

**SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS WORK SESSION
SROA BOARD ROOM
APRIL 18, 2025**

DIRECTORS PRESENT: Bill Burke, Clark Pederson, Keith Mobley, Gerhard Beenen, Brad Banta & Randy Schneider

DIRECTOR PRESENT VIA ZOOM: Veronica Jacknow

DIRECTOR ABSENT: Linda Beard

STAFF: James Lewis, Keith Kessarais, Susan Berger, Joe Healy, Patti Gentiluomo, Jacki Bue, Richie Villagrana, & Mark Smith

The meeting was called to order at 11:30 A.M.

OWNERS IN ATTENDANCE (not including Board members): 7

INTRODUCTION OF PUBLIC WORKS (PW) STAFF

Public Works Director Mark Smith introduced the PW employees who were on shift today. This included folks that work both in the shop, the office, and out in the field. Field employees highlighted some of their most recent activities which include picking up and chipping ladder fuels, opening and taking care of the parks, prepping sports courts, ensuring restrooms are clean and stocked, etc. Other duties when necessary include snow plowing, operating bobcats, road trucks and the like. The fleet services staff repair and maintain all the SROA rolling stock as well as the fire department vehicles. Wendy Manley is the one office personnel for the department and she takes care of all the behind the scenes activities to ensure that the department runs smoothly.

The Board thanked the employees that were able to make an appearance today. GM Lewis also thanked the staff members that were in attendance today for the incredible job they do on a regular basis. Treasurer Pederson added that he, on behalf of the Board and owners in general, would like to say how much the PW staff is appreciated and noted that Sunriver is what it is in part due to the efforts of this team. Captain Van Meter also expressed his thanks to the PW staff for their skill and efforts especially when the community has received a significant snowfall noting he was impressed more than once with how quickly they mobilize and start moving snow.

OWNERS FORUM

Captain Jason Van Meter, Sunriver Police Department, at owner Bill Hepburn's request, addressed the request/concept to create a Firearms Discharge Restricted Zone for all of Sunriver. Captain Van Meter stated that such a law under Deschutes County Code would add to the ability for the Sunriver Police Department to address firearms violations and he is in support of a restricted shooting area inside Sunriver. While it would seem that there would already be a law that would cover firearm discharging in the city limits, that only applies to urban growth boundaries. Having a law on the books that allows the police department to say a person is in violation of a particular rule assists them in getting to probable cause for crime.

Bill Hepburn & Barbara Siudy, 1 Red Cedar Lane, 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 (assistance with making maps, signature forms and messaging to owners). They referenced the communities/neighborhoods surrounding Sunriver and areas along the Deschutes River where a no-firearm discharging designation already exists. 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, 6 Plover Lane, spoke in support of the Firearms Discharge Restricted Area as proposed by Bill Hepburn and Barbara Siudy. Ms. Tomasi 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 and partially out of the small area within Sunriver that currently has the firearms restriction. Ms. Tomasi believes that the designation for all of Sunriver would make the community safer.

GM Lewis had two letters to summarize read into the record.

The first letter from Dean Richards, 3 Ollallie Lane was regarding Mr. Richards' concern about snow that gets pushed into driveways during snowplowing by SROA. Mr. Richards' stated that when visiting occasionally in the winter (he does not live in SR full-time) it becomes an issue when a snow removal company is not employed by the property. Mr. Richards' suggested snow gates that can be attached to the snowplows to prevent driveway berms.

The second letter was from Michelle Walsh, 5 Fifteenth Tee Lane, whose comments were centered around the 2025 changes to the Sunriver Resort Golf Memberships for the Woodlands and Meadows courses. Ms. Walsh 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. Ms. Walsh believes that the increase in membership fees will increase homeownership in Sunriver for those wishing to golf and will hurt the rental income of those renting their property. Ms. Walsh believes the SROA Board 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 guest create in Sunriver.

GM Lewis also noted that he forwarded ten other letters concerning golf that were not requested to be read into the record to the Board earlier this week.

SUNRIVER NATURE CENTER & OBSERVATORY (SNCO) CONTRACT **DISCUSSION**

Fish Williams, the Finance Director for the SNCO was in attendance to discuss the issues that arose at last months meeting in regard to the contract for services between SROA and the SNCO. Mr. Williams noted he

understood there were some questions about contract between the two entities, how things work and what value that SNCO provides for owners.

