



Del Webb's
Sun City Grand®

Annual Membership Meeting
February 19, 2008

Annual Meeting 2008

Board of Directors

- John Such- President
- Maurice Blake- Secretary
- Bill Sullivan- Treasurer
- Harvey Noteboom
- Rosemary Murphy
- Jan Kroesen
- Pat Dillon- absent

2007 in Review

- **2006 Operating Surplus-
\$1,350,000**
- **75% or \$1,012,500 transferred to
Recreation & Golf reserve funds**
- **Reserve Fund now stands at
\$9,500,000**

2007 in Review

- **Approved the emergency vehicle easement agreement with the City of Surprise.**
- **Improved emergency response times for Durango & Estancia neighborhoods.**

2007 in Review

- **2007 saw the approval by our residents for the Age and C.A.R.E. Initiatives by a vote of 69%.**
- **Presently we have approximately 205 homes of 9,802 that fall into the 45-55 age category.**

2007 in Review

- **In May we approved \$102,450 from our Reserve fund for repainting of the following assets:**

- ✓ **Adobe Spa exterior**
- ✓ **Interior of Dillon's Restaurant**
- ✓ **Exterior of both gatehouses & gazebos**
- ✓ **Cimarron pool fences**
- ✓ **Fences along both Bell Rd & Grand Ave**
- ✓ **Exterior of the Sonoran Plaza**
- ✓ **Ball park metal awnings, stands and restrooms**

2007 in Review

- **In July of 2007, the Board accepted the resignation of Ed Harrold as Executive Director, effective August 31.**
- **We then began our search for Ed's replacement.**

2007 in Review

- **Entered into an agreement with Rainbird Corporation in the amount of \$424,000 for replacement of pump station equipment at Desert Springs and Granite Falls South.**

2007 in Review

- **CAM staff moved from the Sonoran Plaza into the new Palm center.**
- **Stitcher's group moved into their new space.**
- **Provided TV22 with a studio for interviewing and an editing workroom.**

2007 in Review

- **During August we announced the hiring of our new Executive Director, Mitzi Mills.**

2007 in Review

- **Approved the budget for fiscal year 2008 in the amount of \$16.9 million**



Sun City Grand[®]
by Del Webb™

2008 Annual Meeting

Presented By
Executive Director Mitzi Mills

The Cotton Fields - Sun City



2/20/2008 10:45 AM

Then 36 Years Later



2/20/2008 10:45 AM

14

Fast Forward



2/20/2008 10:45:33

Fast Forward Too



2/20/2008 10:45:33

Resort Lifestyle



2/20/2008 10:45:33

17

Permanent Vacation



Desert Oasis



Prominent Water Features



Green Common Areas



2/20/2008 10:45:33

21

Beautiful Architect



2/20/2008

22

Landscaping



2/20/2008 10:45 AM

23

Ultimate in Community Association Living



2/20/2008 10:45 AM

24

What is Community Association Living?

Enhanced Property Values



2/20/2008 10:45 AM

26

Enhanced Environment



2/20/2008 10:45 AM

27

Common Area Maintenance



2/20/2008 10:45 AM

28

Community Association Management

- **Management**
- **Maintenance**
- **Protection**
- **Aesthetic**
- **Architectural Control**

Active Adult Community



2/20/2008 10:45 AM

30

Concept 1 - The Village Center Concept



Billiards



2/20/2008

32

Card Room



2/20/2008 10:45:33

Photography Club



2/20/2008

34

Woodcrafters



2/20/2008

35

Ceramics



2/20/2008

Pottery



2/20/2008 10:45 AM

37

Stained Glass



2/20/2008

38

Scrapbookers



2/20/2008

39

Stitchers



2/20/2008

40

Beautiful Pools



2/20/2008 10:45:33

Exercise



2/20/2008 10:45 AM

42

Socializing



2/20/2008 10:45 AM

Relaxing



2/20/2008 10:45 AM

“Small Town Feel”



