
  - MountainView Golf Course pump station – failed in 2019
  - Peregrine Drive - currently
  - Clubhouse Drive - currently
  - The Preserve Clubhouse Roof Replacement - 2021
  - MountainView Tennis Courts (3) – unusable due to poor construction design (not post tension)

WHY NOW?

- ❑ Cost of replacing, remodeling, and renovating has been getting more expensive each year due to <u>building cost inflation</u> and supply shortages.

    - 2022 MV tennis courts – two courts (actual $310,000 vs. $160,000 original bid)

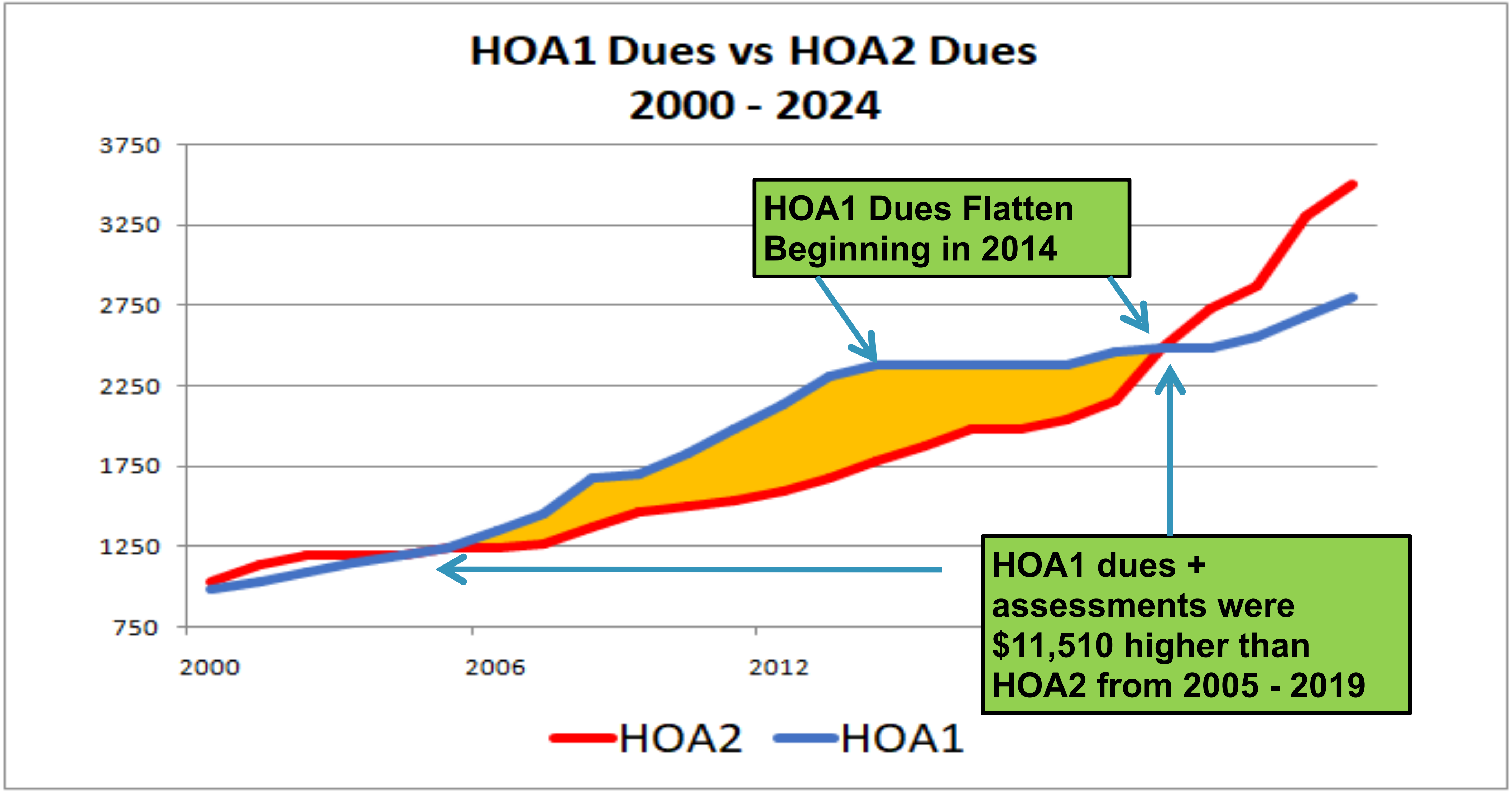
    - 2023 MV Golf Course renovation (actual $5.7 million vs. $3.7 million in 2022 Reserve Study)