Mr. Williams shared SNCO's Mission Statement which states they will: "Foster curiosity and create educational experiences that inspire a deeper connection to space and the natural world" followed by their vision: "We envision a diverse and connected community that draws empowerment and purpose from the wonders of space and the natural world. Guiding principles include that curiosity is nurtured, and a lifetime of learning is fostered. Evidence-based science inspires understanding, action, and hope. The beauty and diversity of our local ecosystems are respected and protected and they want people to feel empowered to make meaningful contributions toward a thriving planet.

Mr. Williams noted that the SNCO has been around for more than 50 years and was originally established to help guide some of the principles that were used in developing this community, making sure that it was a part of nature. SNCO has been a cornerstone of education, environmental stewardship, and scientific discovery in the Sunriver community. The SNCO is located on an eight-acre campus that houses both the Nature Center and the Oregon Observatory. The SNCO offers immersive, hands-on experiences that inspire curiosity and foster a lifelong connection to the natural world for residents, visitors, and especially members of the Sunriver Owners Association. This legacy would not be possible without the enduring partnership between SROA and the SNCO. From the beginning, visionary leaders and dedicated community members including SROA staff, homeowners, and volunteers have come together to shape and sustain this unique natural science hub.

Mr. Williams continued noting that SROA members have been essential to every aspect of SNCO's mission donating time, talent, and resources, serving on the Board of Directors, welcoming and educating visitors, launching new programs, caring for animal ambassadors, sorting donations at the Second Tern Thrift Store, planting native species and sharing awe-inspiring insights into the cosmos. That impact can be seen and felt in every corner of the campus. Simply put, the SNCO would not exist without the steadfast support of SROA and its members. There is a legacy built on shared values, a deep love of nature and a powerful commitment to the community.

Mr. Williams referred to the partnership between SROA and SNCO noting that SNCO's dedicated support includes:

- Responsive Assistance: For general inquiries and wildlife related concerns.
- Educational Opportunities: For SROA members: enriching lectures, exclusive programs, and participation in special SROA events, including solar and night sky viewing experiences.
- Community Outreach & Conservation Efforts: Collaborative initiative such as Arbor Day tree distribution, War on Weeds, and the Western Toad Rescue program.
- Horticulture Education & Habitat Restoration: Hands-on learning through Project Ponderosa, including personalized tree planting and native plant education.
- Membership Benefits: Exclusive discounts and member-only perks for SROA owners.
- Community Engagement: Monthly contributions to the Sunriver Scene, offering education and inspiring articles that connect readers with nature and science.

Mr. Williams then provided a breakdown of the proposed value of the partnership activities and the dollar amount associated with each. The proposed contract amount for 2025 is \$69k and the actual value of those proposed services is \$125k, which results in a 45% discount and reflects the value of the SROA/SNCO partnership. Mr. Williams also provided member engagement metrics for 2024 illustrating that the night sky viewing was the most popular offering at the SNCO with over 600 people taking advantage of that opportunity as well as the membership discounts available.

The SNCO received over 400 email inquiries last year and distributed ponderosa trees to approximately 400 owners, planted over 300 ponderosa trees, had over 300 in-person drop ins, and had 100-150 owners attend each of the special programs or events hosted by the SNCO. Mr. Williams noted that with over 4,000 properties in Sunriver there are obviously still a lot of owners who have yet to take advantage of these offerings to fully enhance their experience of being a member of this community. Mr. Williams also noted that the SNCO plans to work on more communication about these offerings being available to owners this year.

Mr. Williams reported that the SNCO receives numerous calls and/or emails regarding wildlife. They assist with all types of calls ranging from birds to reptiles, and mammals as well. They receive calls regarding bats, squirrels, racoons, chipmunks, snakes, and lots of different kinds of insects just to name a few. They are always happy to field questions and answer any questions visitors might have.

Mr. Williams also noted the recent changes in leadership at the SNCO. Mr. Williams joined the staff in July of 2024 along with the new Executive Director Shannon Ries. They have been on a massive learning curve since they started, getting to know the community and all the things that SNCO does to help and enhance Sunriver. They have been meeting with lots of different representatives of the community including spending more time with SROA GM Lewis and Natural Resources Director Patti Gentiluomo as well as some of their major donors, working on rebuilding bridges and making sure that people understand that there is life and things are being well done at the SNCO facilities and with programming.

