SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS WORK SESSION
SROA BOARD ROOM
September 20, 2019

DIRECTORS PRESENT: Bob Nelson, Gerhard Beenen, Keith Mobley, Jim Fister, Jackie Schimd, Mark Burford, Brad Skinner & Mandy Gray

DIRECTOR ABSENT: Gary Bigham

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: Cindy McCabe, 13 River Village Condo requested an update on whether or not banners will be allowed again at the entrances to Sunriver. A number of organizations miss the ability to advertise their event via these banners and Ms. McCabe encouraged the Board to consider facilitating their return. The banners provide a significant safety concern due to drivers becoming distracted right before they enter a traffic circle and the engineers of the circle strongly advised not reinstalling them when the new circle was created.

Director Fister who was a member of the Banner Task-Force a few years ago, reported he has talked recently with the other people who were members of that task-force about some possible solutions and he hopes to be ready to bring something to the Board at the October meeting.

Additionally, Ms. McCabe is unhappy about the appearance of a number of damaged utility boxes scattered around the community which she believes mostly belong to Bend Broadband. GM Palcic reported that while a number of the damaged units belong to Bend Broadband, there are other utility companies such as Midstate Electric that also have damaged equipment. GM Palcic also noted that SROA staff does report the damaged boxes to the appropriate utility company as they are either reported to staff or noticed by staff in their daily activities throughout the property.

Board Training – Financials: GM Palcic noted this is the first in a series of training sessions that are routinely provided as a tutorial for the new Board members and a refresher for the existing Board members. GM Palcic then turned things over to SROA Controller Joe Healy.

Mr. Healy provided a tutorial on the Association’s financial statements and balance sheets and how our reserve funding works. Mr. Healy noted the change in recent months to the format of the reports he provides the Board to make them easier to read and understand. Today’s training went into detail on Mr. Healy’s monthly recap report, the income statements, balance sheets, investment summary and reserves funding among other items. Mr. Healy answered several questions posed by the Board. The Board thanked Mr. Healy for attending and providing this valuable information to the group today.

Admissions Model Workgroup Update: Assistant GM Keith Kessaris reported on recreation activity for the month of August.
A total of 6,432 Member Preference cards were either purchased or renewed as of August 31, 2019. This is 56 less than on August 31, 2018. Renewals accounted for 5,835 of those and 597 were new cards.

858 properties were signed up for the RPP (Recreation Plus Program) compared to 838 properties on September 7, 2018. Renewals accounted for 784 of those and 74 were new to the program. Gate admissions for August 2019 were 6,843 which is 649 more than August 2018 and over all SHARC aquatic attendance for August 2019 saw 4,178 more visitors than in August 2018. Total SHARC admissions through the end of August 2019 totaled 216,796 compared to 216,548 at the end of August 2019.

North Pool attendance for August was 4,471 which is 735 more than August 2018. An end of the summer pool party was held recently and was well attended, and owners enjoyed this social opportunity.

We are currently at 103% of our budgeted goal for Recreation Plus for the year and at 105% for Member Preference and Extended Family passes.

55,860 paper guest passes were issued through August 31, 2019 and of those, 14,463 have been redeemed at SHARC and 1,921 have been redeemed at the North Pool.

**North Pool Next Steps:** Assistant GM Kessaris reported that since the ballot measure was approved by owners in August, the design team has been busy working on the demolition plan for the existing facility. While the current bath house will stay, the entrance to the facility will be relocated. The necessary demolition permit from Deschutes County has been approved and picked up and work will commence in the coming weeks. As has been previously reported, crews will work as long into the fall/winter as weather allows then will pick back up again in the spring with a projected opening date sometime next summer.

Geo testing of the site is already complete, and contractors are being lined up to do the demolition work. The entire project area will be fenced off for obvious safety reasons. There are still several permits that will have to be obtained for different phases of the work and the project will go before the Sunriver Design Committee at their meeting on September 27th. Some trees will have to be removed but we are able to save a good number of large Ponderosa pines. We have consulted with both our Natural Resources Department and a certified arborist in determining what trees will need to be removed and which ones will stay.

GM Palcic added that even when we get to the point that crews are no longer able to work on the project due to weather, there will still be work going on behind the scenes getting final plan documents and contracts completed as well as obtaining additional permits required for different phases of the project.

**Special Election Ballot Measure Language Discussion:** The Board was provided with a draft of proposed ballot measure language for the special election that will happen this winter for improvements to the recycle center.

The SROA Bylaws require 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 statements for or against a proposed ballot measure, including those prepared by the SROA Board, SROA committees, and those submitted by SROA members also needs to be established by the SORA Board. Past practices have been to establish the word count for statements at one hundred (100) words or less. Additionally, the draft ballot measure language, as presented, has been reviewed and authorized for use by SROA’s legal counsel.
**Review of 9/21/19 Board Meeting Agenda:** The Board reviewed the agenda for tomorrow’s regular board meeting.

**Other Business, Sustainability:** President Mobley reported he met yesterday with Sunriver Resort Managing Director Tom O’Shea and one of the things they discussed was sustainability efforts the Resort is launching. As this is something SROA currently does and is trying to do more of, Mr. O’Shea noted he plans to attend Saturday’s Board meeting to share what the Resort is planning in hopes that we can possibly combine efforts to produce an even more successful effort. GM Palcic noted that SROA does a lot already in the way of recycling of office paper and cardboard, solar panels at SHARC, etc. and that there is a group of employees that have been meeting for the last couple months to determine what all SROA currently does and what else can be done.

**Other Business, Design Committee:** Assistant GM Kessaris provided an update on the concern received from an owner relative to the Design Committee process and reported the committee is working on a survey that will be provided to owners undertaking projects to provide their feedback. One suggestion that has been made would include mailing the survey to all owners and asking them to provide us their feedback. This is a work in progress and there will be more to come on this issue.

**Executive Session:** Director Nelson 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 meeting recessed at 11:58 A.M.

The executive session adjourned at 12:40 P.M.

The public session resumed at 12:41 P.M.

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

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

The meeting adjourned at 12:47 a.m.

Respectfully submitted,

Jackie Schmid, SROA Assistant Secretary