SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS WORK SESSION
PRINGLE HALL @ SHARC
April 19, 2019

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

DIRECTOR ABSENT: Mike Gocke

STAFF: Hugh Palcic, Keith Kessaris, Susan Berger, Steven Stanfield, Joe Healy and Mark Smith

The meeting was called to order at 1:00 p.m.

OWNERS IN ATTENDANCE: 10

OWNERS FORUM: Cindy McCabe, 13 River Village Condo, inquired about the planning and implementation for Mary McCallum Park improvements. Public Works Director Mark Smith was in attendance and reported that by the 4th of July they hope to pave the road leading into the park, create a paved turnaround and 5 ADA paved parking spots. Additionally, a path will be paved from the parking area over to the Pavilion and on over to the river. Changing the gate from a combo to a card swipe system will not happen until later in the year. There are plans to upgrade the porta potty for this year and Mr. Smith will be requesting as part of his 2020 capital budget, funds to install a vault toilet out there next year. As there is currently no sewer service available to the area, the vault toilet would be an upgrade until it is determined whether or not the Association will pursue a sewer hook-up.

North Pool Task Force Update & Mackenzie Architects Presentation: Assistant GM Keith Kessaris introduced the members of the North Pool Task-Force who were in attendance today, and thanked them for attending. Mr. Kessaris introduced Brian Varricchione and Steven Tuttle from Mackenzie Architects and Dana Anderson from Anderson Pool Works who were on hand to present the concept for improvements at the North Pool.

Mr. Varricchione provided an overview of the process used to get where we are today. Beginning last summer, SROA staff started gathering input from North Pool users and owners who attended the Annual Meeting. Staff quickly determined that owners do not want to replace the pool in a like-for-like fashion and instead would like to see some other improvements and upgrades to that facility. In February, 2019 owners who are signed up on the SROA website had the opportunity to provide free form answers on what type improvements they desire. Following that survey numerous opportunities were provided for owners to give input to staff via surveys and/or the listening sessions that were held both in Sunriver and in the valley.

At the last session in March, Mackenzie provided several potential concepts and received lots of input from owners about what they did and didn’t like. Following that session, owners were provided a ten-day window in which they could give additional input to be considered.

Mr. Varricchione walked the Board through a Power Point presentation of what the architects have come up with based on all the input they had received. Some of those elements include more bike parking, a family restroom, more grassy areas, more shade structures, an upgraded kiddy pool, a hot tub, a recreational pool, a lap pool with six lanes and the concept of creating a “Welcome Center” that could serve swimmers as well as tennis players. The desire is to provide a year-round restroom facility at that...
location so that in the off season, when the pool is closed there are still restroom facilities available to walkers, runners, bikers, etc. Also included in the plan is an upgraded pump room. A good deal of landscaping and planting of native plants will take place to enhance and compliment the area.

Steven Tuttle started by thanking SROA for the opportunity to work on this project and noted his appreciation for both the SROA staff members he has worked with as well as the members of the North Pool Task-Force who provided a vast amount of ideas and input.

Mr. Tuttle provided a Power Point presentation illustrating the proposed site plan and the elements included as well as a detailed break-down of the costs estimates. Following his presentation of the proposed layout Mr. Tuttle and Mr. Varrichione listened to additional input from and answered a number of questions posed by the Board.

Mr. Anderson provided input on the bodies of water including size, amount of water necessary, etc. noting that the current vessel is leaking badly. He estimates the new facility would have 67% more water but would only use 1/10 of the current water consumption which illustrates how badly the current vessel is leaking.

SROA Controller Joe Healy was in attendance and provided an overview of the SROA Reserve forecast. Already included in the reserves for 2019 and 2020 is funding for upgrades to the North Pool in the amount of $4,770,000 which means we would need to use and additional $1,000,000 of embedded dollars.

The goal of the Association is to have the Reserves fully funded by 2043. With our current plan we will actually reach that number by 2031. Mr. Healy noted that the current plan also includes replacing all the bike/pedestrian tunnels over the next eleven to twelve years. Mr. Healy and Public Works Director Mark Smith have determined that they will be able to maintain the roads and pathways and install one new tunnel a year for the next eleven years, beginning in 2021 with $1.1 million dollars per year.

