The meeting was called to order at 9:00am.

OWNERS IN ATTENDANCE: 2

OWNERS FORUM: Cindy McCabe, 13 River Village addressed the Board requesting stepped up pathway enforcement and communications. Ms. McCabe included a written submission of her concerns relative to pathway safety for the Board to review. Ms. McCabe also shared concerns of overnight camping noise and unauthorized activities taking place across the Deschutes River outside of, but in close proximity to, Sunriver and urged the Board to make contact with the appropriate agencies to curtail such activities.

Gerhard Beenen, 10 East Park Lane provided the Board with an update to his research relative to a proposed solar park and provided a handout as part of the update.

Sunriver Magistrate Yearly Report: Sunriver Magistrate Jo Zucker was on hand to present her annual report of activities for 2017. Ms. Zucker highlighted the total number of violations issued in 2017 was 204. 165 of those were violations of the Sunriver Rules and Regulations and 39 were violations of the Design Committee rules. These numbers were up from 2017, during which there were 132 total citations issues.

Notably, 31 out of a total of 75 illegal parking citations were written off as uncollectable. Also, notable: of the 169 citations issued by the police under Sunriver Rules & Regulations, only 19 were issues for non-parking related offenses. The Board expressed their frustration of the unwillingness of the police department to run license plate numbers so violators can be ticketed when parking illegally. Director Fister commented he would get with the police chief and get more information as to why this is the current practice by the force.

In all, $12,842 was assessed for violations in 2017. $11,807 was collected, of which $4205 was collected from violators who paid the “pre-pay” amount equaling half the fine and $7,602 was from violators who paid the fine as assessed. $1,280 in fines were written off as uncollectable and $1,140 worth of fines were forwarded to the Accounting Department for assessment against the owners’ properties.

The Board and the Magistrate discussed the fact that what we are all really seeking is compliance and in a perfect world there would be no citations issued. President Hensley thanked Ms. Zucker for her efforts as well as her input and involvement in the recommended tightening up some of our rules as they apply to the fine schedules. Further, she encouraged Ms. Zucker to continue to bring to the Board’s attention any items that might need to be considered for change. The Board held discussion about a number of other modifications to the rules that may assist Ms. Zucker in her efforts.
Copies of Ms. Zucker's entire report were included in the board binders.

**Tree City USA:** Director Jendro reported Tree City USA is a program of the Arbor Day Foundation sponsored in Oregon by the Oregon State Department of Forestry. For the 38th consecutive year Sunriver has been awarded the Tree City USA designation by the American Arbor Day Foundation. The award is to honor the recipient for its dedication to urban forestry. Of the 61 communities in Oregon to receive this award Sunriver is the only unincorporated community included due to Sunriver’s very early involvement before unincorporated communities became ineligible for the award. In fact, in Oregon only Portland, Salem and Eugene have received this award for a longer period than Sunriver has, and then only by several years. The award criteria as set by the Arbor Day Foundation includes spending a certain minimum dollar amount per capita on community forestry activities, having an ordinance (governing documents) that include who is responsible for tree and forest care, proclaiming an Arbor Day each year and maintaining a tree board or department.

Tree City USA is only one of a number of organizations that recognize Sunriver (SROA) as a leader in Natural Resources Management. For example, SROA is recognized by the National Fire Protection Association as a designated Firewise community. SROA, through our Natural Resources Department, led by Patti Gentiluomo, is also active locally in Project Wildfire and in the Cohesive Wildland Fire Management Organization for Central Oregon. SROA has their own Community Wildfire Protection Plan (CWPP). Additionally, because of all of SROA’s work and commitment to reducing the risks of wildfire, SROA as an organization can self-certify member properties as being Oregon Senate Bill 360 compliant, not an insignificant member benefit. It is not an embellishment to say that SROA has attained “Gold” or “Poster” status when it comes to community natural resource management, particularly with regard to wildfire, forest health and creating a fire adapted community.

