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

DIRECTORS PRESENT: Bob Nelson, Gerhard Beenen, Keith Mobley, Jim Fister, Jackie Schimd, Mandy Gray, Mark Burford, Gary Bigham (arrived at 10 A.M), Brad Skinner (via telephone for Executive Session only)

STAFF: Hugh Palcic, Keith Kessaris, Joe Healy, Leslie Knight & Mark Smith

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

OWNERS IN ATTENDANCE: 7

OWNERS FORUM: Randy Schneider, 6 Dixie Mtn Lane, shared his concerns relative to excessive glare coming from new streetlights within Sunriver. Mr. Schneider suggested that the Design Committee be involved in plan development of future SROA projects to avoid design changes being required later in the process. Mr. Schneider encouraged SROA to plant more Ponderosa pine trees and noted that the noise concern previously coming from a commercial property off Cottonwood Road has been significantly reduced, for which he is grateful.

Lee Stevenson, 21 Wallowa Loop, shared information with the Board regarding the future of recycling and sustainability. He also shared concerns relative to the proposed recycling center as it relates to the overall future of recycling and questioned whether the center would be made obsolete by the future trends and changes related to recycling on a global scale.

Joe Huseonica, 16 Mulligan Lane, represented several owners in attendance at the meeting and within Sunriver in offering the Board written comments regarding opposition to the proposed recycling center. He urged the Board and staff to consider new ways to address recycling and seeks to have the Board revisit this matter with the community at large. Mr. Huseonica requests the Board shelve the current short-term plans that they have for this proposal.

Mark Lemley, 18 Muir Lane, echoed comments made by Mr. Huseonica while also urging the Board to halt the ballot measure and perform more research on recycling. Mr. Lemley suggested that curbside recycling is more in keeping with other communities located within Central Oregon and that Sunriver may experience greater recycling results by doing curbside recycling rather than the proposed center.

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

A total of 7,053 Member Preference cards were either purchased or renewed as of December 14th when the staff shifted to issuing renewals and/or new cards for 2020. This is 18 more than on December 14, 2018.

859 properties were signed up for the RPP (Recreation Plus Program) compared to 843 properties on December 6, 2018. Renewals accounted for 784 of those and 75 were new to the program. Gate admissions for November were 234 which is 71 less than November 2018. Total SHARC entries for November were 8,202 compared to 8,579 in November 2018. Overall SHARC admissions through the end of November 2019 totaled 244,189 compared to 245,412 at the end of November 2018. It was noted...
that there was one less day of summer in 2019 versus 2018 which would account for most of that difference.

We are currently at 103% of our budgeted goal for Recreation Plus for the year, at 108% for Member Preference and Extended Family passes and at 97% of the annual gate budget.

The tubing hill usage was up by 116 more riders than in November of 2018, (190 vs 74).

56,920 paper guest passes have been issued through November 30, 2019 and of those, 16,333 or 32% have been redeemed.

**North Pool Complex Update:** GM Palcic reported demo work is on a brief hold due to the discovery of Bend Broadband fiber that was unearthed and that services approximately 350 homes in that area. The fiber will now be relocated off SROA property at Bend Broadbands expense and SROA will also be laying conduit into this area for future telecommunications needs which will save the expense of doing it sometime in the future. GM Palcic distributed several photos illustrating the above-mentioned issue noting that despite three sets of locates and two Geotech surveys this fiber was not discovered as it lays outside of the initial areas included in the surveys. Despite this brief setback, lot of demo work has been accomplished and the next steps will include blasting of rock in some areas. It was noted that the necessary precautions are being taken regarding utilities located in the area where the blasting will occur.

Plans are at 60% completion and will be submitted to Deschutes County later today. The schedule of the county is unknown as they base things on workload, but they do understand this is time sensitive for SROA. Contractors are already getting booked for 2020 and staff is already reaching out to a number of contractors to gage their interest in bidding on different aspects of the project. The project remains on schedule and the final submittal to the Design Committee will occur on January 10, 2020.

**SHARC Admission Policy Discussion:** GM Palcic reviewed the current policy regarding use of the SHARC facility by disabled individuals. This is in response to a complaint that came in from an owner upset by the fact that his disabled family member did not have free access to the facility. While free access is not an option, disabled individuals can use the SHARC facility by paying the gate fee or using a paper guest pass. GM Palcic brings this to the Board’s attention to affirm the policy as it stands while providing an opportunity for the Board to make a change to the policy should they feel that is what is necessary. GM Palcic has reached out to our legal counsel who affirmed the policy in place which is to provide fair and equitable opportunities for all. The Board was satisfied with GM Palcic’s briefing and did not indicate a change in the current policy to staff.

**General Manager Search Update:** Director Nelson reported the interview task-force is both on track and on schedule. The group has met four times as well as communicating regularly electronically. 53 applications were received by the cutoff date and of those, approximately half had no prior HOA experience. Each task-force member was tasked with subjecting each application to a strict grading matrix after which the field of 53 was narrowed down to seven. Since then, one applicant dropped out and the other six have had initial interviews. The task-force will now taper it down further and schedule second interviews with applicants in the coming weeks which will include a site tour of the property. The task-force plans on bringing a recommendation to the Board in January with the successful candidate slated to start by/or around the beginning of March, 2020.

**SROA Employee Handbook Proposed Revisions:** HR Manager Leslie Knight noted that the SROA employee handbook, and any changes to it, have regularly been vetted by our legal counsel for many years. Currently there are several laws that are on the forefront or have been established that need to be addressed in the handbook and include the equal pay act and schedules/breaks as it relates to nursing
mothers. Other items to be addressed include clarifying standby time, holiday pay, recognized holidays and vacation accrual. This item is on the agenda for action at tomorrow’s meeting.

**Review of 12/21/19 Board Meeting Agenda:** The Board reviewed the agenda for tomorrow’s regular board meeting.

**Other Business, Owner Survey:** Assistant GM Kessaris reported that since its launch on December 9th there have been 1,100 responses to the online survey that was put together by the IAMP task-force. A reminder email went out today to remind folks who have not yet completed the survey to please take a few minutes to do so. Owners will have until mid-January to complete the survey after which the results will be compiled and presented to the Board at a future meeting.

**Executive Session:** Director Schmid 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 10:42 A.M.

The public meeting resumed at 11:47 A.M.

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

**Director Nelson moved to adjourn the public meeting.** Seconded by Director Fister; motion passed unanimously.

The meeting adjourned at 11:48 A.M.

Respectfully submitted,

Gary Bigham, SROA Secretary