GM Palcic reminded the Board that fully funded equates to 70-100% and is included in the Consolidated Plan of Sunriver. The formula currently used for increasing the reserve contribution by 5% is working very well and the Association is in a very good financial position.

Assistant GM Kessaris thanked the members of North Pool Task Force and SROA staff members Mark Smith and Steven Stanfield for all their hard work and input on this project.

**Ballot Measure Language Discussion:**
Per a request from President Nelson the Board moved the discussion of the ballot language up on the agenda.

GM Palcic referenced the materials provided to the Board and noted that the SROA Bylaws required the Board to approve language that will appear as a measure on the ballot and communicate such to the Chairperson of the Election Committee within five days of the Board action. In addition, the word count of arguments for and against the proposed ballot measure, including those prepared by the SROA Board, SROA committee and those submitted by SROA members also needs to be established. The word count may be limited at the discretion of the Board.

Mr. Palcic reported that, as stated in the SROA Board adopted Decision Making Checklist, decision making is defined as the process of selecting the most appropriate course of action yielding the optimum solution or solutions to difficult and complex situations. The principles of this checklist note that Association decisions must be: based on the best interests of the owners as a group; consistent with and
supportive of SROA’s vision and planning strategies; and based upon clearly identified facts (verifiable and objectively real information). This potential project and the work to date surrounding this project fully satisfy the decision-making checklist principles.

The renovation of the North Pool complex has long been identified as an area in need of improvement. Prior SROA surveys surrounding future infrastructure and amenity needs have identified this area as a priority item for SROA to address.

With owner direction accounted for, SROA subsequently engaged the membership through a series of workshops facilitated by a Board appointed task-force, SROA staff and an architectural/engineering team of experts to develop and owner-driven plan for renovating the North Pool complex. While these workshops provided owners with an additional opportunity to provide input, they also demonstrated the Board’s underlying goals of maintaining transparency and open communications with its membership.

Upon completion of all workshops and conceptual design work, the North Pool Task-Force unanimously endorsed the concept plan presented today by the Architectural team.

GM Palcic further noted that the draft ballot measure language, as presented, has been reviewed and authorized for use by SROA’s legal counsel.

This item will be on the agenda for Board action at tomorrow’s meeting. Ballots will be mailed in mid-July and will be due back no later than noon on Saturday, August 10, 2019.

GM Palcic, Assistant GM Kessaris, Controller Joe Healy, Recreation Director Steven Stanfield and Public Works Director Mark Smith answered a number of questions posed by the Board.

GM Palcic also reported the North Pool Task-Force has agreed to continue their work and assistance through the end of the election. This proposed extension will be on the agenda for action at tomorrow’s meeting.

Joint Meeting Recap: President Nelson reported the SROA Board held their yearly joint meeting with the Sunriver Service District Managing Board (SSD) earlier today. This yearly meeting provides the two Board’s and staff members an opportunity to facilitate dialogue and discussion of items and issues of mutual interest. President Nelson felt it was a very constructive morning with a lot of good information shared between the parties.

Design Manual Proposed Changes: In January 2019, the Board held a first reading of the proposed changes to Section 29.03 & 29.12 of the Design Manual of Rules & Regulations. The proposed changes were then posted on the SROA Website and published in the Sunriver Scene to allow for owner input.

Gary Bigham, Board Liaison to the Design Committee introduced Design Committee Chair Mark Feirer who was in attendance to assist with any questions the Board may have. Mr. Feirer reported the Design Committee has been working on this project for awhile as a result of concerns brought to the Association by a number of owners. The firewood issue came before the Board on a previous occasion and the Board directed the Committee to do some more work on the proposed changes and make it more precise.