The SNCO, as was previously noted, wants to focus on increased communication with partners, donors, and users of the facility and are making improvements to their website that will be released this summer along with an enhanced social media presence.

Referencing the capital campaign that the SNCO launched a few years back, Mr. Williams was happy to report that the money raised has only been spent on capital improvement projects such as painting the Nature Center and Pozzi buildings, adding lighting in the parking lot for safety purposes, and replacing HVAC systems to improve comfort for visitors as well as attendees to programs. Additionally, they have developed a strategic plan and work plan which will provide guiding principles for the next three to five years.

In closing Mr. Williams noted that it is together that we make a big difference. SROA & SNCO have enjoyed a good partnership over the past fifty years and the SNCO looks forward to continuing this partnership focusing on making Sunriver a unique community focused on nature, conservation, and education. The Board already knows what a special place Sunriver is and the SNCO wants to continue the theme of why this place is so important.

Lastly, Mr. Williams invited all of the Board members to come and visit, learn, and engage with the folks at the SNCO.

Director Banta inquired about the plans announced a few years ago to build a new facility at some point and he wondered where things are on that. Mr. Williams responded that the initial plan before COVID hit was to build a discovery center. However, once COVID hit and material and labor costs skyrocketed, the cost for that particular project more than doubled, and the SNCO Board decided instead to work on some other projects to utilize the money they do have from the campaign to enhance the user experiences.

There are plans to make some enhancements to the amphitheater, as well as plans to construct an educational pavilion to provide a structure that can be open air during the warm months as well as sealed up during the colder months to be able to accommodate larger capacity events. Mr. Williams also noted this

could be used as a community room. They do have further plans for greater expansion, just not quite to the magnitude originally sought.

Treasurer Pederson commented that it was he who brought this contract to the Board's attention for review last month as he felt it important for the entire Board to understand what the contract between SROA and the SNCO includes. Mr. Pederson understands the Nature Center and Observatory are a beautiful resource for Sunriver owners, however prior to last month's meeting and an explanation by SROA Natural Resources Director Patti Gentiluomo he did not understand the program element and why there was, in addition to the monthly amount paid to SNCO, another \$3,000 for admittance to cover the cost for any owner who has a current Member Preference Program card to visit the facility for no charge. Additionally, he would encourage the SNCO to do a lot more promotion of the opportunities available to owners as he does not think owners realize what is available and that SROA is helping fund these events. Further, Mr. Pederson wonders if the opportunity for our owners to be among the first to sign up for some of those events that SROA is basically paying for and somehow be considered and accommodated. Mr. Pederson suggested perhaps a one week period where only Sunriver owners can sign up prior to it being opened up to the general public or something similar to ensure that owners have an opportunity to take advantage of some of the different offerings. Mr. Williams responded that is something he can take back and discuss further with the SNCO folks.

President Beenen added that the SNCO has an annual budget over million dollars and while SROA's \$69k is obviously a significant contribution, it is a small part of the total. Mr. Williams commented that their budget is \$1.5 million and that is without any federal support. They are receiving support from entities such as SROA and other foundations, from individual donors, and from local grants such as through the Sunriver Women's Club. Additionally, there is still a lot of priority in this area for grants for educational programs in the lower income category and they have been applying for a lot of those as well. In answer to a question from Treasurer Pederson, Mr. Williams reported the Second Tern thrift store makes over \$500k per year.

Director Jacknow questioned the need for any additional invoices to SROA beyond the \$69k for owners that visit the facility that have a current Member Preference Program card once the SNCO reaches a certain number of entries. It does not sit right with her that some owners would be charged because a certain quota has been reached and they did not visit the facility early enough in the season to receive entry for no charge.

GM Lewis commented that what Director Jacknow is referring to is basically a reimbursement program whereby SROA is reimbursing the Nature Center for those owner visits. When the program was initially started, which was prior to GM Lewis' arrival at SROA, the reimbursement amount was \$10k per year but there were not that many owners that took advantage of the program so it was reduced to \$5k and then further reduced to \$3K, kind of matching the numbers seen for attendance. This past year it was \$3,250 for reimbursement. In discussing this matter recently with SNCO Executive Director Shannon Ries, if more owners go to the Nature Center and want access, over and above the number that would be covered, those owners would still be allowed the free access to the facility. If the SNCO sees a significant rise in the number of owners visiting the facility, that yearly amount of reimbursement dollars might have to be bumped back up.