    - 2023 MountainView Blvd repave (actual ~$938,000 vs. $680,000 in 2021 roads study)

WE ARE NOT ALONE

- Our road ahead is not unique
  - HOA1 posted **9 years of annual assessments in addition to large dues increases** beginning in 2005 (6 years after transition) totaling $4,545 adjusted for inflation.
  - In fact, HOA1 dues were **higher than HOA2 for 15 years from 2005 – 2019** and, when aggregated, totaled $6,965 adjusted for inflation
  - Adding assessments and dues together, the **total dues differential was $11,510, adjusted for inflation**

DUES COMPARISON



Part IV

Where Do Estimates Come From?

WHERE DO WE GET THESE ESTIMATES?

- An independent firm specializing in this product conducts triennial studies

- "Reserve Advisors" conducted our last two Reserve Studies in 2019 and 2022.

- Reserve Study projects out 30 years in accordance with industry standards.
  Comprehensive listing of HOA assets **(598 components)**
  ➢ Roofs, roads, HVACs, furniture, vehicles, CAM equipment, kitchen items (dishes, utensils), golf maintenance equipment, curbs, walls,

- The Preserve Golf Course renovation estimate based on 2 professional estimates
  -- Mike Gogel Golf Design
  -- Troon Golf, LLC

Part V

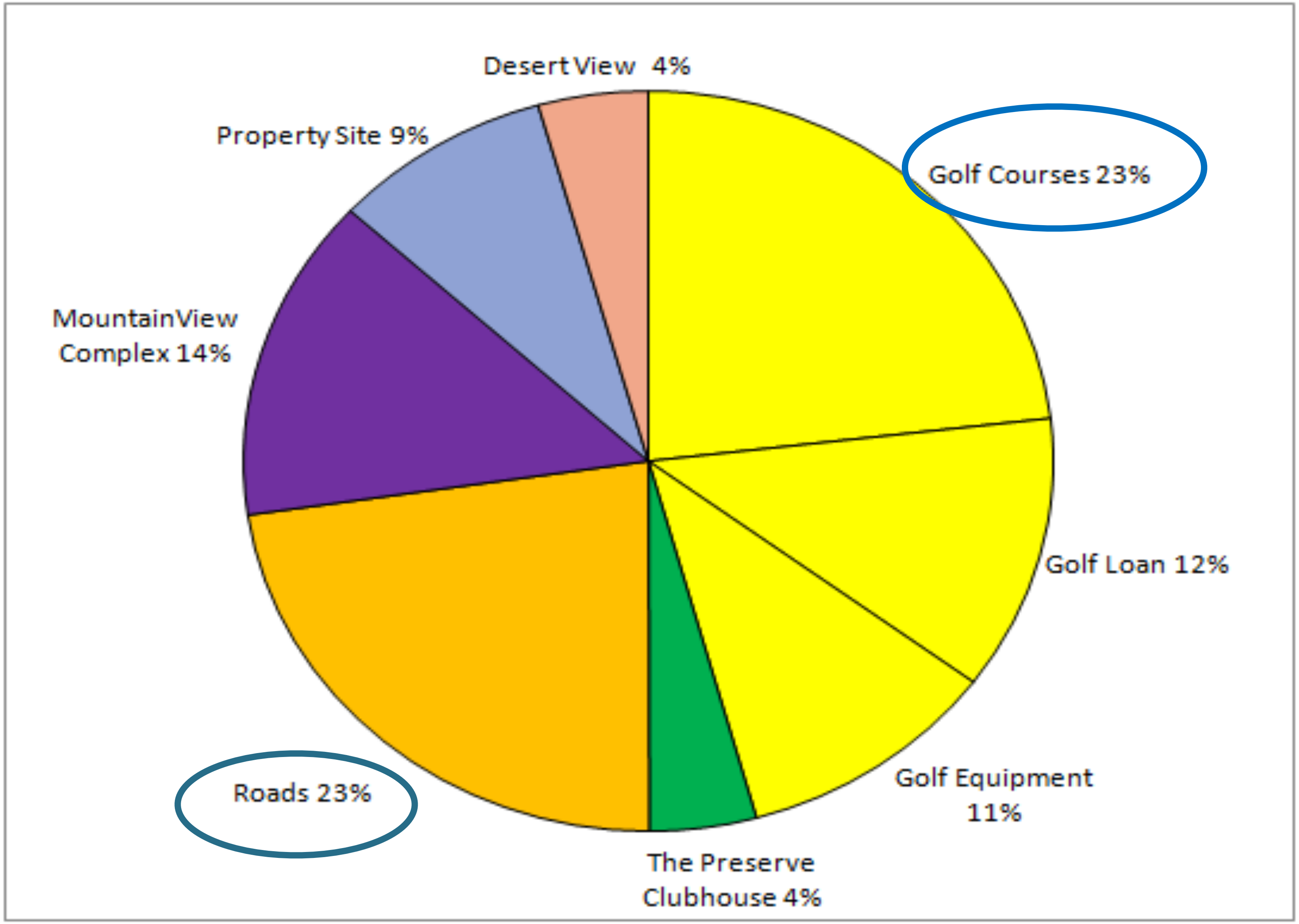
Where Will Reserve Funds Be Spent?

