SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS WORK SESSION
SROA BOARD ROOM
February 15, 2019

DIRECTORS PRESENT: Mike Gocke, Bob Nelson, Gary Bigham, Jim Fister, Keith Mobley, Jackie Schmid, Richard Wharton, Jim Adams & Brad Skinner

STAFF: Hugh Palcic, Keith Kessaris, Susan Berger, Patti Gentiluomo and Mark Smith

The meeting was called to order at 9:00 am.

OWNERS IN ATTENDANCE: 6

OWNERS FORUM: Pat Hensley, 5 Vista Lane, provided comments relative to the wind event that occurred on January 23, 2019 as it relates to Sunriver’s weather history. Ms. Hensley offered her praise for SROA staff for their quick response during the event.

David Jendro, 4 Yankee Mtn. Lane, echoed the comments made by Ms. Hensley. In addition, Mr. Jendro shared with the Board that any theory linking the number of downed trees to the Association’s ladder fuels reduction program is without merit.

2019 Policy & Administrative Overview: President Nelson deferred to GM Palcic on the Administrative Overview portion of this agenda item. GM Palcic provided a detailed walk-through of the SROA Departmental Work Outline for 2019 that was included in the board binders illustrating exactly how busy staff is going to be in 2019 with the items staff is currently aware of. The items listed on the outline are all items that were included as part of this year’s budget. There will no doubt be unexpected items or issues, such as the recent wind storm, that pop up and those will have to be dealt with as they occur. The Board held discussion on the outline and GM Palcic fielded a number of questions posed by the Board members.

President Nelson noted SROA is a large complex organization and he feels the Board has made great strides in the past few years and have a clearer understanding of what a Board’s function is. A healthy Board does three things: policy, financial wellbeing and the hiring/firing and supervision of a general manager. Anything beyond that puts Board members too far in the weeds and often leads to micromanaging which can put both the Board and the organization in jeopardy. President Nelson applauded the efforts of current and past Board members for reminding each other to keep their focus on the previously mentioned duties of a healthy Board.

President Nelson noted his appreciation for the Board’s policy directive of “do no harm”. Taking this position as an organization about anything that comes up aides the Board immensely when deliberating a given issue and has also given the Association a defensible position on a variety of issues. President Nelson then shared a listing of things the Board is currently and/or will be involved with:

- Caldera Expansion including interaction with Deschutes County & LUBA
- Water & Sewer Expansion including interaction with the PUC & DEQ
- Impact of sale of Sunriver Environmental
- Oversight of NW Natural and future expansion
- Impact of Hyatt as the Resort Manager
- Fir Cone flooding issue
• Harper Bridge issues
• The Safe Harbor Agreement & the Oregon Spotted Frog
• Committee Structure & Process
• Mt. Bike Trails & US Forest Service relationship
• Bend Broadband
• North Pool Development including continued owner outreach and financial aspects
• Managing productive intergovernmental relationships
• Legislative changes; DEQ, Railroad safety, etc.

President Nelson concluded by saying policy is the primary responsibility of this Board. To overlook these responsibilities is a failure to perform the duties of the Board.

GM Palcic added that another item that the Board will have to make some decisions on is the next steps of the IAMP (Infrastructure & Amenities Master Plan.) Once the Board appointed task-force has completed and presented their final recommendations to the Board it will be up to the Board to decide what comes next based on the final input that will be provided by the task-force in the coming months.

**USFS Mt. Bike Project Update:** President Nelson reported the Bend/Fort Rock Ranger District of the Deschutes National Forest has identified the need to minimize elk disturbance in the area west of Sunriver. There is also the need to provide non-motorized recreation opportunities in the area that include connecting the community of Sunriver to the greater mountain bike trail network in the Wanoga Sno-Park and Cascade Lakes Welcome Station areas.

The purpose of this project is to increase areas of undisturbed core elk habitat while also providing recreation opportunities. This will be accomplished by concentrating human disturbance in areas where disturbance already exists and is likely to continue. Trails will be located parallel to open, existing trails or located around other hubs of activity. This area contains both summer and winter habitat and elk are generally associated with the area during both seasons.

The decommissioning of approximately 6.5 miles of other man-made roads will be implemented prior to new trail construction. Other trail and user-created route obliteration (6.2 miles total) will occur prior to or concurrent with new trail construction.