Treasurer Pederson commented the Nature Center is a wonderful resource to bring visitors and guests and we are truly fortunate to have it. Treasurer Pederson added it is nice to have a very good understanding of how this is all calculated and what kinds of things are provided because of SROA's funding. GM Lewis and the Board thanked Mr. Williams for being here today and providing this information.

GM Lewis reiterated what Mr. Williams said earlier about the communications having improved greatly since Ms. Ries and Mr. Williams arrival last summer. GM Lewis was impressed with the SNCO's recently

completed strategic plan and he sees a revitalization for the Nature Center particularly with the interaction with SROA.

SROA BYLAWS PROPOSED AMENDMENTS

Assistant GM Kessarar referred the Board to the materials provided in their binders regarding proposed changes to the SROA Bylaws including a board action request for tomorrow's meeting where the Board is being asked to approve these proposed changes. These proposed changes come as a result of the recent Board approved change to online voting for SROA regular and/or special elections. Once that was approved, staff reviewed the Bylaws to make sure everything was inline and also to make sure that down the road if the Board ever decided to go away from online voting that there is still a process included for a paper ballot system.

Sections III, IV, and IX have proposed changes, much of which is cleaning up the dissemination between the roles of the Election Committee and the Nominating Committee. Executive Assistant Becki Sylvester added the changes are pretty minor and include a number of housekeeping items. Staff does feel it is important to keep the Election Committee intact for now as the people on that committee have anywhere from one to three years left on their committee term in the event we were to decide online voting is not the way we want to go. Additionally, with the diminished role, Ms. Sylvester is hopeful one of the existing members will step up and be willing to serve as chair of the committee as the online voting company's normal practice is to provide the results to the Election Committee chair of the organization they are contracted with, however, those results can also be passed directly to the Board President or his/her designee.

As of this date, staff has not received any requests for paper ballots and all of the entities such as the Ridge, Stoneridge Townhomes, and the Resort have provided the email addresses they want to use to vote online and which accounts for a good number of ballots. Ms. Sylvester is working with the IT and Accounting departments to develop the master list that will be provided to Election Trust for this years election.

In answer to Director Banta's question regarding the owner that shows up at SROA two or three days before the election closes wanting to vote, Ms. Sylvester responded that in the past she has been able to accommodate those owners by making them up a replacement ballot but she does not believe we will be able to do that with this new system. Staff can, however, assist them with contacting Election Trust to obtain their online ballot and Election Trust will have staff available Monday through Friday to assist an owner who is challenged. Ms. Sylvester is also hoping that SROA can have a computer set up for owners who may not have access to one. The owner would however need to have the unique code provided to them by Election Trust to be able to vote otherwise they will need to contact Election Trust to retrieve that code.

President Beenen inquired if email addresses can be added during the election process if an owner comes in and provides that to us and staff noted they will find out if that is an option or not. Ms. Sylvester also noted that during the process Election Trust will send up to three reminder emails to owners who have not yet voted reminding them to do so.

Anyone who we do not have an email on file for will receive a USPS letter from Election Trust instructing them on the process and the options available to vote.

PATHWAY SAFETY TASKFORCE UPDATE

GM Lewis reported the taskforce has held three meetings thus far. At their most recent meeting they broke into three sub-groups. Those sub-groups are: communication and education, infrastructure, and rules and enforcement. Each sub-group is comprised of owners, staff, and board liaisons and each of those have met at least once and some have met twice.

The sub-groups are looking at all the issues that were raised in the first three meetings by the full taskforce and are taking those things that are applicable to their category and reviewing those individually, having discussions within their sub-groups, and seeking more information to address each concern.

At the end of the sub-group meetings, they will summarize their findings and rationale as to why certain items were ranked higher than others in terms of importance.

The full taskforce will then reconvene in early May to bring the sub-group findings forward and have a discussion with the full group. As the Board heard earlier today in the joint meeting with the Sunriver Service District, there are some challenges to stopping people on the bike paths and issuing citations which underscores the need for more education and communication.