WHERE OUR FUTURE DOLLARS GO?

- The next 10 years will have many large projects
  - Roads
    - ½ of our roads will reach 30 years of age
  - MV Tennis courts (3)
    - initial construction not suitable – redo with post-tension concrete
  - Common Area Maintenance facility (combined with CIF)
  - Preserve golf course irrigation pump replacement
  - Preserve golf course renovation
    - Course is 21 years old

- MountainView Debt (Jan. 2024 – Jan. 2028)
  - Beginning in Jan. 2024 principal outstanding will equal $5.052mm (~$1,590 per residence)
  - Future Interest payments will equal $783,022 (~$246 per residence)

RESERVE EXPENDITURE BREAKDOWN 2024 - 2033



Part VI

The Replacement Reserve Analysis Group

REPLACEMENT RESERVE ANALYSIS GROUP

- ❑ Panel of Finance Committee members and advisors were selected to:
  - ▪ Develop strategies/scenarios for Reserve expenditures over next 10 years
  - ▪ Explore funding options for best possible outcomes
    - ➢ Dues increases both aggressive and moderate to match annual expenditure needs
    - ➢ Special assessments to jump start the fund to avoid future debt and large dues increases
    - ➢ Combination of debt, smaller assessments, annual Community Improvement Fee allocations, dues increases

- ❑ Research expenditure timing for optimum financial advantage
  - ▪ Move planned large project years forward and/or back to see best option for work initiation

- ❑ Pre-payment of MountainView Golf Course Loan
  - ▪ Include in analysis early repayment of MountainView Debt

