



YOU HAVE A CHOICE

ELECT *SPENCER and BRADSHAW*

FOR GRCA

WE DESERVE BETTER!



DAVE SPENCER

AS QUALIFIED COMMUNITY AND BUSINESS LEADERS WE BRING:

INTEGRITY, FINANCIAL AND MANAGERIAL EXPERTISE, AND COLLABORATION

• **OUR GREENBELT AND ENVIRONMENTAL STEWARDSHIP:** We pledge to preserve Gold River's park-like beauty through strategic irrigation oversight, and thoughtful landscape management and adhere to water mandates (AB1572) efficiently and responsibly.

• **RESPONSIVE LEADERSHIP:** We will actively listen to concerns and work collaboratively with homeowner and Village Boards to protect homeowner information, preserve our exceptional quality of life, environment, maintain strong property values, and benefit our entire community.

• **FISCAL RESPONSIBILITY:** We will implement a sound financial strategy that ensures resources for maintaining and enhancing our community while exercising careful oversight of expenses.

• **TRANSPARENT BOARD MEETINGS:** We will restore "Open Forum" to its rightful place on the agenda, allowing homeowners to voice concerns for Board consideration, and ensure committees present their monthly reports.

• **COMMUNITY SAFETY:** We will prioritize security by maintaining 24-hour community patrol and strengthening relationships with local law enforcement.

• **COMMUNITY ENGAGEMENT:** We fully support "The Villagers" and their valuable contributions to Gold River.

• **ENHANCED COMMUNICATION:** We will improve information sharing with a regular newsletter and improved communications to homeowners and Villages



JIM BRADSHAW

Website: grca-candidates.com PLEASE REACH OUT WITH QUESTIONS OR COMMENTS

PLEASE TURN PAGE TO LEARN MORE ABOUT OUR VISION AND QUALIFICATIONS

Candidate Qualifications and Vision

DAVE SPENCER:

My name is Dave Spencer and I am a candidate for the GRCA Board of Directors. My wife LeeAnn and I have been visiting friends and relatives in Gold River since its inception, and were so drawn to this community that we made it our home in 2010. I currently run SacBusiness, a digital marketing agency, primarily from our residence in Marshall Village.

Community service has always been a passion of mine. As detailed in my candidate statement, I've served on multiple boards throughout my career. Most recently, as President of Marshall Village, I led several key initiatives that enhanced our neighborhood. We replaced deteriorating SMUD box enclosures with metal alternatives to ensure longevity, installed larger house numbers to improve visibility from the street, and conducted a comprehensive village assessment. This assessment addressed rotted fences, dead landscaping, sidewalk hazards, and overdue maintenance items—significantly improving the overall appearance of our village. Importantly, we accomplished all this while maintaining Marshall Village's reserves in a fully-funded position.

I hope to bring this same responsible and reasonable management approach to the GRCA Board. I understand that most homeowners have their life savings invested in their homes, making HOA management a serious responsibility. I pledge to be fiscally conservative with your money while remaining attentive to the needs and concerns of our Gold River community that I'm proud to call home. I would be honored to receive your vote and the opportunity to serve our neighborhood. Thank you for your consideration.

JIM BRADSHAW:

My name is Jim Bradshaw. My wife, Jeri, and I moved to Huntington Village in 2018, already familiar with Gold River through property ownership and local connections. Taking pride in my community, I've contributed significantly through various HOA roles. Currently, I serve as Treasurer on the Huntington Village HOA Board, overseeing the budget, reserves and finances, while also chairing Huntington's Landscape Committee. For Manor Homes 1 & 2, I act as Treasurer and participate in both Landscape and Roofing Committees, and helped monitor the 2023 reroofing project of 46 buildings. At GRCA, I've been Finance Committee Chairman since 2023 and Special Financial Advisor, assisting with budgets and reserve studies while also serving on the Landscape Committee. My HOA experience spans over 25 years in treasurer and presidential roles, including managing a 124-unit condo complex and a 225-homeowner community. Professionally, I spent nine years in public accounting as a CPA serving diverse clients with audit, tax, and business consulting services. I worked for 30 years in private industry, with 26 years as CFO for Quik Stop Markets (a Kroger subsidiary), overseeing financial management, leases, acquisitions, budgeting, and staff supervision until retiring in 2017.

My professional background combined with my extensive HOA and GRCA experience positions me ideally to serve on the GRCA Board of Directors. I would appreciate your support and vote.