2/20/2008 10:45 AM

45

Social Seating Inside & Outside



2/20/2008 10:45 AM

46

To Play Cards



2/20/2008 10:45 AM

47

Board Games



2/20/2008 10:45 AM

Share Cup of Coffee



2/20/2008 10:45 AM

Read Books



2/20/2008 10:45 AM

50

Or Just Visit



2/20/2008 10:45 AM

Concept 2 – The Neighborhood Concept



Concept 3 – Open Community Concept A



Concept 3 – Open Community Concept B



Concept 3 – Open Community Concept C



Concept 3 – Open Community Concept D



Concept 4 – Health & Education Concept



Base Ball Field



2/20/2008 10:45 AM

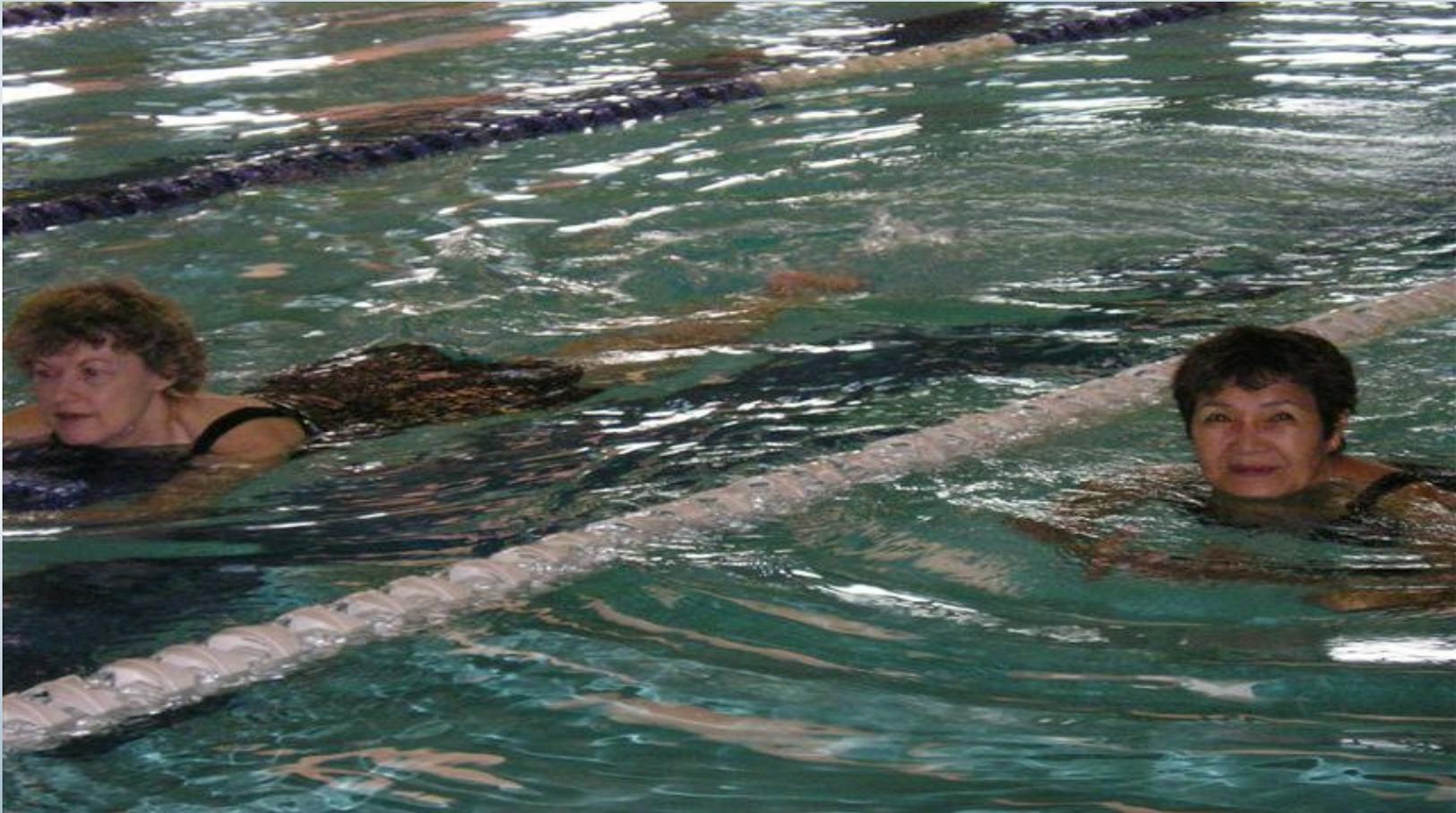
58

Bocci Ball Courts



2/20/2008 10:45 AM

Lap Lane Swimming Pools



2/20/2008 10:45 AM

Lawn Bowling



2/20/2008 10:45 AM

61

Golf Courses



2/20/2008

62

Tennis Courts



2/20/2008 22:24:00

Life Long Learning Classes

The logo for Sun City Grand Lifelong Learning Academy features a stylized sun with rays in the background. The text is written in a black, cursive script font. The words "Sun City Grand" are on the top line, "Lifelong Learning" is on the second line, and "Academy" is on the third line.