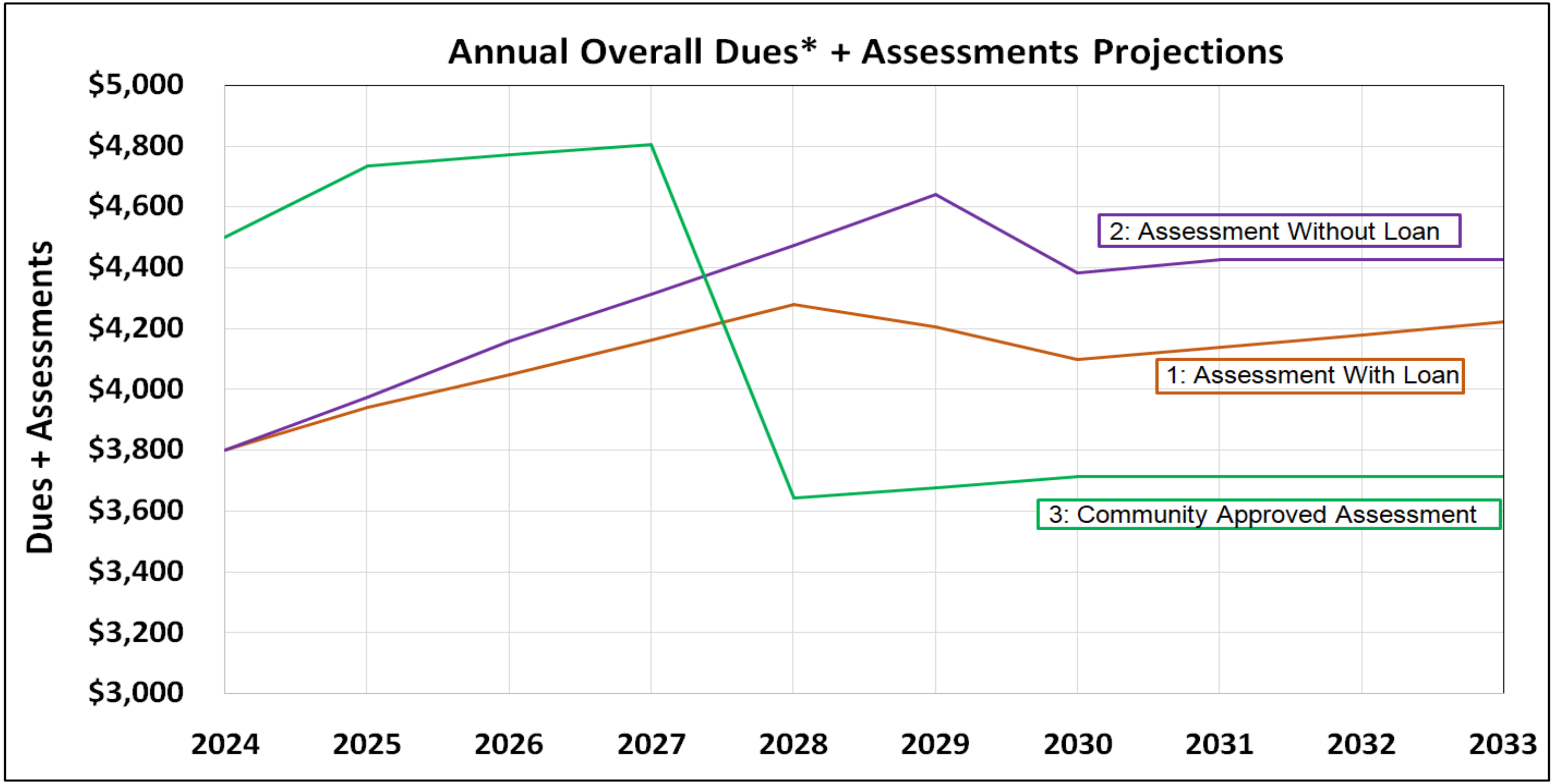
ANALYSIS GROUP PROCESS

- Integrated models were developed, incorporating both Operating Fund and Reserve Fund. A 3 percent annual inflation factor was applied through 2033. Multiple scenarios, primarily affecting the Reserve Fund, were considered.

- Develop multiple scenarios (group spent hundreds of hours modeling and testing)
  - Multiple scenarios considered and modeled
    - ➢ Push large projects into the future/pull large projects forward
    - ➢ Both large and small assessment(s) plus pushing projects back
    - ➢ Using debt/ not using debt combined with large and small assessments

- RRA Grp reduced to 3 viable scenarios to consider
    - ➢ Option 1: six board approved assessments with a new loan for TP irrigation
    - ➢ Option 2: six board approved assessments without a new loan for TP irrigation
    - ➢ Option 3: one Community approved assessment payable over 4 years with no new loan

POSSIBLE OUTCOMES



*Dues includes both operating and reserve allocation

FINANCIAL FLEXIBILITY

- ❑ Once the assessment period is over, dues growth could diminish or flatten
  - A decrease in the annual Reserve Fund allocation could ameliorate any pressure from an increased need for dues to operate the community or from ordinary inflation or other factors.
    - ➢Community Approved Assessment: Starting in 2028, our model shows that the Reserve Fund allocation could fall from 32% to 24% by 2033.
    - ➢The Board approved option for many small assessments with no loan: Starting in 2030, our model shows that the Reserve Fund allocation could fall from 35% to 30% by 2033

REDUCED RESERVE ALLOCATION

Annual Overall Dues + Assessments <u>Projections</u>

Year	#2: Smaller assessments without loan	#2:Reserve Allocation	#3: Community Approved Assessment	#3Reserve Allocation
2024	$3,800	36%	$4,500	46%
2025	$3,975	38%	$4,735	48%
2026	$4,159	40%	$4,770	48%
2027	$4,313	42%	$4,806	45%
2028	$4,474	45%	$3,642	32%
2029	$4,641	41%	$3,678	31%
2030	$4,384	35%	$3,715	30%
2031	$4,428	34%	$3,715	28%
2032	$4,428	32%	$3,715	26%
2033	$4,428	30%	$3,715	24%