Sunriver owner and past Board member Scott Hall, 3 Mt. Rose Lane, is an avid mountain biker and has been involved with the effort to tie Sunriver into the greater mountain bike trail network for a number of years. President Nelson has asked Mr. Hall to participate in this effort as a liaison from SROA and the Sunriver community. GM Palcic noted support of this effort also comes from local bike shop owners, the Village and Sunriver Resort.

Mr. Hall was in attendance at this meeting and shared his thoughts about this effort and his involvement for the past nine years. Mr. Hall also noted the growing popularity of mountain biking in the past few years and acknowledged those that help make this effort a reality. Involvement via support and/or contributions from SROA, COTA (Central Oregon Trail Alliance), the USFS (United States Forest Service), SR Resort, private owners, local bike shops and other business owners helped pay for the NEPA (National Environmental Policy Act) study that was necessary to make this a reality.

The next steps will be to continue to try to raise additional funds for the project. There was approximately $8,000 left over from the NEPA study and the Trout Unlimited Fund is donating $8,000 to go towards the building of the trail. There are plans for kiosks and reader boards along the trail. Mr. Hall distributed his own list of what he perceives the possible benefits of these improvements will be. Some of these include:

• New single track for mountain bike enthusiasts, walkers and trail runners,
• A trail for beginners and families,
• Possible decrease of congestion on Sunriver pathways and illicit off-pathway riding in Sunriver,
• Better access to the Besson day use area,
• Improvement of elk habitat,
• Improvement of horse trails
• Decrease of illicit camping and use in areas adjacent to Sunriver as certain roads are decommissioned.

Construction is scheduled to start around the first of April.

Mr. Hall’s appointment as a Sunriver liaison to this group is on the agenda for action at tomorrow’s meeting. The Board thanked Mr. Hall for taking the time to attend today’s meeting and for his involvement in this exciting project.

**Wind Storm Damage Update & Next Steps:** GM Palcic reported on the major wind event of January 23, 2019. Estimates are that approximately 1,800 trees went down in the storm with 376 trees falling over pathways and more than 250 obstructions on roadways. Staff fielded 599 incoming and made 224 outgoing calls that day including calls to 116 owners to notify them of trees on their homes. Staff quickly devised a system whereby one staff member was texting downed tree blocking roadway calls to Public Works Supervisor Perry Thatcher while the rest of the staff answered the phones. Staff spent a total of 16.65 hours on the phones that day and cheers erupted in the office when, at 4:50pm, Mr. Thatcher called to report that all trees blocking roadways had been removed.

GM Palcic reported that an insurance claim has been filed and the adjuster was able to come and do a site visit prior to the snowfall we’ve been receiving and we are awaiting their report. It is currently an open claim so as we identify additional damage it can be added to the claim. GM Palcic reported the North Pool took a pretty bad hit. Additionally, all facilities are being inspected for additional hazard trees that could come down in the next big wind or snow event. Those will be proactively removed and will be included as part of the claim.

There is a lot of work ahead including clean-up of limbs, branches, etc. Public Works Crews have started the annual chipping program early this year and have been picking up a large number of roadside piles. GM Palcic pointed out that if an owner is doing the work themselves, they can place the branches and limbs roadside but if the owner is hiring a contractor to do the work, the contractor must remove all branches and limbs from the property. The goal over the next few weeks is to remove and chip as much of the combustible material laying on the ground as possible with a June 1st projection of completion for ground combustible. Crews will then return at a later date to buck up logs.

GM Palcic also provided clarification on the policy for fallen trees and whose responsibility they are. If a tree falls from an owner’s property onto commons, the owner is only responsible for the part of the tree on their property and SROA is responsible for the portion that falls onto commons. This same policy applies if a tree falls from one property onto another or from commons onto private property.

**North Pool Listening Sessions Recap & Status Update:** Assistant GM Keith Kessaris provided a brief history on aquatics in Sunriver as well as an update on the recently held listening sessions in Lake Oswego & Eugene. Mr. Kessaris provided the Board with the handout that was given to participants at those events which includes an aquatics history, baseline assumptions, options and next steps and timeline.

Some of staff’s baseline assumptions include:

• No special purpose assessment,
- Keeping the North Pool as an owner only pool,
- Maintaining a relaxing & calm setting,
- Serving a diverse age group,
- Continuing to operate as a summer seasonal outlet,
- Maintaining current offerings such as lap swimming, leisure pool and the ability to bring outside food and beverages into the facility.