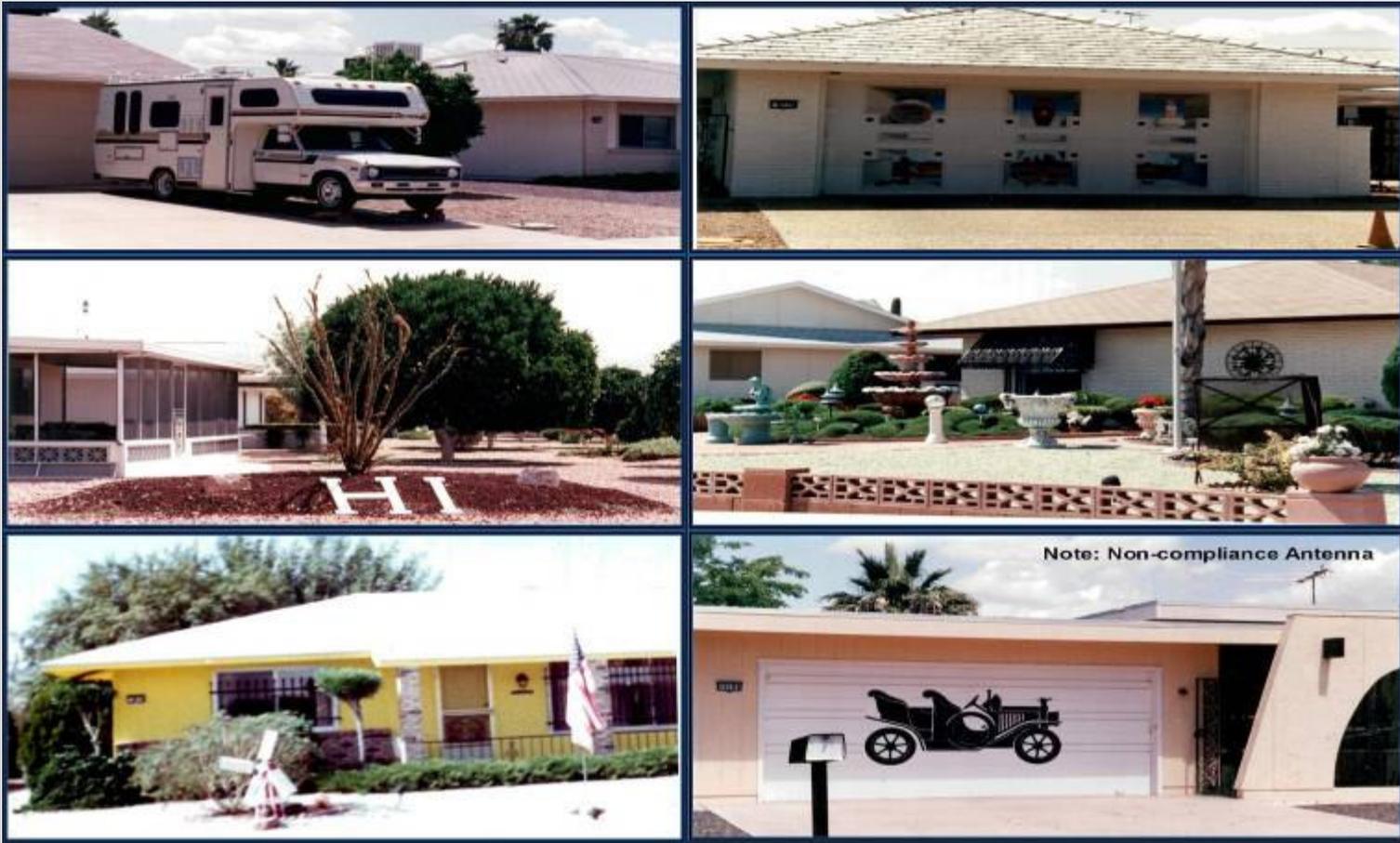
*Sun City Grand
Lifelong Learning
Academy*

