

2026 Candidates Statement Ranking and Rationale

listed in alphabetical order

Each candidate was asked to rank the priority of five statements in the chart below (1 through 5, 1 being most important).

The statements are five-often cited duties of an SDCEA Board member.

Then each candidate was asked to explain the rationale for the ranking. *Lisa Blackburn, Carl Highley and Roger Rajcic did not submit their rankings.

Statement	Blackburn Priority Rank	Drewery Priority Rank	Jerrell Priority Rank	Markle Priority Rank	Perry Priority Rank
Ensure that SDCEA finances and reserves are budgeted and managed prudently to provide for ongoing operations, to maintain the community's brand, as well as to fund asset replacement for the future.	1	1	1	1	2
Ensure that SDCEA is managed professionally and efficiently, providing value to its members.	2	3	3	2	3
Maintain and improve core infrastructure, e.g. buildings, structures, amenities, parks, landscape, etc.	3	4	2	4	4
Ensure SDCEA conforms with County, State and Federal laws and regulations.	5	5	5	5	1
Embrace the element of change by inviting new ideas, concepts and strategies that improve the community and add value.	4	2	4	3	5

Lisa Blackburn: Ranking Rationale

1. Ensure that SDCEA finances and reserves are budgeted and managed prudently to provide for ongoing operations, to maintain the community's brand, as well as to fund asset replacement for the future. I view this as SDCEA's most critical priority as well as our biggest current problem. Despite raising monthly assessments \$45 in 3 years, we have been unable to build our reserves or manage our operations efficiently to enable us to easily fund our infrastructure replacement costs, insurance and most recently the lawsuit settlement.
2. Ensure that SDCEA is managed professionally and efficiently, providing value to its members. We are in a financial position where we need to tighten our operations costs by consolidating or eliminating services or roles.
3. Maintain and improve core infrastructure, e.g. buildings, structures, amenities, parks, landscape, etc. Our core infrastructure is old and 67% depreciated. We need our reserves funded at a level where we can replace that infrastructure without borrowing.

4. Embrace the element of change by inviting new ideas, concepts and strategies that improve the community and add value. Since what we are currently doing is not working (we have been unable to build our reserves or replace needed infrastructure and cover our other costs), we have to look at new strategies that will protect and preserve our investment in our community.
5. Ensure SDCEA conforms with county, state and Federal laws and regulations. This is not optional and is a fundamental requirement to protect our community.

Richard Drewery: Ranking Rationale

1. Ensure that SDCEA finances and reserves are budgeted and managed prudently to provide for ongoing operations, to maintain the community's brand, as well as to fund asset replacement for the future.
 - In the 5.5 – 6 years that I've been involved in following the HOA finances, we have never met our GM's set goals for Reserves. In fact, when I was calling for 70% reserves, Darren said all we needed was 45%. Reality is, he copied the last three years using the same reserve chart, the last two w/o numbers. We are severely underfunded and the Lawsuit only makes it worst.
2. Embrace the element of change by inviting new ideas, concepts and strategies that improve the community and add value.
 - We need S.M.A.R.T. goals for all departments. We need to implement production goals for all departments and hold managers accountable to increase production as in any Construction Business. We could also start by getting rid of 4-person tables in the Lounge and by adding more all 2 seat tables, increasing number of people being served and profitability.
3. Ensure that SDCEA is managed professionally and efficiently, providing value to its members.
 - This clearly has not been done as the outcome of the Lawsuit found SDCEA negligent in standard business practices that have been in place for decades. We need to hold our managers accountable and not work like a Municipality HOA.
4. Maintain and improve core infrastructure, e.g. buildings, structures, amenities, parks and landscape etc.
 - To maintain and improve infrastructure, you need a staff and managers who can write scopes of work that cover all aspects of the infrastructure, not rely on contractors to write it for you, and continue to have unlimited change orders that are funded directly out of reserves. We need a Construction Manager who can save us funding on projects.
5. Ensure SDECA conforms with county, state and federal laws and regulations.

This is simple business practice, if our managers can't follow the rules, then replace them with who can.

Vanessa Jerrell: Ranking Rationale

1. Strong financial stewardship supports every other goal. Without prudent budgeting and reserves, SDCEA cannot sustain operations, protect its reputation, respond to unexpected challenges, or invest in future assets. Financial stability enables all other priorities to be achieved responsibly and consistently.
2. Maintaining and improving core infrastructure is important because safe buildings, reliable amenities, and well-kept parks directly affect your daily comfort, safety, and quality of life. Strong infrastructure supports community well-being, encourages social connection, and ensures long-term sustainability for future generations.
3. Maintaining and improving core infrastructure benefits the HOA by protecting property values, reducing long-term repair costs, and ensuring responsible use of association funds. Proactive investment in buildings, amenities, and

common areas supports financial stability, minimizes unexpected expenses, and preserves the community's overall asset value.

4. Embracing change allows our community to grow stronger and more resilient. Welcoming new ideas and strategies helps improve services, adapt to residents' needs, and add lasting value while ensuring the community remains vibrant, relevant, and financially sound.

5. Ensuring SDCEA complies with county, state, and federal laws protects the HOA from legal risk, fines, and costly disputes. Compliance promotes transparency, financial responsibility, and trust while safeguarding the community's stability and long-term interests.

Deane Markle: Ranking Rationale

1. This statement is #1 because you can't have a successful and thriving association if the finances are not managed properly. The association is a community, and those community members invest monthly with an understanding that their investment is being used prudently to benefit ALL members.

2. This statement and the one above go hand in hand; you can't have one without the other. Community members are investors, and they want to see value in their investment.

3. Change is good! It may be uncomfortable but keeping things static will not move our community forward.

4. We need to ensure our core assets are maintained so they can provide the best experience for our community and maintain a level of trust and confidence in the members' investments.

5. Let's continue to build relationships with outside organizations so they can support and provide clarity, direction and dollars towards our future projects and enhancements.

Melanie Perry: Ranking Rationale

1. Compliance with county, state, and federal laws and regulations is essential to protect our community from legal risks and financial liabilities. Adhering to these requirements reflects responsible and ethical governance.

2. Strong financial oversight supports compliance, infrastructure maintenance and long-term planning. Careful budgeting and realistic reserve planning help avoid unexpected costs and unnecessary dues increases while protecting property values and funding essential services responsibly.

3. Professional management supports efficient operations, clear communication and accountability, allowing the Board to focus on oversight and long-term planning.

4. When operations are managed efficiently, the Association can strategically plan maintenance and improvements rather than rely on reactive repairs, protecting property values and reducing long-term costs.

5. New ideas add value when they are practical, financially responsible and aligned with resident priorities.