Part VII

Resident Thoughts

DECEMBER 13TH TOWN HALL COMMENTS

- **<u>December 13, 2023 Town Hall</u>**
  - Video replay has 970 views
  - 77 residents responded
    - 187 comments

	<u># Comments</u>
Postpone or Reduce Preserve Reset-	15
In favor of Larger Assessment-	13
Concern Over Financially Challenged Residents-	13
Facilities Other Than Golf Need Attention-	9
Loan Issues-	8
Sell or Close One or Both GC's -	6
Create a Park -	6
Objections to Paying for Facilities They Don't Use-	6
Postpone or reduce expenses, increase revenue	28
Other Reserve Fund Comments-	18
Other Golf Issues-	20
Other Comments-	<u>45</u>
Total	187

Part VIII

Other Remedies

SELL ONE OF THE GOLF COURSES

- ❑ Realistically, neither course is salable as a stand-alone golf course

  - Two golf companies said not salable as is
    - ➢Troon Golf, LLC
    - ➢Invited

  - Likely no clubhouse would go with a sale

  - Just spent ~$6mm on the MV renovation
    - ➢Would not recover this cost

  - The Preserve course is aged and in need of substantial investment to bring to industry standards.

REPURPOSE THE PRESERVE GOLF COURSE INTO A PARK

- Maintenance costs would continue to be significant
  - ➢Grass mowed, fertilized, seeded, irrigated, etc.
  - ➢Maintenance equipment needed
- Loss of revenue since no golf played
- Adverse affect on surrounding home values
  - ➢Impact could range from 4% - 18% based on a commissioned appraisal by Cañada Hills Community in 2019 if their course was to be closed.

REPURPOSE GOLF COURSE INTO DESERT PARK

- If turned into desert park
  - Maintenance costs would transition from golf maintenance to common area (cost estimate differential not known)
  - Loss of revenue since no golf played
  - Adverse affect on surrounding home values
    - ➢Lots around golf courses can sell for 15% to 30% premium
  - Litigation risks from surrounding homeowners
  - Significant cost if natural desert plants were to be planted
    - 2006 study put the cost at between $4,000 - $20,000/acre
      - ➢$500,000 - $2.5million inflation adj.
  - If left to restore naturally, could take years… and look like

WHILE WE WAIT!

AHWATUKEE LAKES

WHILE WE WAIT!

AHWATUKEE LAKES

WHILE WE WAIT!

AHWATUKEE LAKES

WHILE WE WAIT!

BOARD CANNOT KNOWINGLY MAKE DECISIONS THAT:

- **Adversely Affect Home Values**
  - Sell one or more golf courses
  - Turn The Preserve course into a park
  - Turn The Preserve into a natural desert park

Part IX

Which Path to Follow

WE'RE AT A FORK IN THE ROAD

Our Replacement Reserve Fund balance **is behind by an estimated ~$4,600 per residence** in meeting our planned near-term Reserve expenditures **to avoid several years of aggressive anti-competitive future dues increases.**

WE'RE AT A FORK IN THE ROAD

- After examining all the analysis that's been done looking at every conceivable angle and given our limited abilities to raise funds, it boils down to a couple of options:

    - An upfront **community approved** **<u>special assessment</u>** payable over four years followed by smaller than otherwise annual dues increases

