

SUN LAKES HOMEOWNERS ASSOCIATION No. 2

Board of Directors

Candidate Questionnaire 2010 – Kathy Skrei

- 1. What is your motivation for running for the Board of Directors?** I have lived in Sun Lakes for 10 years and I think it is a wonderful community in which to live. I enjoy being involved and am willing to give back to the community by volunteering my time to serve on the Board of Directors.
- 2. What do you consider to be the primary functions of the Board of Directors?** The Board, while representing the Homeowners, sets policy for the Association to be implemented by the General Manager. The Board should be aware of day-to-day operations and hire and interact with the General Manager who is responsible for the daily operations of SLHOA#2. The Board maintains and approves expenditures from capital reserve and improvement funds. In addition, it also approves the annual budget and audit; determines and levies homeowner assessments. The Board assesses and plans for the future needs and direction of the community.
- 3. Have you ever served as a member of a board of directors? Where, when and for what organizations?** I have served on the Executive Board of the Palo Verde Ladies Golf Association from 2006 – 2010.
- 4. What personal characteristics do you possess that will enhance the make-up of the Board?** I am a team player, a good listener, and have good leadership skills. I like to gather as much information as possible and consider all the facts before making a decision. I also possess a strong work ethic.
- 5. Education background.** BA in Education from the University of South Dakota, 1993.
- 6. What association amenities are you familiar with and which ones do you use?** I am familiar with all of our amenities. I regularly use the Palo Verde Golf Course, both restaurants and lounges, as well as attend many special events (both at PV and Santan Ballroom).
- 7. Have you served on any Association committees? Please explain.** I have served on the Golf Committee the past four years. The first two years I was the Committee's secretary and am presently serving my second year as Chairperson of the Golf Committee.
- 8. Have you been involved in any Association activities that have helped to improve the lifestyle of our Members? Please explain.** While serving as President of PVLGA these past two years, I implemented many changes that enhanced and were felt throughout the organization. I was responsible for the new Yearbook that was published in January 2008. The Yearbook contains a picture of each of our members, listing the address, phone number and now email addresses for each of our members (200 +). I was also responsible for having the murals painted in the lady's restrooms on #6 and #14 at Palo Verde. Mirrors were also added in each of those restrooms. I have also been involved with the Golf Committee these past four years and it was a pleasure in seeing the new chipping and putting green open in October of 2009.
- 9. Sun Lakes HOA#2 is a multi-million dollar corporation. What financial policy making and/or financial decision-making experience do you have?** While working for the

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Fantles Stores (a chain of women's clothing stores throughout the Midwest) I was responsible for purchasing dresses and lingerie for their 11 stores. Not only was I responsible for setting a budget for those two departments, but once the budget was approved, it was my responsibility to stay within that budget while purchasing for the stores.

- 10. Explain the importance and functions of the Articles of Incorporation, CC&R's, By-Laws and the Mission Statement to the governance of Sun Lakes HOA#2.** All of these documents are key to governing SLHOA#2. They provide the legal and operational processes for the administration and operation of SLHOA#2. The By-Laws provide the most detailed description of the roles, responsibilities, and operating requirements of the Board. They also set the stage for fiscal responsibility and integrity for the Association and give the overall guidance for the implementation of all our planning. The Mission Statement defines two general goals for the Association. The lifestyle that can be expected in our community can quickly be determined by any future or current homeowner.
- 11. What do you see as the most significant problems or issues facing the Board and how would you specifically rectify them?** I think the major problem facing us at this time is the successful and timely completion of the renovation project of the Cottonwood Clubhouse that is currently underway. After physically viewing the renovation at Cottonwood, it becomes very apparent that the Santan Ballroom will also need to be updated in order to look like a modern ballroom. I also believe that the Administration building needs to be replaced. It is an eyesore in its present state. Our Association needs an Administration building that every homeowner and everyone who works inside that building can be proud of. Board involvement in each of these projects is necessary to assure the project is initiated, funded and done as contracted in a timely manner and on or under budget. These projects are necessary to provide the Homeowners the amenities they deserve and to make sure that our homes retain their value even in this difficult economic environment.
- 12. What long-range goals do you believe the Association needs to adopt regarding the present and possibly future services and amenities?** After the completion of the Cottonwood Clubhouse renovation and the Administration Building, it is difficult to know at this point what will be required next. Our Homeowner volunteer committees are doing a great job of making recommendations to both the Board and to Management of ideas that will benefit our homeowners. I also want to continue to maintain the excellent condition of our golf courses. I am glad to see that water conservation measures have been taken at both courses, and we need to more aggressively move in this direction.
- 13. How do you think the Association can compete with other active adult HOA's for attracting buyers?** We have excellent amenities and activities which is a big attraction for active seniors looking for the ideal retirement community. A key attraction is our reasonable golf fees which we should strive to maintain. We need to keep our annual dues, golf fees and other amenity fees to a reasonable level.
- 14. How do you perceive the following as they relate to the value of our community?**

