

Board of Directors Actions – April 19, 2025

There were 8 Board members in attendance at the April 19, 2025, meeting. The meeting was held live/in person at the Sunriver Homeowners Association Administrative Office and via Zoom and was available for viewing via internet broadcast on YouTube.

At its regular monthly meeting, the SROA Board of Directors took the following actions:

FINANCIAL

- The Board received the March 2025 Financial Report from the Board Treasurer.
- Approved the March 2025 unaudited financials.
- Approved a transfer of \$350,841.43 from the Reserve Fund to the Operating Fund for the 2025 First Quarter Acquisitions.
- The Board approved an expenditure of (not to exceed) \$39,946 from the total \$49,431 Reserve funds allocated for 2027 to be spent in 2025 to replace carpeting and associated materials in conjunction with the remodel of the SROA Administrative Offices.

COMMITTEE/TASK FORCE MEMBERSHIP ACTIONS

- The Board approved the appointment of John Vogel as an alternate member of the Finance Committee.

COMMITTEE/TASK FORCE ACTION REQUESTS

- None.

NON-FINANCIAL

- The Board received the announcement of the 2025 Board Candidates from the Nominating Committee – the candidates are: Linda Beard, Dale Harrison, Pam Hays, Gregg Hinton, Sharon Martin.
- Approved minutes from the March 14, 2025, Work Session and March 15, 2025, Business Meeting.
- The Board received the monthly General Manager's report for SROA Departments for the month of March 2025.
- The Board received the Sunriver Service District Report for the months of March and April 2025.

- The Board received the monthly committee/liaison reports for the month of March 2025.
- The Board approved amendments to Sections III, IV and IX of the SROA Bylaws to clarify the role and procedures of the SROA Elections Committee regarding on-line and vote by mail ballots for all SROA elections.

EXECUTIVE SESSION: An executive session was held at the April 18th work session but not the April 19th business meeting.

OWNERS FORUM - Three owners spoke at the Friday (18th) work session (in addition to Captain Jason Van Meter from the Sunriver Police Department) and one spoke at the Saturday (19th) business meeting. There were two owner letters read/summarized into the record at the Friday work session. A brief summary of the submitted comments are as follows:

FRIDAY, APRIL 18th:
(LETTERS/COMMENTS READ INTO THE RECORD)

Dean Richards, 3 Ollalie Lane: Mr. Richard’s concern is the snow that is pushed into driveways during snowplowing by SROA. He stated that when visiting occasionally in the winter (not living here full-time) it becomes an issue when a snow removal company is not employed for the property. He suggested snow gates that can be attached to the plows to prevent the driveway berms.

Michelle Walsh, 5 Fifteenth Tee Lane: Ms. Walsh’s comments were centered around the 2025 changes to the Sunriver Resort Golf Memberships for the Woodland and Meadows Courses. She believes that the changes will effectively create a monopoly by requiring Sunriver visitors (non-members) to stay at Resort managed properties if they want to golf – meaning that there will be a reduction in visitor rentals of all other rental properties in Sunriver that are not managed by the Resort. She believes that the increase in membership fees will increase homeownership costs in Sunriver for those wishing to golf. And will hurt the rental income of those renting their property. She believes the Board (SROA) should collect data and report how services provided by SROA for the fees collected from owners are allocated – to see if the Resort is covering the costs that their guests create in Sunriver.

(IN PERSON SPEAKERS)

Captain Jason Van Meter, Sunriver Police Department: Captain Van Meter addressed the owner request/concept to create a firearms discharge restricted zone for all of Sunriver. He stated that such a law under Deschutes County Code would add to the ability for the SRPD to address firearms violations.

Bill Hepburn and Barbara Siudy, 1 Red Cedar Lane: Mr. Hepburn and Ms. Siudy spoke together and discussed what they believe is the need for a Firearms Discharge Restricted Area designation under Deschutes County Code to increase safety within Sunriver (Mr. Hepburn previously presented this in September 2024). They explained the necessary process and requested assistance from SROA in some of the administrative aspects of the process (assist with making maps, signature forms and messaging to owners). They referenced the communities / neighborhoods surrounding Sunriver and areas along the Deschutes River where such designations already exist. They noted that the process necessitates 60% of Deschutes County registered voters residing within Sunriver to sign a petition that then must be verified by the Deschutes County Clerk and then subsequently be presented to the County Board of Commissioners for consideration. They differentiated between the necessary tasks included in the process stating that they are not requesting that SROA staff be responsible for collecting the necessary petition signatures or otherwise be a party to the proposal. They did state that the request for SROA's assistance is linked to some of the inability for owners to go door-to-door to solicit signatures.

Valerie Tomasi, 1 Red Cedar Lane: Ms. Tomasi spoke in support of the Firearms Discharge Restricted Area as proposed by Bill Hepburn and Barbara Siudy (the previous speakers). She noted that she has lived in Sunriver for 22 years and thanked the Board for their overall administration. She stated that her home lies partially in/out of the small area within Sunriver that currently has the firearms restriction. She believes that the designation for all of Sunriver would make the community safer.

SATURDAY, APRIL 19th:

Jeff Mengis, 3 Gray Birch Ct.: Mr. Mengis spoke in opposition to the recent action by the Sunriver Resort regarding access to the golf courses. He believes the Resorts long-term vision does not align with the rest of the Community and that they are not contributing to the family-friendly community that drew people to Sunriver. He believes that the Resort broke a social contract with the community. He stated that if it were not for the fees paid by all owners for infrastructure and amenities in Sunriver that Resort would not be able to exist. He referred to examples of corporate greed and believes that SROA should engage the Resort legally on this issue.

PC: Board Members
Committee Chairs
Department Heads & SSD Chiefs
Sunriver Service District Board Chair