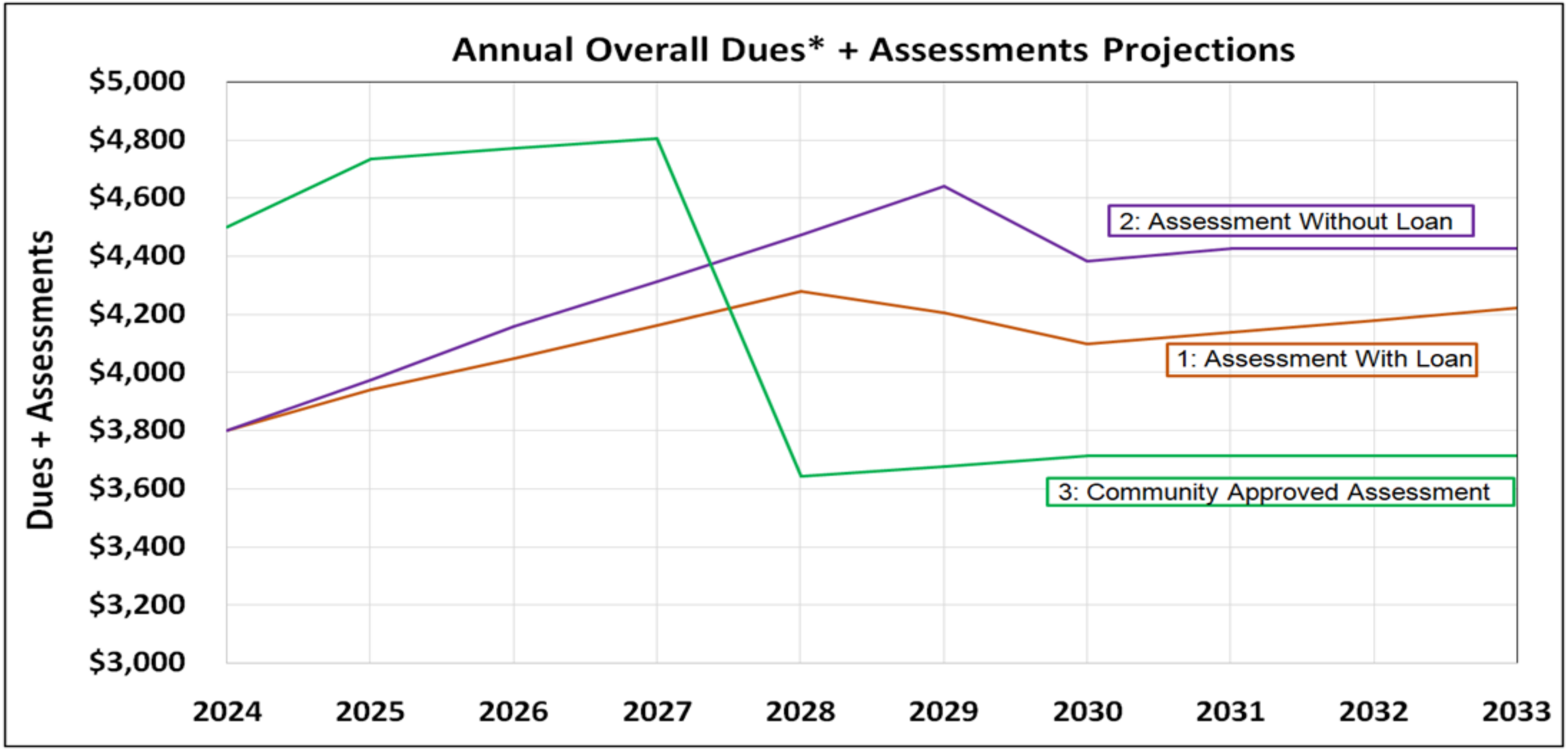
OR

    - Several years of board approved, smaller assessments in addition to **aggressive dues increases** **(Similar to HOA1 from 2005 – 2013)**
        - One option with a loan to fund the irrigation system for The Preserve Golf Course
        - One option without a loan

WE'RE AT A FORK IN THE ROAD

- A community approved special assessment would allow for:
  - The retirement of the MV debt and **<u>save ~$450,000 in interest payments</u>**
  - Move The Preserve Golf Course rebuild forward two years to 2027 finishing the last large renovation project sooner rather than later to save money
    - **<u>Save projected $595,000</u>** assuming 3% inflation.

COMMUNITY DECIDES WHICH PATH



*Dues includes both operating and reserve allocation

RESERVE FUND FOCUS GROUPS

- Conducted Six Focus Groups
  - (1) Seasonal Residents
  - (2) Year-Round Residents
  - (3) Residents living in the Villas
  - (4) Residents who have owned a home for Five Years or Less
  - (5) Residents who have owned a home for Six to Fourteen years
  - (6) Residents who have owned a home for Fifteen years or More

- Facilitation Team
  - Maureen Spence
  - Ray Adams
  - Charli Shalis

- Lots of Data

FOCUS GROUP QUESTION BUCKETS

1. Why don't you increase the rates for Golf Fees?
2. Why doesn't the Board use the Capital Improvement Fund (CIF) to fund the Replacement Reserve Fund?
3. Why don't we establish an F&B minimum charge for all homeowners?
4. Why doesn't the Board sell or close a golf course?
5. Why can't the Board delay the Preserve renovation?
6. Why doesn't the Board make Robson pay for the Preserve renovation?
7. Why doesn't the Board repair/replace assets by need not want?