Computer Classes



Concept 5 – Standards & CC&R's

Without Architectural Standards This Could Be Your Neighborhood



Desert Oasis



2/20/2008 10:45 AM

67

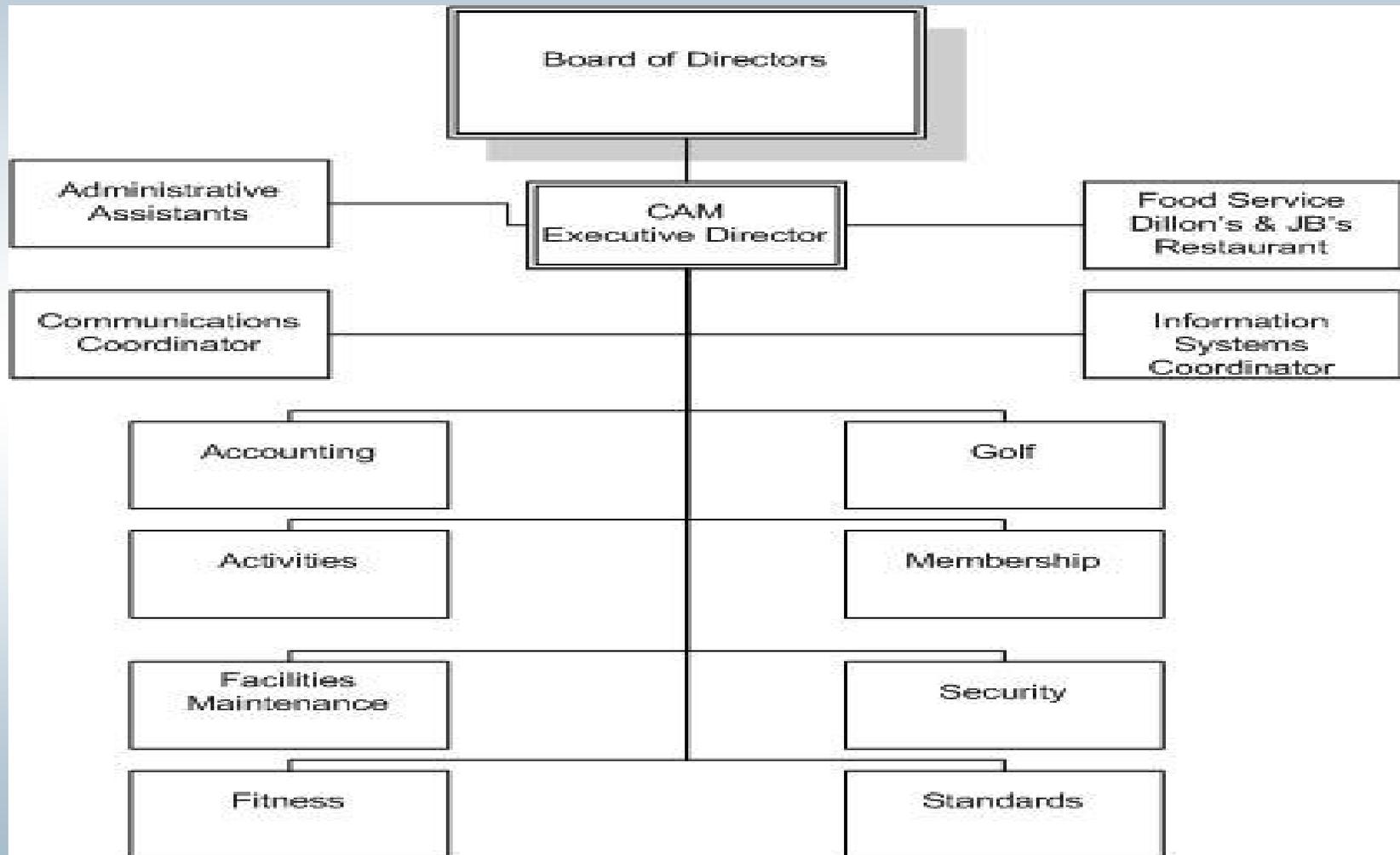
Community Association Strives to:

- **Protect** – your investment by enforcing the community standards and maintaining the aesthetics of the homes and the community
- **Preserve** - your investment and the collective assets of the community by maintaining the common elements in good repair and pristine condition and establishing and maintaining an adequate reserve fund
- **Enhance** – your investment and quality of life by adding improvements to keep the property current and competitive with newer properties and their amenities.

