SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS WORK SESSION
SROA BOARD ROOM
July 19, 2019

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

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

The meeting was called to order at 9:00 a.m.

OWNERS IN ATTENDANCE: 5

OWNERS FORUM: Cindy McCabe, 13 River Village Condos, provided written and oral comments on the following topics:
- Recent Mary McCallum Park improvements and the need for further improvements to the park
- Request that the advertising banners for events and functions be restarted
- Naming of the two new circles at the Abbot/Beaver intersection
- That access through the Mary McCallum Park gate not require a member preference swipe card for entry.

Bob Stillson, 10 Belknap Lane offered observations and comments on the following topics:
- New paving and parking at Mary McCallum Park has ushered in some “creative” and unauthorized parking locations near the river
- Safety concerns over bicyclists tethering their pets on a leash as they ride on the pathways
- Unauthorized drone use
- Praised the efforts at the North Pool facility to keep the pool up and running
- Smooth operation and post-event clean-up work from this year’s Pacific Crest event
- Recommended that the Board consider more opportunity for voters to engage candidates up for election
- The need for greater presence of the SR Bike Patrol on the pathways.

Nominating Committee Recommendations to Positions 3 & 4 of the Sunriver Service District (SSD) Managing Board: SROA Nominating Committee Chair Laurence MacLaren reported that the Nominating Committee interviewed three individuals; John Ralston, Bill Hepburn and Ron Stephens who were all very good candidates and very capable individuals, for the two positions coming available on the SSD Managing Board. Mr. MacLaren was pleased to recommend Ron Stephens to Position 3 and Bill Hepburn to Position 4 to serve for three years with terms beginning on September 1, 2019 and ending August 31, 2022. If approved by the SROA Board, the recommendations will be forwarded to the Deschutes County Commissioners for approval. Mr. MacLaren noted that Mr. Ralston is equally qualified, and, in the committee’s opinion, should be considered for a future position.

Admissions Model Workgroup Update: Assistant GM Keith Kessaris reported on recreation activity for the month of May.

A total of 5,401 Member Preference cards were either purchased or renewed as of June 30, 2019. This is 23 more than on June 30, 2018. Renewals account for 4,951 of those and 450 are new cards.
852 properties are signed up for the RPP (Recreation Plus Program) compared to 833 properties on July 11, 2018. Renewals account for 783 of those and 69 are new to the program. Gate admissions for June 2019 were 3,241, which is 72 less than June 2018. Total SHARC admissions through the end of June 2019 totaled 87,219 compared to 86,077 at the end of June 2019, a difference of 1,142.

The North Pool opened on June 18th this year and through the end of June overall attendance was 1,407 which is 83 less than June 2018. Approximately 275 people attended the kick off to summer event at the North Pool and everyone seemed to have an enjoyable evening.

302 people took advantage of Central Oregon Sundays in June compared to 277 in 2018, an increase of 25.

We are currently at 102.3% of our budgeted goal for Recreation Plus for the year and at 88% for Member Preference and Extended Family passes.

45,720 paper guest passes were issued through June 30, 2019 and of those, 4,377 have been redeemed at SHARC and 173 have been redeemed at the North Pool.

**North Pool & IAMP Task-Force Updates:** GM Palcic reported that the North Pool Task-Force is winding down having recently completed their work on the Voter’s Pamphlet. Ballots were mailed on July 11, 2019 and are due back by noon on Saturday, August 10, 2019. Staff has started the preliminary permitting process with Deschutes County and the DEQ that needs to be in motion in anticipation of the measure passing to ensure we meet the timelines established for construction. Should the measure not pass, we will have to regroup, and the Board will have to decide next steps. If the measure passes, construction will commence after the pool closes for the season on Labor Day.

Director Adams commented on the excellent customer service skills of the head lifeguard at the North Pool in helping to educate owners about the ballot measure and GM Palcic again thanked the task-force for their hard work on this project.