FOCUS GROUP QUESTION BUCKETS

8. Why don’t the two HOA’s merge?
9. Why doesn’t the Board outsource operations?
10. Why doesn’t the Board reduce our amenities or charge those who use them more?
11. What authority does the Board have to take out loans? What loans do we have outstanding?
12. What has the Board and Management done to reduce costs?
13. What is the Board going to do for people who cannot afford an assessment?

FOCUS GROUP QUESTION

Let’s visit each of these questions?

WHY DON'T YOU INCREASE THE RATES FOR GOLF FEES?

- Our Annual Pass rates are higher than our competitors (HOA1, the Views and SaddleBrooke Ranch).
  - **HOA2 = $4,400**
  - HOA1 = $3,780
  - SaddleBrooke Ranch = $3,700
  - The Views = $3,995
- We already have **107 HOA2 residents** buying their annual memberships at HOA1.
  - $4,400 Annual x 107 = **$470,800**
- Higher fees will drive our loyal residents to other options.

WHY DOESN'T THE BOARD USE THE CAPITAL IMPROVEMENT FUND (CIF) TO FUND THE REPLACEMENT RESERVE FUND?

- That is a solution that many residents have presented as a way to soften the sting of an assessment.
- **Reserve Fund:** A SBHOA2 Fund that provides for replacement and major repair of existing HOA assets with the following characteristics:
  - Association Property
  - Limited Useful Life
  - Predictable Remaining Life
  - Above a minimum cost of $5000 with a useful life of 3 years or more
- **Capital Improvement Fund:** An SBHOA2 fund that provides for new assets and amenities that will benefit the members of the Association as approved by the Board.
- In 2016, the residents voted, overwhelming, to amend our CC&Rs based on this description of how funds were to be used.
- These two funds are intended for different purposes.
- Our legal counsel has advised against wholesale migration of these funds to the Reserve Fund.
- There are "needs" for CIF Funds that the Board must address, such as CAM facility, etc.

WHY DON'T WE ESTABLISH AN F&B MINIMUM CHARGE FOR ALL HOMEOWNERS?

Our legal counsel has advised that our CC&Rs as they exist today prohibit the Board from pursuing this strategy. If Robson did approve of a change to our CC&Rs, it would require a majority of homeowners to approve the change. The Board believes it's better to focus on improving the food and service offering to generate more revenue.

WHY DOESN'T THE BOARD SELL OR CLOSE A GOLF COURSE?

- The overriding responsibility of the Board of Directors is to create policies and operate the association in a way that will "maintain, protect, and enhance" the value of the assets of the members.
- Closing the golf course will have an **adverse** impact on property values.
- The Board cannot pursue this course of action.
- We cannot sell our golf courses.
  - They operate at a loss.
  - No clubhouses available to sale with courses.
  - Invited told us they would not purchase the courses for the reasons stated above.
  - Remote location – poor outside play user demographics.
- Potential for Litigation

WHY CAN'T THE BOARD DELAY THE PRESERVE RENOVATION?

- The Preserve Golf Course opened for operations in 2004.
- 2024 is the 21st year of operations for the course.
- 2027 will be the 24th year of operations for the course.
- 2029 will be the 26th year of operations for the course.
- Irrigation System Life Cycle is 20 years.
- Bunker Life Cycle is 12 years.
- Greens Life Cycle is 15 years.
- Pump Station Life Cycle is 20 years.
- Tee Decks Life Cycle is 20 years.
- Each year that goes past life cycle brings risk.

WHY DOESN'T THE BOARD MAKE ROBSON PAY FOR THE PRESERVE RENOVATION?

- Our community negotiated a Transition Agreement with RCI.
- We transitioned effective 1 January 2018.
- The homeowners (Members of our Corporation) of SBHOA2 assumed responsibility for maintenance of our assets at that point.

WHY DOESN'T THE BOARD REPAIR/REPLACE ASSETS BY NEED NOT WANT?

- The Board/Management Team use a deliberate process each year of open Budget meetings to review Reserve Fund Requirements.
- It is very common for the Board/Management Team to push projects out or pull something forward based on critical need.
- Great effort goes into developing the annual budget which the Replacement Reserve Fund is a part.

WHY DON’T THE TWO HOA’S MERGE?