Additionally, the possibilities of creating a combined North Pool/North Tennis entry complex will be explored.

Mr. Kessaris provided a recap of the surveys that have been done beginning last summer at the SROA Annual meeting. The results of all of those indicate that owners do not want to replace the facility in a like for like fashion and instead prefer upgraded amenities and offerings.

There was a total of 128 attendees at the Lake Oswego gathering and 11 at the Eugene event. Attendees were very engaged and provided a lot of valuable input. Listening sessions will be held in Sunriver on Wednesday, February 20th and Wednesday, March 20th @ 4:30pm at SHARC.

The next steps will be to present the Conceptual Plan RFP bidder recommendation to the SROA Board later today during their Executive Session. A Conceptual Plan will then be presented to the Board in April 2019. The North Pool Task-Force will continue to meet to keep to the appropriate project timeline to ensure all steps have been processed effectively to be able to create a ballot measure for July’s annual election.

Abbot/Beaver Update: Public Works Director Mark Smith reported work continues on identifying and relocating all the various underground utilities located at the new tunnel site that is slated to go across Abbot Drive close to the Abbot House Condos. Mr. Smith noted how great both the contractor Marcum and Sons and the engineering firm Century West have been to work with as this long and arduous process unfolds. There have been a number of previously unidentified utilities discovered during the process some possibly dating back to the Camp Abbot days. Shop drawings for the concrete portions of the tunnel have been approved and it will be going to production in the next week or two.

The second phase of the circle project is slated to begin around mid-March weather permitting. The circle project will take place before the installation of the tunnel. Landscaping of the new circles will also occur in the spring. Mr. Smith continues to have dialogue with the businesses that will be affected when the second circle is constructed to keep them updated on the project. The goal is still to have the work on both projects complete before Memorial Day weekend.

Future Board Needs Discussion: President Nelson reported he had asked each of the Board members to provide him with their input on the traits, skills, knowledge base, etc. that would be desirable in the three new board members to be elected this summer. To date he has only received responses from four people and would like to hear from the rest of the Board by this evening so he can consolidate those into one document. To be clear, the process is not designed to recommend candidates for those positions, it is simply to provide the Nominating Committee with the characteristics desired. The desire is to have at least five candidates running but as Director Adams, a former member of the Nominating Committee, noted that despite the best efforts of the committee, sometimes they are lucky to get three candidates. One of the years he was a member of the committee, 57 owners were contacted and yet the committee was only able to find three who were willing to run so it is not for lack of trying on the committee’s part.
Other Business, Sunriver You Club: Assistant GM Kessaris reported staff has received an application from a new group forming in Sunriver called “Sunriver You.” Mr. Kessaris reported they want to be an educational outreach group. Basically, the concept of the group is owners themselves becoming the teachers and other owners becoming the listeners. It’s an opportunity for owners who have expertise in a certain field to share their knowledge with others. The group feels there is a lot of great information that owners already have here in Sunriver and they aim to share that information with other owners. The group has completed the necessary paperwork and meets all the requirements of a recognized SROA club/organized group. They hope to be approved by the Board this month to allow their group the use of the Crescent Room at SHARC from time to time.

Director’s Schimd & Adams wondered if this wouldn’t fall underneath the Owner Enrichment Committee? Assistant GM Kessaris answered that one of the members of the Sunriver You group actually attended a couple Owner Enrichment Committee meetings and shared her idea. While supportive, the committee felt if this new group was looking to do something consistently, such as on a weekly or monthly basis, they should maybe look at the option of applying as a SROA recognized club/organized group instead of their activities being part of the functions of the Owner Enrichment Committee.

This item will be on the agenda for action at tomorrow’s meeting.

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

Executive Session: Director Bigham moved to recess the public meeting and reconvene in Executive Session under the authority given in the SROA Bylaws, Article IV, Section 10 to discuss contractual, personnel and legal matters that may be subject to a claim of privilege. Seconded by Director Wharton; motion passed unanimously.

The public session recessed at 11:40 a.m.

The executive session adjourned at 1:48 p.m.

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

There being no other business, President Nelson asked for a motion to adjourn.

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

The meeting adjourned at 1:50 p.m.

Respectfully submitted,

Gary Bigham, SROA Secretary