SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS VIRTUAL EMERGENCY MEETING
SROA BOARD ROOM VIA ZOOM
April 1, 2020

DIRECTORS PRESENT: Bob Nelson, Keith Mobley, Jackie Schmid, Gerhard Beenen, Jim Fister, Gary Bigham and Brad Skinner via Zoom

STAFF: James Lewis, Hugh Palcic, Keith Kessaris, Susan Berger & Jesus Mendoza

OWNERS IN ATTENDANCE: 2 via telephone

The Board of Directors meeting was called to order at 3:00 P.M. by President Mobley.

OWNER FORUM: No owners addressed the Board.

COVID 19 UPDATE/NEXT STEPS: GM Lewis commented the purpose of this meeting is to discuss the proposed resolution he sent asking the Board to take action to both discourage travel to Sunriver and short-term rentals. This goes back to the Executive Order 20-12 that was handed down from the Governor’s office last week banning travel as well as seeing stronger messages being conveyed both regionally and state-wide on a frequent basis. Last week, the City of Bend put a similar order to what is being requested today in place. Much of the rational that was used in that order is included in what the Board is being asked to consider today.

Additionally, GM Lewis listened to the Deschutes County Commissioner’s meeting earlier today and they are planning to put an order in place that will prohibit all overnight short-term rentals county-wide until May 15th with the exception of hotels and RV Parks. The commissioner’s hope compliance through education will be embraced but they will not hesitate to access law enforcement if necessary. As the commissioner’s meeting just wrapped up approximately 30 minutes ago staff has not yet been able to obtain the specific language that will be forthcoming.

It was noted that staff has noticed a significant reduction in the number of vehicles and the number of people on the pathways in the community compared to a week ago, but the threat is real and it is imperative that we stay vigilant. All SROA outdoor recreation facilities have been closed and/or locked so the open spaces are all that is available to owners and guests presently. Assistant GM Kessaris commented that he spoke with one of the SR police officers earlier who reported that things are very slow in the community compared to what they normally are this time of year.

GM Lewis also reported that Deschutes County is predicting an approximate 90% drop in transient room tax revenues in the second quarter, April through June, of this year which is a substantial drop.

Director Fister commented that both SR Police Chief Cory Darling and Deschutes County Sheriff Shane Nelson are hoping to minimize the amount of contact first responders have with people and are hopeful that people will just make the right choice and stay home.

GM Lewis also noted that the resolution being brought to the Board today only recommends the travel and short-term rental ban, as the governing documents for the association do not allow the Board to prohibit short-term rentals in Sunriver. The Board can only strongly suggest people follow these recommendations. Director Fister recommends our language follow as closely as possible that of the state
and county and that we also include language that recommends that owners who choose to come to Sunriver despite the state travel ban quarantine in place for 14 days upon arrival.

The Board held a thoughtful and lengthy discussion on the proposed resolution weighing all points of input while keeping in mind that they drive the message to our owners, many of whom are looking to us for guidance. Several suggestions for revisions to the proposed resolution were also discussed at length by the Board.

GM Palcic noted he spoke with Tom O’Shea from the Resort over the weekend and Mr. O’Shea expressed his disappointment that other property management companies in Sunriver were not also prohibiting nightly rentals until at least mid-May. Director Bigham added that he is aware that Bennington Properties has now followed suit with the Resort and the mid-May date. GM Palcic added that he is also aware that Village Properties and Vacasa have also made recent decisions to stop their nightly rentals. Information regarding the other management companies was not readily available at the moment.

Director Bigham moved to adopt the Resolution as drafted. Seconded by Director Schmid.

The Board again discussed the points made earlier about adding some additional language to the resolution. GM Lewis will incorporate the additional language proposed and revise the resolution accordingly. GM Lewis will then email the resolution out to the Board later today and the Board can then vote for the resolution via email and the results of that vote will be then be recorded in the minutes of April 18, 2020.

Director Bigham moved to withdraw his motion. Seconded by Director Schmid, motion passed unanimously.

OTHER BUSINESS

Director Fister, who also serves as Vice President of the Sunriver Service District (SSD) Managing Board and SSD Chair Bill Hepburn spoke recently and they recommend we postpone the joint SROA/SSD meeting scheduled for April 17, 2020 until a future date yet unknown. The SROA Board agreed with that recommendation as it would be better to wait until the two boards are able to meet face-to-face again.

Additionally, sadly, Director Mark Burford who served on both the SROA and SSD Boards passed away over the weekend. Our thoughts and condolences go out to Mark’s family and we are grateful for his service to the community.

Director Fister noted the SSD Board is not in a big rush to replace Director Burford and if it takes a month or two to find someone to fill that position, that will be ok.

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

I. Director Bigham move to recess the public meeting and adjourn into Executive Session under the authority given in the Sunriver Bylaws, Article IV, Section 10 to discuss contractual, personnel and legal matters that may be subject to a claim of privilege. Seconded by Director Schmid, motion passed unanimously.

The public meeting recessed at 3:49 P.M.

The public meeting reconvened at 4:44 P.M.
Director Beenen moved to adjourn. Seconded by Director Schmid, motion passed unanimously.

The meeting adjourned at 4:45 P.M.

Respectfully Submitted,

Gary Bingham, SROA Secretary