As was illustrated by the number of owners who took the time to provide input, that stacking of firewood generated considerable interest. It seems that the biggest problem was the specificity of the size and dimensions of the piles which is exactly what the Board directed the Committee to determine.
The purpose of this proposed change is to address the shift of how wood is being stacked, a phenomenon that both community members and the Design Committee members have noticed over the last few years. Privacy walls, enclosures, property line markers, fences, etc. have been popping up in a number of places throughout the community. While it is not currently a wide spread problem, it is an increasing problem.

Mr. Feirer circulated a picture of what appears to be a totally enclosed dog-run made out of firewood to illustrate his point. A second picture illustrated a situation where an owner has stacked wood the length of their property line on each side effectively blocking the view of their neighbor’s living room window. These are but two examples of situations that currently exist and that the Committee is trying to address, limit and prevent.

Director Bigham noted that most of the objection in the input received from owners is to the definition of the sizes of the stacks and what’s most important is having a rule we can enforce when people do build fences, property line definitions, dog runs, etc. The rule change is meant to address these things not to monitor people who are stacking their wood neatly and not in a way that creates an unacceptable appearance to the community.

The Ladder Fuel Reduction Plan specifies the proximity that firewood should be stacked to the house and having a rule in place that addresses the aforementioned items may mean that some of these violations fall under the rules spelled out in that plan and can be addressed accordingly. GM Palcic added that the more specific and measurable the rule is, the less subjective it is which makes it easier for staff to enforce.

Lengthy discussion was held and based on that discussion Chair Feirer and staff will make some additional modifications to the language that will come before the Board for action at tomorrow’s meeting. Chair Feirer commented that this language will not cover absolutely everything that people might come up with, but it’s designed to cover most of the problems and that’s the best we can do.

The Board with Mr. Feirer’s assistance then reviewed the proposed addition of a rule addressing the use of patio heaters and fireplaces. The Board held discussion on this proposal, a few minor modifications were suggested which will be incorporated before tomorrow’s meeting at which time the Board will be asked to take action on the issue.

The Board thanked Mr. Feirer for attending and participating in today’s discussion as well as for shepherding this effort along.

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 meeting recessed at 2:56 p.m.

The executive session adjourned at 3:42 p.m.

The public session resumed at 3:43 p.m.

Admission Model Workgroup Update: Assistant General Manager Keith Kessaris reported on recreation activity over the past month noting that stats will now be provided on a month end basis instead of going a few days into the new month so this month’s stats are seven days less than last month. A total of 3,312 Member Preference cards were either purchased or renewed as of March 31, 2019. This is 190 less than on April 7, 2018 keeping in mind that last year’s reporting accounted for seven more
days. Renewals account for 3,065 of those and 247 are new cards that have been issued. Extended family pass sales total 234 as of March 31, 2019, which is 66 more than in 2018. Mr. Kessaris noted that we will see another significant round of updates and/or purchase of new cards over the Memorial Day weekend in May.

800 properties are signed up for the Recreation Plus program compared to 799 properties at the same time in 2018. Renewals account for 759 of those and 41 are new to the program. Gate admissions for March 2019 were 31 less than March 2018 (980 vs 1,011). Total SHARC admissions through the end of March total 32,608 compared to 31,496 at the end of March, 2018.

99 people took advantage of Central Oregon Sundays in March compared to 65 in 2018, an increase of 34.

We are currently at 93% of our budgeted goal for Recreation Plus for the year and at 55% of Member Preference and Extended Family passes.

27,720 paper guest passes were issued through 3/31/19 and of those, 2,252 or 8% have been redeemed.

**Nominating Committee Charter Proposed Changes Discussion:** At the March 16, 2019 Board Meeting, the Board was asked to approve changes to the Nominating Committee charter that would increase the number of members allowed on the committee from seven to nine and would allow for more than one former SROA Board member to serve on the committee at the same time.

During the discussion of that proposed change, concern was expressed about the wording of Section 3; “D” of the charter. Director Mobley and GM Palcic were tasked with reworking that section and have provided the Board with a revision for their consideration. The Board held discussion on the proposed changes and it was noted this item will be on the agenda for action at tomorrow’s meeting.

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

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

The meeting adjourned at 4:03 p.m.

Respectfully submitted,

Gary Bigham, SROA Secretary