\$78 Million

The value of the collective assets of Sun City Grand are currently estimated to exceed \$78 Million, this is quite a responsibility

Organizational Chart



Association Professional Staff

Implemented by a professional staff on behalf of the association. Along with myself, Sun City Grand has a very capable management team.

These dedicated individuals are responsible for the daily operations of the association.

Executive Assistant Karen Peterson



2/20/2008

72

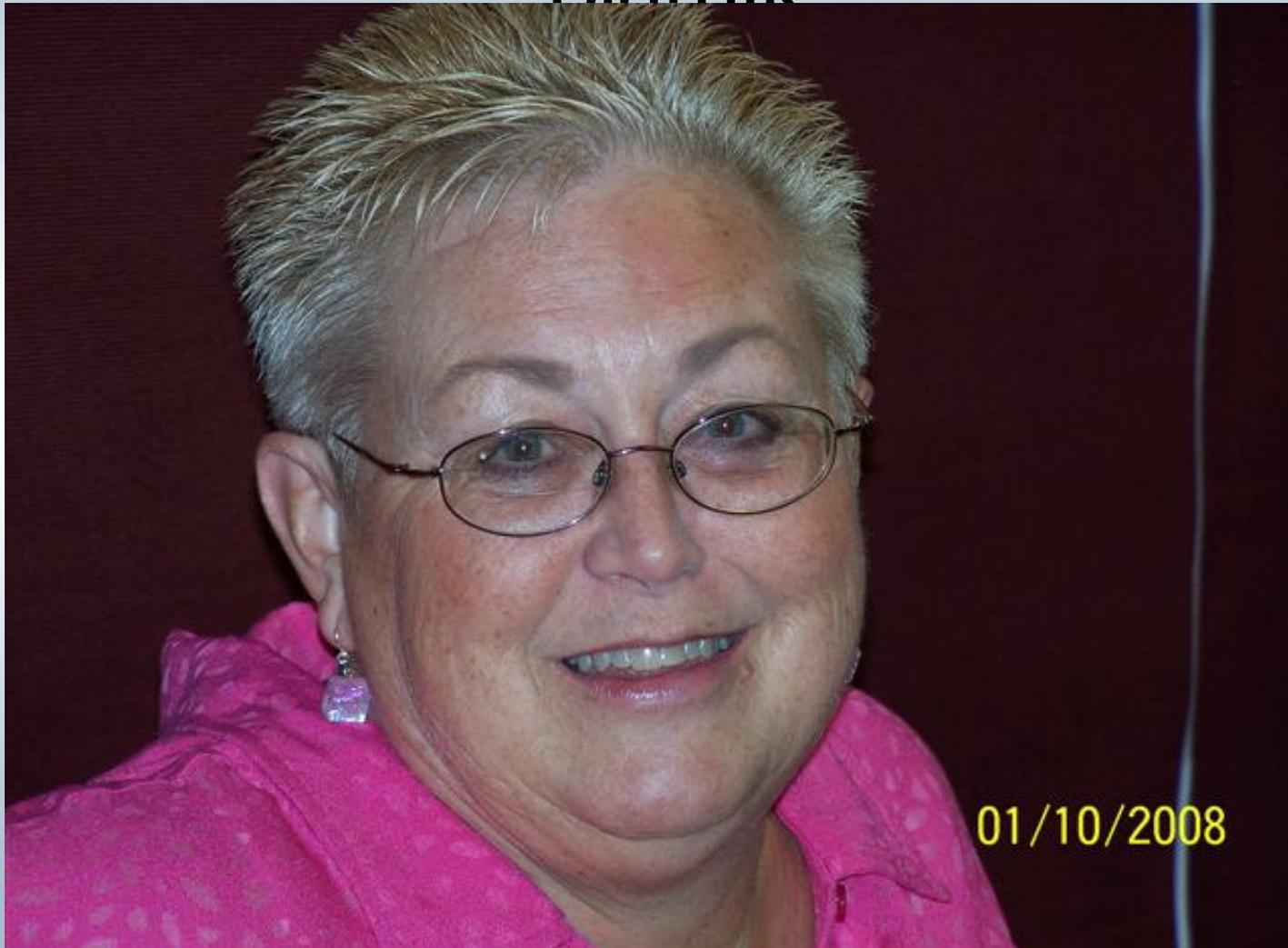
Administrative Assistant Laurie Segler



2/20/2008

73

Communications Coordinator Sharon Blatnik



2/20/2008

74

Facilities & Maintenance Director Scott Philips



2/20/2008 18:42:19

75

Standards Director Rocky Roccanova



2/20/2008

76

Activities Director Gina Worch



2/20/2008

77

Membership Director Meda Cates



2/20/2008

78

Accounting Manager David Reber



2/20/2008

79

Security Manager Lee Ball



2/20/2008

80

Information Systems Coordinator Mark Jibilian



2/20/2008

81

Golf Director Jeff Hochman



2/20/2008 10:45:33

82

Fitness Director Vic Fastiggi



Board Advisory Committees

The Sun City Grand Board of Directors as well as staff rely heavily on input and participation through the following Committees.

Architectural Review Committee

Chair: Carolyn Garbacz

Committee Members:

- Maurice Blake – Board Liaison
- Larry Marler
- Stephen Litt

Golf Advisory Committee

Chair: Dan McNeive

Committee Members:

- Bill Sullivan – Board Liaison
- Mike Estlund
- Carolyn Brobak
- David Dotson
- Henry Fry
- Gene Krause

Finance Advisory Committee

Chair: Jim Ward

Committee Members:

- John Such – Board Liaison
- Karen Ettenborough
- John Perko
- Kathryn Marker
- Jim McManus
- Bob Skillman

Covenant Committee

Chair: Gene Briody

Committee Members:

- Jan Kroesen – Board Liaison
- Tom Piemme
- Al Statman
- Vivian Wade
- Alan Zeitlin
- Matt Tantillo

Activities & Fitness Advisory Committee

Chair: Fran Cohen

Committee Members:

- Harvey Noteboom – Board Liaison
- Charley Reynolds
- Leonard Figelman
- Ken Kozlowski
- JoAnn Liss
- Harriet Feinberg

C.A.R.E. Committee (Community & Resident Enhancement)