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- a. **Facilities improvement/maintenance.** The appearance of our facilities is the first impression for prospective home buyers and is critical to the value of our community. We have certainly addressed this with the renovation of the two Clubhouses, the new Maintenance Facility, and the new chipping and putting greens. However, we must continue to keep all our facilities up in order to keep from looking dated. This is critical to the value of our community.
 - b. **Activities and recreational offerings.** Our golf courses, tennis courts (and hopefully pickle ball courts), exercise facility, swimming pools, and other activities as well as the associated pricing structure are primary contributors to the value and attraction of our community. We need to also be constantly reviewing our offerings to make sure we are providing what is most wanted by the Homeowners.
 - c. **Food & Beverage.** Our restaurants and lounges are a definite asset to the community and we own them. The food and service are excellent, the staff is friendly, and the prices are affordable. In light of what is going on in other phases of Sun Lakes, we are very fortunate to have these fine facilities, and again, we own them.
 - d. **Personnel retention/in service training/benefits.** Personnel retention/ in service training/benefits all contribute to having an effective and efficient work force who take pride in their work and make the entire organization operate smoothly.
 - e. **Security and related services.** I think the patrol, posse, fire department, and sheriff department are adequate in Cottonwood Palo Verde and are standard with most communities. I know our current General Manager is very involved in this aspect of the Association.
 - f. **How amenities relate to property values.** Amenities strongly influence property values. We certainly have them, but most importantly we must maintain them and not let them deteriorate. Our Cottonwood Palo Verde lifestyle is very attractive and people are willing to pay for the added value.
 - g. **Reciprocal agreements with Phase I and III.** Sun Lakes consists of all 3 phases. The reciprocal agreements are mandated by our By-Laws, however, the value added from these agreements for our Cottonwood Palo Verde residents is minimal.
- 15. Provide a BIO of 100 words or less suitable for publication.** A native Iowan, mother of two daughters, wife of 39 years to Bill. Worked my way up from secretary to buyer for 11 Fantles Stores located throughout the Midwest. After leaving retail, I went back to school to fulfill a lifelong dream – pursuing a college degree and becoming a teacher. Graduated from the University of South Dakota in 1993 with a BA degree in Education. Taught Psychology, US History, and World Geography at East High School in Sioux City, Iowa for seven years. Moved to Sun Lakes in 2000. Have served on the Golf Committee four years – serving my second year as Chairperson. Just completed my second year as President of Palo Verde Ladies Golf Association.
- 16. State your overall “PLATFORM” in 100 words or less.** I am committed to maintaining the Cottonwood Palo Verde lifestyle by maintaining and keeping up-to-date all its wonderful amenities. I will work together as a team with the Board, supporting the General Manager through sound policy and decision making. I will make decisions after

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gathering information and reviewing facts. I am committed to safeguarding and continued sound financial management of our HOA. I promise to communicate and be a voice for all Homeowners.