The IAMP (Infrastructure & Amenities Master Plan) Task Force continues to meet on a regular basis and has reviewed the grading matrix of our current facilities. The next steps will be to get this information out to owners in survey form to garner their feedback regarding our current amenities and facilities as well as future amenities. An emerging trends sub-committee has been established and are utilizing resources throughout the country to identify emerging trends in other community associations. The sub-committee is looking at specific categories that would potentially fit this community and specific questions that pertain to those categories. The task force meets again next Tuesday, and their main goal is to develop survey questions. GM Palcic commented that we will start with an online Survey Monkey approach and may follow-up with some paper surveys for those who do not fill the survey out online. The goal of the survey is to get solid information to work with while educating owners about all the elements of the IAMP.

Pat Hensley, a member of the task force noted the importance of the survey and the educational materials being communicated as widely and frequently to owners as possible as many of them don’t know all the elements that are included in the plan. Additionally, Ms. Hensley noted this is a long-term plan and it is important that we gather as much input as possible from owners.

Director Skinner thanked staff for their diligence and hard work on this project. GM Palcic also noted his appreciation to the task-force for their hard.

**Owner Enrichment Committee Proposed Charter Changes Discussion:** President Nelson noted these changes are necessary due to the change of the committee’s status from an ad-hoc to a permanent...
committee. The Board was provided with a red line/strike-out version of the proposed changes and Director Adams walked the Board through the proposed changes one by one. The Board held a lengthy discussion about the challenges of some of the elements of the charter, impacts on staff time to facilitate some of the requests the committee desires as well as the impact on the SHARC facility. Several Board members offered up some additional minor edits. President Elect Keith Mobley and OEC Board Liaison Adams will work together to make further edits to the document and will bring it back to the Board for consideration at the August 17, 2019 regular meeting.

2019 Annual Meeting Agenda Items Discussion: GM Palcic suggested using the same format we did at last year’s meeting which was to have the business part of the meeting followed by a break which will include several informational stations including North Pool next steps, recycle center next steps, emergency preparedness, OEC, etc. After a 30-minute break, we will reconvene for the Owners Forum portion of the meeting. This format worked well, and we received a lot of positive feedback from attendees. The Board is fine with that format and staff will now start planning accordingly.

Telecommunications Task-Force Update: Director Mobley asked Director Skinner and Director Fister, who are members of the work-group to share a bit about their background.

Director Skinner noted that while his experience with the technical side of things is not extensive, he is very familiar with the funding side of things. Director Skinner went on to share some of the details of the current project he is working on in the Vancouver, WA area.

Director Fister noted the products and standards that he defined in his prior role in high tech currently run about 90% of the telecommunications infrastructure worldwide. In the process of defining those products and standards he possesses intimate knowledge of how telecommunications are delivered and what requirements and specifications are used to put that in place.

Director Mobley shared that he has 30 years of experience in the telecommunications field, including introducing fiber to the home to The Dalles. Because of those efforts, Google now has a facility housed in The Dalles which employs a good number of people. Most recently, Director Mobley was heavily involved in the effort which brought fiber to the home to the town of Maupin.

Director Mobley further reported that a consultant, Midstate Consulting LLC that is based in Utah, has been awarded the contract to assist the Association with this endeavor. The work should begin in the near future and must be completed by October 31, 2019 after which the Board will be provided a detailed update on what broad band will look like in Sunriver. It was noted that this company is in no way related to our local electricity provider, Midstate Electric in La Pine, OR.

GM Palcic added that the consultant will be required to provide a conceptual master plan for the infrastructure they propose along with a cost estimate that the Board can then digest and utilize for future planning.

Director Fister and Director Mobley noted that both companies that responded to the RFP were very qualified and Director Fister thanked the IT staff for arranging face to face meetings with both companies that were very helpful to the work-group to better understand what all is involved in an endeavor such as this.

Review of 7/20/19 Board Meeting Agenda: The Board reviewed the agenda for tomorrow’s 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 meeting recessed at 11:02 a.m.

The executive session adjourned at 12:00 p.m.

The public session resumed at 12:01 p.m.

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

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

The meeting adjourned at 12:05 p.m.

Respectfully submitted,

Gary Bigham, SROA Secretary