Chair: Cheryl Josephson

Committee Members

- Rosemary Murphy – Board Liaison
- Manfred Thullen
- June Foy
- Joan Mattick
- Richard Walsh

Inter-Governmental Committee

Chair: Ken Smythe

Committee Members

- Maurice Blake – Board Liaison
- Arline Inman
- John Berger
- Roger Grossbard
- George Jeffers

Election Committee

Chair: Pat Dillon – Board Liaison

Committee Members:

- Larry Sly
- Carolyn Garbacz
- Cheryl Josephson
- Joan Mattick
- Levi Thomas
- Stan Bormann

Resident Volunteer Groups

Neighborhood Representatives

C.H.A.P.S.



2/20/2008 10:45 AM

Vacation Watch Program & Patrol Service



Block Watch Program

The Block Watch Program is a nationwide neighborhood watch program. On a community scale, Sun City Grand residents have volunteered to participate in this program to teach the residents in Sun City Grand how to make their homes more secure.

Grand Time Stuffers



2/20/2008 10:45 AM

TV 22

Sun City Grand Membership and Population

- 9802 Homes
- Approximately 14,500 residents

Mandatory Annual Assessments

RESORT LIFESTYLE

For Less Than

\$2.75 Per Day

INTENTIONAL

Every Element of Sun City
Grand was Intentional –

Even your decision to purchase
your home here!

My Vision for 2008

To encourage our homeowners and residents to play an active role in the future development of activities and programs for Sun City Grand.

To identify and utilize the strengths of our homeowners and residents in the community building process.

To be advocates for community change, keeping in mind at all times that our homeowners and residents of the community determine what the community needs are – not the other way around.

To clearly identify and define community needs and focus on progress to accomplish these things.

To encourage our homeowners and residents to “stay and play” in Sun City Grand by offering amenities, activities and programs that are of interest to the population, at an affordable price and in our local setting.

To keep homeowners and residents informed through all forms of communication available of proposed ideas, status of projects and other community information.