Director Pederson added that he feels it has been a great process so far with a lot of ideas and suggestions being shared. The end result will probably not be what people anticipated when they started the process both from the taskforce members and owners throughout Sunriver as well. The easy fast answers that are suggested regularly are not in reality turning out to be the easy good answers.

Director Burke added it reminds him of the strategic plan taskforce and the learning curve necessary in the beginning. One specific thing he was concerned about was the initial attitude of the need to punish people and he is happy to say he believes they have gotten beyond that and shifted to soft enforcement through education and communication.

GM Lewis anticipates bringing a draft to the Board in June.

ADMISSIONS MODEL WORKGROUP UPDATE

The Board was provided a breakdown of recreation statistics for the month of March.

As of March 31, 2025, a total of 3,292 Member Preference Program (MPP) cards have either been purchased or renewed. Of that total, 2,766 were renewals and 129 were new cards. The remainder are extended household, long-term renter, or commercial passes. This is 230 fewer MPP cards than at the end of March 2024. At the end of March, the MPP revenue totaled \$322,860 or 45.93% of the annual budget. We had 774 more patrons at SHARC in March this year over last year likely due to the nice spring break weather and the outdoor pools being open.

Regarding the 2025 Recreation Plus Program (RPP), as of March 31, 2025, there were 807 homes and/or condominiums signed up for the program. Of those 763 are renewals and 44 are new properties to the program. Last year at the same time there were 817 properties participating in the program. Mr. Kessarlis also provided a breakdown of the RPP's by the number of bedrooms. RPP revenue is at \$2,576,630 or 90.51% of the 2025 budget. The next push for additional RPP signups will probably be closer to the Memorial Day weekend.

Gate revenue is currently sitting at \$32,740 or 5.03% of the budgeted \$650,100.

SHARC hosted a total of 11,184 attendees at the facility in the month of March compared to 10,410 in 2024, an increase of 774. Of that number, 3,377 were owners, 5,954 were RPP pass holders, 96 were member guests, 336 were extended family, 887 were gate admissions, and 131 were Central Oregon Sunday's users.

By the end of March 2025, staff have issued 25,900 paper guest passes and of those 1,160 have been redeemed at SHARC,

Year to date, there have been 27,025 guests at the SHARC facility compared to 24,842 by the end of March 2024, an increase of 2,183 visitors.

Owners can purchase or renew their cards for 2025 in person at SHARC, or if just renewing it can be done over the phone, 541-585-5000 and online at [sunriversharc.com\Programs\SROA Member Preference Program](http://sunriversharc.com/Programs/SROA%20Member%20Preference%20Program). The Member Services office is open seven days a week from 9:00 A.M.– 4:30 P.M.

Regarding facility event space, for the month of March revenue is sitting at \$15,128 compared to a budget of \$23,350. There have been a number of events booked recently, which is great, indicating we will have a busy summer. April, May and the summer months are all pretty strong and we have Turf Tunes coming back soon and are moving the Uncorked event to July and plans are to upscale that event some this year with some food pairings with the different wines available. Plans continue on the Oktoberfest that will be held in September. This will be a community wide event with the Chamber, Village and Business Park being involved in the planning and activities.

Staff is working with the architect that did the remodel plans for the Administration building on a couple different designs for the café remodel at SHARC. The plan is to start the project in the fall after the café closes for the season.

The Board thanked Mr. Kessararis for his thorough reporting on these statistics.

ADMINISTRATION BUILDING UPDATE

Assistant GM Kessararis reported we are in the middle of Phase II demolition and starting the remodel on this section, which is the existing Admin side of the building. Phase I, which was the former police department, has been completed and the Community Development staff is all moved in and fully operational on that end of the building.

Staff has already received a lot of positive feedback from both owners and contractors on the new workroom on the Community Development side that allows space for plans to be spread out and reviewed easily and efficiently. Additionally, things can be pulled up on a TV screen if needed and owners can easily see the site plan for their property.

Administrative Assistant Christl Weaver is temporarily located on the Community Development side of the building. All the administration calls are coming and will continue to come to her at that location until Phase II of the project is complete. Ms. Weaver is also able to assist owners and guests coming in with questions, concerns, needing wood permits, etc. from that end of the building.