Currently, SROA Natural Resources Director Patti Gentiluomo and her group are letting contracts to perform ladder fuel reduction (LFR) and other forest health activities on at least 112 acres of commons in Sunriver. These contractors, under the direction of SROA, will perform tree and shrub trimming and removal to reduce the risk of fire and to improve overall forest health and safety. These activities will also generate large quantities of firewood, available in bucked form at no charge to our owners with an SROA wood gathering permit attainable at the SROA Administration office.

GM Palcic commented that over the last decade just under $3 million dollars have been spent on forest health and ladder fuel reduction efforts combined, including the work our Public Works Department performs. Over last five years there has been an 80% increase to funding these elements. Director Jendro, being very familiar with the cost of such activities in his professional life, commented on the good rates the Association is receiving for the LFR contracts through the competitive bidding process. Natural Resources Director Patti Gentiluomo reported the Association will be working with three different contractors this year, who each have a different area of the overall section of the property being addressed this year. Additionally, we will be able to do more work than originally planned this year due to the competitive bidding process.

Director Jendro also noted the hard work of SROA staff members, specifically Ms. Gentiluomo and GM Palcic, who have formed good working relationships with a number of different agencies. As a result of those relationships, we are able to garner a good deal of valuable gratis information. Director Adams noted the significance of these efforts and suggested a Scene article to share this information with the masses. President Hensley responded that she plans on dedicating her President’s Message to this topic in the near future.

**Admission Model Workgroup Update:** Assistant General Manager Keith Kessaris reported on recreation activity over the past month. A total of 4,024 Member Preference cards have either been
purchased or renewed as of May 9, 2018. Renewals account for 3,706 of those and 318 are new. This is 94 more than the same time in 2017. Mr. Kessaris noted this is the highest number of Member Preference cards sold by this date in May since the facility opened in 2012.

President Hensley noted a comment made by Controller Joe Healy at the Finance Committee meeting yesterday regarding the significant number of home sales that have occurred already this year and how this contributes to the number of new versus renewed Member Preference cards sold this year.

807 properties have signed up for the Recreation Plus program as of May 9, 2018 compared to 797 properties at the same time in 2017 an increase of 10. Renewals account for 759 of those and 48 are new to the program. Breaking that down further, we have 66 more renewals to the program than the same time last year and overall, we have a 91% renewal rate for this program for the year. Assistant GM Kessaris commented that in the fall each year a letter is sent to the owners participating in this program that breaks down how many times their guests accessed the pools, river access and tennis/pickleball courts. This illustrates to the owner what value they and their guests are getting from the program and helps them price their nightly rental rates accordingly. Two, three and four-bedroom homes continue to represent the highest level of participation in the program.

Through the end for April we are at 94% of the 2018 budgeted amount for Recreation Plus sales. We will see another push prior to the Memorial Day weekend, which typically continues through mid-June. Currently we are at 55% of the 2018 budgeted amount for Member Preference card sales and this will continue to trend up as we get into July and August.

Overall attendance for SHARC aquatics for April was 8,118 visits, which was 1309 less people than April of 2017. Gate admissions were down by 592 for the month of April and year to date are down 957. Part of the reason for the decrease is that the Resort bought a number of prepaid passes for their guests last year and they have not done that this year opting to use the Sunriver Fitness & Aquatics facility instead.

Recreation Plus visits were down for the month of April by 627, but year to date are up a bit over last year. GM Palcic reminded the Board that last April was the best April the facility had seen since it opened. Member Preference visits year-to-date through April are right on par with last year at this time.

31,040 of the paper guest passes have been issued this year and of those 2,357 have been redeemed at SHARC.

**Abbot/Beaver Intersection Update:** Public Works Director Mark Smith reported a contractor is in place and things are moving forward nicely. He provided the Board with a handout illustrating the plan including the most recent requested changes near the Abbot House condos and also on Ponderosa Road. Drainage concerns near the Sunriver Realty/Starbucks building have been addressed as well.