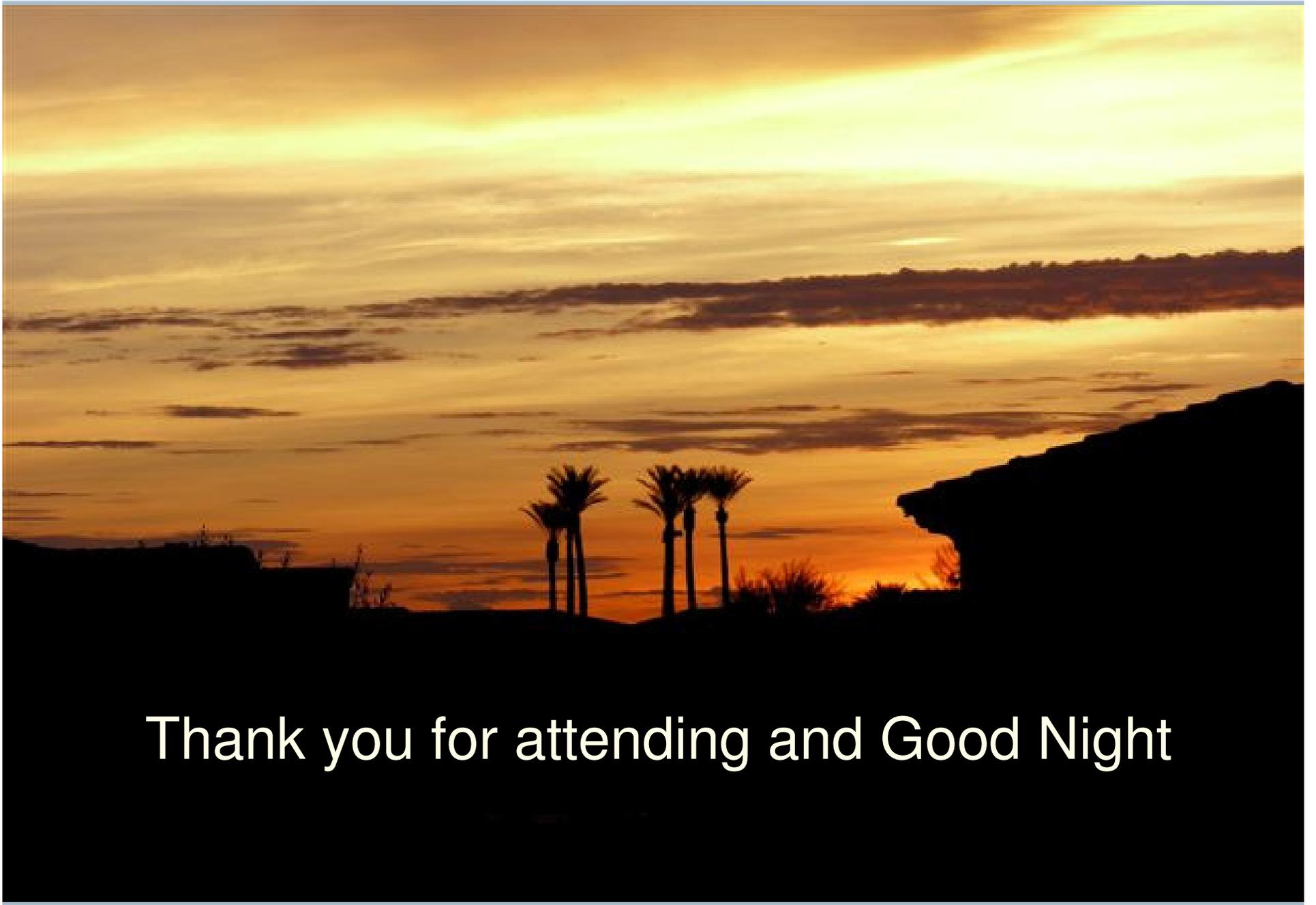
To constantly strive to improve customer service skills, in order to provide our homeowners and residents with service that reflects integrity and respect.

To be dedicated to preserving and increasing the value of the homes in Sun City Grand through common area improvements and active deed restriction enforcement.

To encourage and welcome suggestions and comments from our homeowners and residents for the improvement of Sun City Grand.

To look at major expenditures and make sure items are purchased and jobs are done at the lowest possible costs to our homeowners without compromising quality and service in the process.

To strive for excellence by establishing responsibility and accountability for each and every task performed, by each and every staff member.



Thank you for attending and Good Night

