SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS WORK SESSION
SROA BOARD ROOM
March 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 and Mark Smith

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

OWNERS IN ATTENDANCE: 3

OWNERS FORUM: No owners addressed the Board.

Pacific Crest: President Nelson and GM Palcic noted the comments the Board and staff have been receiving relative to the Pacific Crest event that occurs each year in late June. The Village at Sunriver has indicated to Why Racing, the organization that puts this event on, that the Village can no longer act as the sole host of this event after 2020. They desire a more community-wide event with some aspect of the event happening in various locations throughout Sunriver. Some of the ongoing issues the Village says impact them include parking restrictions, maintenance, added expenses for the event, traffic congestion and the impact to tenants and visitors. Also being proposed is consideration of changing the date of the event to later in the year such as right after Labor Day.

While SROA participates as a major stakeholder in events such as this it is important to keep in mind that this particular event (organized and produced by WHY Racing) and the host venue site for the event (the Village at Sunriver) are both privately owned. SROA will continue to work alongside the entities involved in this event in an effort to gain a better understanding of the concerns being raised and what potential solutions may exist. Additional comments received will continue to be collected and passed on to the Board for the foreseeable future.

Amenities Workgroup Update: Assistant General Manager Keith Kessaris reported on recreation activity over the past month. A total of 2,610 Member Preference cards were either purchased or renewed as of March 8, 2019. This is 264 less than on March 9, 2018. Renewals account for 2,432 of those and 178 are new cards that have been issued. Extended family pass sales total 197 as of March 8, 2019, which is 35 more than the same date in 2018. Mr. Kessaris noted that we will see another significant round of updates and/or purchases of new cards during spring break and also Memorial Day weekend.

772 properties are signed up for the Recreation Plus program compared to 775 properties at the same time in 2018. Renewals account for 736 of those and 36 are new to the program. Gate admissions for February 2019 were 147 less than February 2018 (398 vs 545). Total SHARC admissions through the end of February total 20,652 compared to 19,779 at the end of February, 2018.

Thanks to the recent snow, tubing hill visits for February 2019 were 164 more than February of 2018 (363 vs 199). We did have some challenges related to the weather. Hours at SHARC had to be altered on some days to allow time to clear the parking lot so that visitors could park.

We are currently at 90% of our budgeted goal for Recreation Plus for the year and at 41 % of Member Preference and Extended Family passes.
20,760 paper guest passes were issued through 2/28/19 and of those, 1,864 or 9% have been redeemed.

**Abbot/Beaver Project Update:** Public Works Director Mark Smith reported that the second phase of the project was delayed by a week due to the recent snow event. 38 semi-truck loads of snow were removed from the project area which equates to approximately 1,000 cubic yards of snow. Things are moving along nicely and both the engineer and contractor have been excellent to work with.

The water and electric lines have been relocated to allow for the new tunnel on Abbot Drive to be installed. The natural gas line will be relocated in the new two weeks.

Beginning on Monday a detour will be set up to allow for the construction of the second circle on Beaver Drive. Beaver Drive from the Abbot Drive intersection to the entrance of the parking lot will be closed to through traffic for approximately four weeks to allow for construction of the circle. Mr. Smith has met with a number of the businesses that will be affected by this closure in an effort to ensure they have the most accurate information. The Board was provided with a hand-out illustrating the necessary closure and the alternate routes that will be available for next several weeks.

Director Fister complimented the Public Works staff on the excellent job they did in getting the roadways cleared in a timely fashion during the recent snow event.

**North Pool Task-Force Update:** Assistant GM Kessaris reported the task-force continues to meet on a regular basis and their next meeting is scheduled for next week. Mr. Kessaris distributed a map depicting the North Pool and surrounding area along with several options of preliminary design concepts for the facility going forward.

Representatives from McKenzie, the engineering firm working on this project, will meet on-site with staff next week to discuss the current drawings and make modifications as necessary. GM Palcic noted the challenges in finding the happy medium for the majority of owners based on all the input staff has received and continues to receive. Mr. Kessaris noted how receptive McKenzie has been to modifications as we try to find an option that addresses the ongoing input that staff is receiving from owners.

GM Palcic also noted the desire to extend the life of the task-force beyond its current March ending date so the group can see the project through to getting the final proposed design to the Board in April. The Board discussed the options presented at length and GM Palcic and Assistant GM Kessaris answered a number of questions posed by the Board. GM Palcic also noted that the Board will have the proposed ballot measure language on the agenda for action at the regular April meeting.

The second listening session to be held in Sunriver is scheduled for next Wednesday, March 20th at 4:30pm at SHARC. Assistant GM Kessaris noted representatives from McKenzie will be in attendance at this gathering.

**Recycle Center Update:** GM Palcic reported details are being worked out with both Deschutes County and Waste Connections, the carting company who hauls the recyclables from Sunriver. The agreement calls for a five-year lease with Cascade Disposal the parent company of Waste Connections in which they
will reimburse SROA for the construction costs of the facility with a not-to-exceed number. After five years, the structures will become part of assets owned by SROA.

Ascent Architecture and R&H Construction are currently working on preliminary drawings and cost estimates for the project. The plan calls for several additional containers that are much easier for the carting company to dump and haul. These containers are shorter and much easier to access for users who may be vertically challenged. Having additional bins may also cut down on the on-going issue of recyclables being left on the ground when bins are full.

It was noted that legal counsel for all of the players involved have reviewed and provided their input on the project. Next month, staff will bring concept plans, not to exceed costs and ballot language to the Board for action. This proposal is like the North Pool in that the necessary dollars will come out of reserves but it does have to have approval by the owners for the project to move forward.

**April Joint SROA/SSD Meeting Agenda Items Discussion:** President Nelson reported that the SROA Board of Directors and the SSD Managing Board hold a joint meeting each year in April. President Nelson listed a number of topics he feels are important to include on the agenda for that meeting:

- Facilities needs for Fire and Police Departments
- Future funding of the District & PERS effects
- Deschutes County - Room Tax Revenues
- Deschutes County - Harper Bridge
- NW Natural purchase of water & sewer companies and how that affects police and fire services
- Emergency Preparedness

President Nelson asked the rest of the Board to get any other topics they would like to have considered to him as soon as possible. He will meet with SSD Chair Ron Schmid in the coming weeks to finalize the agenda.

**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 Fister; motion passed unanimously.

The public session recessed at 11:07 a.m.

The executive session adjourned at 12:08 p.m.

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

Director Bigham moved to adjourn the public meeting. Seconded by Director Gocke, motion passed unanimously.

The meeting adjourned at 12:09 p.m.

Respectfully submitted,

Gary Bigham, SROA Secretary