As far as where we are on Phase II, they finished framing in the Natural Resources/Admin conference room two days ago as well as our GIS specialists area. The break room is being expanded and that is happening now. It is going well and we remain on time and on budget. The construction company, Fortress, has been great to work with, they are very communicative and helpful in making sure everything is just how we want it to be in the end. Completion of Phase II is scheduled for June 9th.

Assistant GM Kessararis reported that something that was brought to the Finance Committee yesterday is regarding the flooring in Phase II. The original plan was that the offices that were being changed out were getting new flooring, new paint, etc. The offices and hallways not being touched were scheduled to remain as they currently are. The challenge is the existing carpet is no longer available. That kind of carpet is called rolled or sheet rolled carpet and includes a pad underneath whereas what was put in the new part of the building is carpeted tiles and does not have a pad underneath of it.

In checking the replacement reserves staff found that the carpet in the Phase II areas are scheduled for replacement in 2027 at a budgeted amount of \$49,431. In looking ahead, staff feels it does not make much sense to disrupt the office and the board room with another two to three week project in 2027 and it might make more sense to accelerate the carpet replacement and get that work done now as part of Phase II. This might extend the current finish date timeline by a week or so.

Assistant GM Kessarlis had our contractor reach out to the flooring and painting contractors as another challenge with the existing flooring differences is the glue down carpet we have on the new side of the building is thinner than what is on this side of the building that has a pad and tack strips underneath. That means there would be a spot where the drywaller has to come and fix that gap, then retexture and repaint it. That in turn means you would need to repaint the entire wall or you have a combination of old and new paint where that gap previously existed.

Assistant GM Kessarlis has received a bid back from the contractors of \$39,434 to redo all the carpet on this side of the building to match the carpet on the new side and which will also include the drywall and painting. A suggestion was made at the Finance Committee to run the same laminate flooring that is in the new hallway all the way down to the board room door. To make that change would only increase the cost of the project by \$500. Additionally, two small areas, the IT closet and janitors closet were also scheduled for replacement flooring but there is no need to do those at this time so they were pulled from the project which lowered the overall cost for the laminate flooring. We are looking at a total of \$39,946 to do the LDT flooring the entire length of the hallway leading to the board room, in the breakroom, and the IT GIS office. The rest of the areas will get the same carpet as was used in Phase I of the project. Again, it is much easier to get this work done now versus waiting until 2027 and then having another disruption that causes staff to have to move everything out of their offices, workspaces, etc. We also know that by 2027 the cost of materials and labor are not going to be less expensive so this will save the Association some dollars in the process.

This request to accelerate these funds will be added to tomorrow's agenda.

DESCHUTES COUNTY PROPOSED INTERSECTION CONCEPTS

President Beenen noted the Board already discussed this subject earlier in the morning at the joint meeting with the Sunriver Service District. GM Lewis added that what was provided in the board binders is what Deschutes County had on their web link where one could provide comments. They have the various concepts and some of their own pros/cons and rationale for those various concepts.

GM Lewis noted he emailed Deschutes County staff and asked if they were going to send individual notices to the surrounding property owners in Sunriver that would be affected and he did not receive a response. As a result of no response, GM Lewis took that to mean the County was not notifying individual homeowners and as such he comprised a letter and sent it along with the various concepts the County is proposing to approximately 40 homeowners that live in that area to let them know they could comment on the proposals. GM Lewis has heard back from three of those owners who also provided comments to the County.

The comment period is now closed, SROA has provided a letter that extensively explains what the issues are so the County understands what SROA's position is on the matter. Now we must remain diligent to stay in touch with the County Road Department Director and County Administrator regarding their process for making a decision including the rationale for that decision.

SROA SMOKE POLICY

GM Lewis commented that this issue has come up for the past few summers when we have had days that we have had to close our facilities due to smoke and unhealthy air quality depending on the Air Quality Index (AQI) reading that we get. Our policy has been that if the AQI is 151 or higher for two hours or more

we will close that facility. This affects all SROA employees that work outside. SHARC is the primary one along with the Members Pool but our Public Works crews, Community Development and Natural Resources staff members all work outside as well.