GM Palcic reported staff is working on the ballot/election materials which will go to the printer in mid-June. Pro/con statements will be taken until June 1st and can be dropped off at the Administration office or emailed to info@srowners.org. The ballots will go out in mid-July and will be due back by August 11th at noon. If approved by the owners, construction will begin post Labor Day.

One item that is still undecided is how to mark the pedestrian crossings to make them as safe as possible. There are a number of options including the flashing light type system as is used in Bend where a pedestrian pushes a button and very bright lights flash while the person is crossing the road. The downside of the flashing lights is the extreme brightness they give off which is not in harmony with the ambiance of Sunriver. Another option would be something similar to what the cities of Sandy and Sisters do, which is to have a bucket with brightly colored flags in them on each side of the crosswalk. When
crossing the road, the pedestrian simply holds one of the bright flags up where oncoming traffic can see it. Director Adams suggested doing a quick online survey to garner owner input. The Board held a lengthy discussion regarding this issue to consider all the suggestions made for ensuring safety at these crossings.

**Administration/Public Works Campus Update:** President Hensley clarified that when discussion is held regarding the Admin/Public Works campus it includes the Public Works buildings, Admin/Police building, fire station and the area where the future recycling center is slated to go. Director Mark Smith provided some handouts and noted this will be a multi-phase project and what he is sharing today is just one phase of the overall project, which is proposed improvements to the Public Works yard.

Staff provided a list of their needs and wants to help with efficiency, safety concerns and flow to the landscape architect who, in turn, came up with some very creative options on what would be the most efficient use of the space available. Included in the proposed plan are covered areas for cinder storage, vehicles, large and small equipment and equipment implements. Also included are covered storage areas for pool equipment, chemical storage, lumber, pipe, pallets, tires, etc. Improvements to archive storage are also in the plan as well as a relocate of the main Public Works office, where owners often come for information or advice. Once the new recycle center is in place, the current entrance to Public Works would be modified and the office will move closer to the current entrance to the recycle. Steps will be taken to cordon off the area past the office to the public as often times people end up driving through that area too fast or because they are lost. The proposed plans also include some improvements to the buffer to adjacent neighboring properties.

Staff has reviewed the proposed plan from the landscape architect and provided some additional input for minor changes. The plan will now go back to the architect for incorporation of those changes. The covered cinder storage has Board approval to happen this year so that project will be completed prior to the winter months. There is funding in place in the reserves in the year 2020 to begin the first phase of the project presented today and additional monies are earmarked in 2024 for further phases of the project. After the cinder storage is done the next two items that will be addressed are the recycle center and the archive storage.

**SROA General Financial Policies Proposed Changes:** In a recent review of the current SROA General Financial Policies, the Finance Committee found a number of items that require updating as well as a few housekeeping items. A number of the changes relate to the SHARC fund and how those monies can be used. Now that the Bank of America loan is paid off, the policy needs to be updated to reflect those changes. The Finance Committee reviewed this document at their meeting yesterday, approved it at the committee level and recommend approval of the changes by the Board. This item will be on the agenda for action at tomorrow’s regular board meeting.

**Executive Session:** Director Wharton 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 11:07am.

The executive session adjourned at 1:03pm.

The public meeting reconvened at 1:04pm.

The Board reviewed the agenda for the 5/19/18 regular board meeting.
Other Business: Director Wharton commented on the extraordinary efforts of the SROA and SHARC staff, particularly Melanie Berg, Keith Kessaris and Hugh Palcic, on getting the foot pedal for the piano at SHARC repaired in time for the recent conference the Community Bible Church held at the facility.

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

Director Gocke moved to adjourn the public meeting. Seconded by Director Jendro, motion passed unanimously.

The meeting adjourned at 1:32pm.

Respectfully submitted,

Richard Wharton, SROA Secretary