SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS WORK SESSION
SROA BOARD ROOM
August 16, 2019

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

DIRECTOR ABSENT: Jim Fister

STAFF: Hugh Palcic, Keith Kessaris and Susan Berger

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

OWNERS IN ATTENDANCE: 4

OWNERS FORUM: Sherry Hill, 14 Cypress Lane, shared concerns regarding fire danger and the
storage of firewood on properties within Sunriver. Ms. Hill suggested that the Board consider changes to
the rules regarding firewood storage to better address aesthetic and fire danger concerns.

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

A total of 6,132 Member Preference cards were either purchased or renewed as of July 31, 2019. This is
135 less than on July 31, 2018. Renewals accounted for 5,584 of those and 548 were new cards.

858 properties were signed up for the RPP (Recreation Plus Program) compared to 838 properties on
August 9, 2018. Renewals accounted for 784 of those and 74 were new to the program. Gate admissions
for July 2019 were 7,047 which is 574 less than July 2018. Total SHARC admissions through the end of
July 2019 totaled 153,505 compared to 157,435 at the end of July 2019.

North Pool attendance for July was 4,372, which is 1,058 less than July 2018. An end of the summer pool
party will be held at the North Pool on Friday, August 30th from 5-7pm. Deadline to RSVP is
Wednesday, August 28th.

We are currently at 103% of our budgeted goal for Recreation Plus for the year and at 101% for Member
Preference and Extended Family passes.

52,300 paper guest passes were issued through July 31, 2019 and of those, 9,221 have been redeemed at
SHARC and 1,002 have been redeemed at the North Pool.

North Pool Next Steps: GM Palcic reported that with the successful passing of the ballot measure on
August 10th, the official announcement of the election results will occur at tomorrow’s Annual Meeting.
Staff will have a station at the Open House that will occur immediately following the Annual Meeting
tomorrow. This station will provide visuals and staff will be on hand to answer questions owners may
have about the project.

Staff has already been engaging with Deschutes County about all the different permits that will be
necessary to execute the project. The demolition permits are being lined up and our Natural Resources
Department has conducted an environmental review of the site. An arborist will be consulted regarding several trees at the project location that we hope to maintain/retain. The next steps will be to lay out the final design and go forward with an RFP for demolition that will occur this fall. Assistant GM Kessaris handed out a draft timeline that outlines the different elements of the project. It was noted that this is a draft and is still quite fluid.

GM Palcic expressed his sincere thanks to Assistant GM Keith Kessaris, Public Works Director Mark Smith and Communications Director Susan Berger for their diligence and hard work in getting us to where we currently are with this endeavor. Additionally, GM Palcic once again thanked the North Pool Task-Force for their hard work and dedication to this project.

Assistant GM Kessaris reviewed the timeline with the Board noting we have received the geo-technical report back regarding the subsurface rock layer. A few adjustments will be necessary where the basalt layer was located. The next key thing will be the selection of the demolition contractor. Additionally, there are numerous permits that will be necessary moving forward.

The plan is to complete as much demolition as possible this fall before winter sets in and prohibits crews from working. Depending on what kind of a winter we experience this year, crews will pick back up as soon as the weather allows in the spring. We hope to have the work completed and the new facility open in mid-July 2020.

The project will also have to go through the full SROA design review process, which will include a neighborhood meeting. This meeting will occur sometime this fall. Staff will keep the Board apprised of the project with monthly updates going forward.

President Elect Mobley thanked the three out-going Board members, Jim Adams, Mike Gocke and Richard Wharton for their efforts on this issue as well as their dedicated service to SROA and the Sunriver community during their tenure as board members.

**Owner Enrichment Committee Proposed Charter Changes Discussion:** This item and the proposed changes were first brought to the Board last month and were the result of the change in the committee status from ad-hoc to a full-time committee. The Board held a lengthy discussion on the proposed changes, suggested several edits and expressed concerns about the challenges of some of the elements of the charter as well as the possible impacts on staff time to facilitate some of the requests the committee is seeking as well as the impact on the SHARC facility. Director Mobley and Director Adams have re-worked the charter to what is being presented to the Board today for their consideration. This item is on the agenda for action at tomorrow’s regular meeting.

**Proposed Recycle Center Upgrades Discussion:** Negotiations between SROA, Waste Connections and Deschutes County Solid Waste Department have concluded, and the parties are now prepared to formally enter into an agreement for use of SROA property as a future area recycle center.

For many years, SROA has provided access to improved land as well as limited support services to Deschutes County and the carting contractor that serves Sunriver for the purposes of recycling. The existing site is not undersized for the amount of recycling activity it receives but is in need of safety and efficiency improvements in order to continue in operation. SROA has available land, and if authorized by SROA voters in a special election to be held this winter, a new state-of-the-art facility can be built to address the current recycling center’s deficiencies.

The essential terms of the agreement stipulate that SROA will undertake construction of the new facility and lease the property and improvement to the carting contractor and Deschutes County for a period of no
less than five years, during which time SROA will be reimbursed for its initial construction costs of the facility.

The Board will be asked to vote tomorrow on authorizing the Board president to finalize and execute a lease agreement with Deschutes County Solid Waste Department and Waste Connections, Inc. It was noted this agreement must receive owner approval to move forward. As with the North Pool, monies are available in the reserves to accomplish the initial work necessary to make the improvements. Those monies will be repaid over a five-year period based on the terms of the proposed lease agreement.

**Board Officer Vacancies Discussion:** President Nelson noted the Board’s decision in June to wait until the election was over to decide on appointing a Treasurer. With those results now in, newly elected Board member Gerhard Beenen, who has been serving on the Finance Committee for the past three years and is willing to serve as Treasurer is the obvious choice to fill that position. Additionally, the Board desires to appoint Jackie Schmid as Assistant Secretary and Jim Fister as Assistant Treasurer. These appointments will occur at tomorrow’s regular meeting.

**Review of 8/17/19 Board Meeting and Annual Meeting Agendas:** The Board reviewed the agendas for tomorrow’s meetings.

**Other Business, 1st Interstate Wealth Management Service Agreement:** Treasurer Gocke reported that SROA Controller Joe Healy has completed the necessary due diligence as directed at July’s Finance Committee meeting regarding the proposal by 1st Interstate to manage the Association’s investments. This will not only allow for more timely action regarding investments, resulting in better return on investments, but will also free Mr. Healy from performing these tasks. This item is on the agenda for action at tomorrow’s meeting.

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

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

The meeting adjourned at 11:02 a.m.

Respectfully submitted,

Gary Bigham, SROA Secretary