- The two Boards issued a Joint Statement dated April 28, 2022 addressing this topic. In it, both Boards confirmed their commitment to work closely together on common points of interest.
- They stated the following on why the merger was not feasible and/or advisable:
  - Financial and legal issues involved are immeasurable.
  - The Amendment clause of SaddleBrooke Two’s CC&Rs are an obstacle due to RCI’s declaration that they will not allow any major changes to CC&Rs until all of their lots are sold in HOA2.
  - Claims of cost savings are unsubstantiated.
  - Challenges associated with negotiating a merger and satisfying all of the special interest groups would be a long and protracted exercise.

WHY DOESN’T THE BOARD OUTSOURCE OPERATIONS?

- The 2022 Board outsourced golf management to Club Corp which became Invited.
- On 1 July 2023, Troon assumed our contract when they bought Invited’s Course Management Portfolio.
- No other operations have been outsourced.
- Doesn’t mean the Board won’t consider other opportunities.

WHY DOESN'T THE BOARD REDUCE OUR AMENITIES OR CHARGE THOSE WHO USE THEM MORE?

- Residents understand that a wide range of amenities are vital to the Community, although the importance of any one amenity, other than the theater, is not universal. (McMahon Group Survey Takeaway)
- What amenities should stay – which to be eliminated?
- We are all members of the SBHOA2 Corporation (live in a common-interest community) where we have the responsibility to maintain all the assets of the corporation.

WHAT AUTHORITY DOES THE BOARD HAVE TO TAKE OUT LOANS? WHAT LOANS DO WE HAVE OUTSTANDING?

- **CC&Rs**
- **ARTICLE IX, USE OF FUNDS: BORROWING POWER**
- **Section 2. Borrowing Power.** The Association may borrow money in such amounts, at such rates, upon such terms and security, and for such periods of time as is necessary or appropriate in the discretion of the Board.
- **Our Corporation currently has one loan:**
  - **Name of Lender: Western Alliance Bank**
  - **Amount: $6,000,000**
  - **Monthly Payment: $119,081.54**
  - **Annual Total: $1,428,978.48**
  - **Loan Payback Total: $7,144,892.40**
  - **Interest Rate = 7%**
  - **No prepayment penalty…can repay at any time.**

WHAT HAS THE BOARD AND MANAGEMENT DONE TO REDUCE COSTS?

- We perform value engineering of Reserve Replacement study to push/pull projects leading to cost avoidance.
- Evaluate trade-off of internal vs. external resources to complete projects or tasks
  - Rincon renovation project done solely with Facilities staff.
  - In-house HVAC technician provides preventive maintenance and repair.
  - In-house Kitchen Appliance technician provides preventative maintenance and repair.
- Energy efficiency activities:
  - Window replacement MV complex
  - HVAC efficiency gains
    - Higher SEER ratings on equipment.
    - WiFi enabled thermostats – task force set guidance of 71 and 77 for heating and cooling, respectively.
  - Water heater efficiency gains

WHAT HAS THE BOARD AND MANAGEMENT DONE TO REDUCE COSTS?

- Pools
  - Implementing in 2024 solar heating at MV main pool
  - Installed Ultraviolet disinfecting on SPA's to reduce chlorine usage.
  - Investigating leading edge disinfecting technologies to reduce chlorine usage at all pools.
- Installed solar power on MV parking canopy to support Arts and Crafts
- Consolidated security systems to one provider/contract
- Management tools consolidated under Northstar eliminating Smartsheet, Maintenance Connection, potentially others like Open Table, Showare

WHAT HAS THE BOARD AND MANAGEMENT DONE TO REDUCE COSTS?

- Installed LED lighting.
- Reduced bunker square footage from 70,000 square feet to 50,000 square feet which will save the cost of 20,000 square feet of sand every 7 years.
- Reduced the amount of turf being watered on the MountainView Golf Course by nearly 10%. This will reduce water bill expenses in perpetuity.
- Installed covers over rental golf cart fleets to reduce damage caused by the sun and rain and reduce maintenance costs.
- Chose HDPE in lieu of PVC for MV Irrigation System – doubling the useful life of the system.

WHAT IS THE BOARD GOING TO DO FOR PEOPLE WHO CANNOT AFFORD AN ASSESSMENT?

Our CC&Rs mandate the Board must treat all homeowners (Members) the same, without distinction. Anything other than that approach is unacceptable in our or any HOA Governance.