

Board of Directors Actions – May 17, 2025

There were 7 Board members in attendance at the May 17, 2025, meeting – one member was excused. The Board is currently short one position due to a resignation. The meeting was held live/in person at the Sunriver Owners Association administration 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 April 2025 Financial Report from the Board Treasurer.
- The Board approved the April 2025 unaudited financials.

COMMITTEE/TASK FORCE MEMBERSHIP ACTIONS

- None.

COMMITTEE/TASK FORCE ACTION REQUESTS

- None. However, the Board received an oral report on the progress of the Pathway Safety Task Force.

NON-FINANCIAL

- The Board accepted the minutes from the April 18, 2025 joint meeting of the SROA and Sunriver Service District Boards, and approved minutes from the April 18, 2025, SROA Board Work Session and March 15, 2025, SROA Board Business Meeting.
- The Board received the monthly General Manager's report for SROA Departments for the month of April 2025.
- The Board received the Sunriver Service District Report for the months of May 2025.
- The Board received the monthly committee/liaison reports for the month of April 2025.
- The Board approved supplemental amendments to Section 1 (Section 1.02 B., Option 3) of the Sunriver Rules and Regulations regarding clarifications on the right to appeal the decision of the SROA Magistrate following a formal hearing.

EXECUTIVE SESSION: No executive session was held at either the May 16th Work Session nor the May 17th Business meeting.

OWNERS FORUM - No owners spoke at either the Friday (16th) Work Session or the Saturday (17th) Business meeting. There were six owner letters read/summarized into the record at the Friday work session. A brief summary of the submitted comments are as follows:

FRIDAY, May 16th:

(LETTERS/COMMENTS READ INTO THE RECORD)

Aaron Coldiron, 4 Hoodoo Lane: Mr. Coldiron shared his displeasure with the actions of the Sunriver Resort to make golf subject to private membership or being a guest of a resort property. He stated that these actions will affect the many rental properties in Sunriver not utilizing the Resort management services and will make the rentals in Sunriver unprofitable. He suggested that the Board create a committee or task force to explore options that would bring the Resort to the negotiating table regarding their actions and result in golf that was available to non-member owners and non-resort guests. He further suggested that SROA engage its legal counsel to explore specific actions SROA can take against the Resort such as charging for access to the course properties across SROA amenities, changing governing documents, revisiting maintenance agreements and fees, special assessments, etc.

Michelle Walsh, 5 Fifteenth Tee Lane: Ms. Walsh's comments followed up on her comments from last month (April) and were centered on actions the Resort took toward privatizing golf memberships and also requiring staying at a Resort managed property to play golf. She believes that the changes by the Resort will shift business away from the smaller property management companies toward the Resort. She believes that the current maintenance fees paid by the Resort are based on an old cost model that does not adequately address the cost of infrastructure maintenance used by the Resort and the individual homeowner. She requested that SROA provide an explanation of how maintenance fees are allocated to homeowners versus business owners. She also asked how the SHARC use fees are allocated by user category.

Steve Morrison, Fremont Crossing #29: Mr. Morrison asked if the Board was aware that the Resort was going to make the golf courses private? He asked if SROA felt this was reasonable and if not, is there a plan to address this with the Resort management?

Kristen Lawson, 1 Umpqua Lane: Ms. Lawson commented on the discussion of the RPP program at the April Board meeting as an owner who previously participated in the program. She stated that she had participated in the program

since 2007 until recent changes led her to withdraw. She wondered why no questions were asked when she no longer participated. She commented that the reasons she no longer participates have to do with the hours of operation and availability of the facilities, namely SHARC. She noted the closures due to smoke in comparison to the Resort's Cove and also noted the general operating hours not being conducive to working families. She also noted the requirement to purchase a required number of passes based on the number of bedrooms in a home and suggested an "ala carte" offering.

Josh Lawson, 1 Umpqua Lane: Mr. Lawson is concerned about the Resort's decision to privatize golf. He believes the actions will affect the private rental market that sustains much of the Sunriver economy – which also enhances the quality of life in Sunriver. He believes this is one of multiple actions the Resort has taken to shift away from community partnerships. He believes it erodes the trust with the owners and causes confusion for guests. He believes it will lead to less visitors to Sunriver overall. He compared Sunriver to other Central Oregon resort communities that have inclusive amenities for visitors and believes visitors will opt for those.

Bob Prentiss, 19 Polehouse Lane: Mr. Prentiss commented on the actions of the Resort to privatize golf. He stated that the issue is about more than just access to golf but more to the relationship between the Resort and SROA – and homeowners. He believes there should be a separate forum to address the situation.

SATURDAY, May 17th:

No speakers or letters read into the record.

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