The biggest issue that arises is the unhappiness of the visitors that want to go to SHARC or the Member Pool. The 151 and above guideline is based upon the fact that the Oregon School Activities Association (OSAA) uses that threshold for any outdoor activities for school age kids and if the AQI is 151 or higher outdoor activities are cancelled. We use that 151 or higher threshold as we have a large number of kids working at both of those facilities that are school aged.

What staff recommends for this year is that our recreation staff should remain at that same threshold. But for other staff such as Public Works, Natural Resources and Community Development that would not fall under that OSAA threshold as they are not school age we will default to the OSHA guideline which is 201 and above. If the levels reach 201 or higher most of those employees have the ability to work inside, wear masks, etc. but if you are a lifeguard at SHARC or the Member Pool you do not have the option of moving indoors.

GM Lewis added that he did speak with representatives at Bend Parks and Recreation and they are using this same type system of the OSAA 151 or higher for their younger employees and the OSHA standard of 201 or higher for their non-school aged employees.

President Beenen inquired about what happens with the indoor pool at SHARC when this happens. GM Lewis commented that the indoor pool can remain open as long as the AQI in the inside of the building does not go above the 151. When SHARC was built we were not experiencing these yearly smoke events and things were built with a lot of doors that open and it is a real challenge to keep smoke from entering the building. Public Works Director Mark Smith added you are required to have so much air change over from inside the natatorium and we do not have a way to filter that. We can filter the rest of the building but we cannot filter the natatorium.

GM Lewis noted that air filters have been installed at SHARC both in the main areas and the fitness facility and those do have an affect but we have had times where the AQI is worse inside the building than outside.

GM Lewis reported that we have our own AQI reader at SHARC, which is what we have been using. Often times you can look at it and it will conflict with something else someone brings up on their phone or the readings in the south part of the property can be much higher than readings on the north end of Sunriver so there has been confusion and frustration both by guests and staff.

Along those lines, it was agreed we need to rely on one reader. Considered first was the DEQ reader at Three Rivers School and part of the reason is we have the OSAA element to consider which utilizes the DEQ readers and that is the closest DEQ reader to SHARC. If there is not a DEQ reader close by they use purple air. The DEQ reader is calibrated by the DEQ and purple air is calibrated by the Environmental Protection Agency (EPA).

Often times with the DEQ reader is an average of up to three hours old so if you are toward the end of the hour the information you are looking at on that reader may be data that is based upon something that goes back almost four hours ago. That causes a lot of problems for our staff to manage the situation on those days. GM Lewis added that we have parents whose school age kids work for SROA in summer who ask what SROA's smoke policy is and how are we protecting those employees.

GM Lewis has tasked the IT Director Gary Seifert with obtaining a reader such as the IQ Air system that can be re-calibrated every year and can be installed at the SHARC facility. Once calibrated that would

determine the reading for all of Sunriver. In the event something happened to that system, we will default back to the DEQ readings. We are trying to, in real time, get the most accurate data possible at one location at SHARC to protect our employees and our patrons and we feel this is the best path forward.

BOARD VACANCY

President Beenen noted that the Board members are aware of Director Mark Murray's resignation from the Board due to his relocation to California. Mr. Murray's term ends at the close of the Annual Meeting in August so there are a couple of choices available to the Board to fill that position.

We can continue to operate with eight board members instead of nine for the next four months, which should not pose any issues in obtaining a quorum as we most always have full attendance from the Board. Alternatively, the Board has the option of selecting and assigning someone to that position. In the past we have used that option and gone out and polled former board members to see if they would be willing to complete a term left open by the resignation of a board member.

The Board held further discussion on the matter and ended in agreement that the Board is comfortable continuing with eight board members until the election later this summer.

REVIEW OF 4/19/25 AGENDA

The Board reviewed the agenda for tomorrow's business meeting.

ADJOURN

There being no other business, President Beenen asked for a motion to adjourn the meeting and move into executive session.

Director Schneider moved to recess the public meeting and reconvene in executive session under the authority given in the SROA Bylaws, Article IV, Section 11 to discuss contractual, personnel, and legal matters that may be subject to a claim of privilege. Seconded by Director Burke, the motion passed unanimously.

The public meeting adjourned at 1:50 P.M.

The public meeting resumed at 2:05 P.M.

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

Director Pederson moved to adjourn the meeting. Seconded by Director Mobley, motion passed unanimously.

Respectfully submitted,

Randy Schneider, Acting Secretary