SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS WORK SESSION
SROA BOARD ROOM
January 18, 2019

DIRECTORS PRESENT: Mike Gocke, Jim Fister, Keith Mobley, Brad Skinner, Jackie Schmid and Bob Nelson via telephone

IMMEDIATE PAST PRESIDENT/ACTING SECRETARY PRESENT: Pat Hensley

DIRECTORS ABSENT: Jim Adams, Richard Wharton & Gary Bingham

STAFF: Hugh Palcic, Keith Kessaris, Susan Berger, Brad Olson and Mark Smith

The meeting was called to order at 9:03 am.

OWNERS IN ATTENDANCE: 7

OWNERS FORUM: No owners addressed the Board.

Amenities Workgroup Update: Assistant General Manager Keith Kessaris reported on recreation activity over the past month. A total of 6,584 Member Preference cards were either purchased or renewed as of December 14, 2018. This is 9 more than on December 14, 2017. Renewals account for 5,877 of those and 707 are new cards that have been issued. It was also noted that 2018 set a record for the highest number of cards issued or renewed since the SHARC facility opened. Mr. Kessaris also noted the date of 12/14/18 referenced on his handout as this was cutoff for 2018 sales. SROA staff started processing 2019 renewals and new card purchases as of 12/15/18.

In 2018, 843 properties signed up for the Recreation Plus program compared to 836 properties at the same time in 2017 an increase of seven. Renewals account for 772 of those and 71 are new to the program. As predicted, there have not been any additional signups since last month. As of January 11th, a total of 375 properties have signed up for the Recreation Plus Program for 2019. Of those, 357 are renewals and 18 are new to the program. This number is up by 192 over the same time last year.

Through the end of December, we are at 98% of the 2018 budgeted revenue for Recreation Plus sales, 95% of the budgeted revenue for gate admissions, and 95% of the Member Preference budget.

Overall attendance for SHARC aquatics for December was 12,829 visits, which was 840 fewer people than December of 2017. Gate admissions were down 122 entries for December totaling 485 versus 607 in 2017.

Recreation Plus visits were also down for the month of December by 672 compared to December of 2017, however Member Preference visits were up by 2 compared to the same time in 2017 totaling 4,483 for the month of December.

51,820 paper guest passes were issued in 2018 and of those 17,151 were redeemed at SHARC and 2,028 at the North Pool which equates to a 37% redemption rate, down from the five previous years. It was noted that collection of 2018 guest passes will continue until January 31, 2019.
**Abbot/Beaver Intersection Next Steps:** GM Palcic reported on the recently held owner meeting that included SROA staff as well as the project engineers and the contractor. The group discussed the progress of the project to date and provided an outline of the second phase of the plan that will begin in early March if the weather cooperates. The proposed addition of a pedestrian tunnel on Abbot Drive was also discussed and was well received as pedestrian safety continues to be of paramount concern for owners.

GM Palcic noted the engineers, along with Public Works Director Mark Smith, provided a clear and concise overview and shared that through intense exploration it has been determined that the tunnel can be included in the project while still staying within the not-to-exceed amount for the project if the Board so chooses. Time is of the essence if we want to move forward with this as we will need to get on the contractor’s schedule as well as allow enough time to order and receive the tunnel.

Treasurer Gocke commented that he attended this meeting and was pleased with the information provided by all those involved in the project. He also noted there was a good number of owners in attendance who were attentive to the presentation and provided some good input as well. GM Palcic noted there were 42 owners in attendance at this meeting and a show of hands indicated the owners in attendance were in agreement that the installation of a tunnel would be a welcome addition to that location.

**North Pool Task-Force Update:** Assistant GM Keith Kessaris reported the task-force is meeting on a monthly basis. Having been given direction from the Board at the December regular meeting to, based on the results of the email survey to owners, pursue looking at upgrades to the North Pool, the task-force is now working on an RFP that will go out for the development of a conceptual plan. Additionally, the task-force is working on the responses to the second email survey that was sent out asking for more detail as to what owners would like to see at the North Pool in the future. There were approximately 1,100 responses including over 650 verbatim responses.

There are two upcoming owner forum/listening session events planned for Lake Oswego and Eugene on January 25th and 26th respectively. There will be two events held in Sunriver the first on February 20th and the second on March 20th.

**IAMP (Infrastructure & Amenities Master Plan) Task-Force Update:** Assistant GM Kessaris reported this task-force is also meeting on a monthly basis. The task-force has been focusing on updating the IAMP document that was last visited intently in 2013. A number of the items on the plan have come to fruition and can now be removed and/or replaced with other proposed items or projects.

The task-force is utilizing information gathered in the 2017 Comprehensive Owner Survey to assist them in their efforts. Mr. Kessaris thanked task-force member Pat Hensley who sifted through all 3500 verbatim comments from the survey to find ones relative to the IAMP. Those comments are being organized by category and also being compared to the Reserve Study to see where they fit in for repair or replacement.

There will be some online owner surveys relative to IAMP items in the coming months. The task-force is also subjecting each item to a scoring matrix to assist them in making the best recommendations possible going forward.

**Design Manual Proposed Changes Discussion:** Assistant GM Kessaris reported the Design Committee is proposing some modifications to the Design Manual of Rules & Regulations as result of an ongoing review of the manual by the committee members as well as concerns brought to the Board by owners in
the community. The changes being proposed are to Sections 29.03; Firewood and 29.12; Outdoor Fireplaces. Assistant GM Kessaris along with Design Committee Chair Mark Feirer provided an explanation of the proposed changes and answered several questions posed by the Board.

The proposed changes will be posted on the SROA Website, www.sunriverowners.org and will be published in the Sunriver Scene for a minimum of 60 days to allow for owner input after which time they will come back to the Board for consideration and possible approval.

**Telecommunications Infrastructure Workgroup:** GM Palcic reported on the need for a workgroup to be formed to conduct a review of past telecom work and various other resources in developing a current needs assessment of Sunriver’s telecommunications infrastructure. GM Palcic provided the Board with a proposed Scope of Work for the group outlining the composition, roles and responsibilities and deliverables as well as a slate of names that include owners, board representation and SROA staff. The Board held discussion on the matter and GM Palcic answered a number of questions posed by the Board.

**Other Business, SSD Managing Board Member Recommendations:** President Nelson reported the Nominating Committee has been working very hard on filling the two new positions on the SSD Managing Board. The two new positions were approved last fall and the Nominating Committee has thoroughly vetted and brought forward two very qualified candidates. As required in the Management Agreement between the SSD, Deschutes County and SROA, the SROA Board must make the recommendation to the County Commissioners for approval of individuals to the SSD Managing Board.

President Nelson would very much like to have these appointments added to the SROA Board agenda for approval at tomorrow’s regular meeting so these folks can get on board as soon as possible. President Nelson expressed his kudos to the Nominating Committee, in particular Chair Laurence MacLaren and SROA HR Manager Leslie Knight for their efforts on this issue.

**Review of Agenda:** The Board reviewed the agenda for Saturday’s regular board meeting.

**Meeting Debrief:** The Board held a debrief of today’s work session.

There being no other business, Treasurer Gocke asked for a motion to adjourn.

Director Mobley moved to adjourn the public meeting. Seconded by Director Fister, motion passed unanimously.

The meeting adjourned at 10:15 am.

Respectfully submitted,

Pat Hensley, Immediate Past President, Acting Secretary