

**SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
SROA BOARD ROOM
APRIL 19, 2025**

DIRECTORS PRESENT: Gerhard Beenen, Bill Burke, Clark Pederson, Keith Mobley, Linda Beard & Randy Schneider

DIRECTORS PRESENT VIA ZOOM: Veronica Jacknow & Brad Banta

STAFF: James Lewis, Susan Berger & Richie Villagrana

The Board of Directors meeting was called to order at 9:00 A.M.

NUMBER OF OWNER ATTENDEES (not counting the Board members): 7

OWNERS FORUM: Jeff & Susan Mengis, 3 Gray Birch Lane, first off thanked the Board for their service. Mr. Mengis understands what a thankless job it can be and the efforts of the Board are very much appreciated. Mr. Mengis spoke in opposition to the recent action by Sunriver Resort regarding access to the golf courses. Mr. Mengis believes the Resort's long-term vision does not align with the rest of the Community and that they are not contributing to the family-friendly community that initially drew people to Sunriver. Mr. Mengis believes that the Resort broke a social contract with the community and stated that if it were not for the fees paid by all owners for infrastructure and amenities in Sunriver that the Resort would not be able to exist. Mr. Mengis referred to examples of corporate greed and believes that SROA should engage the Resort legally on this issue.

OWNER FORUM FOLLOW-UP FROM PREVIOUS MONTH

Treasurer Pederson will do another follow-up with Richard Baldwin, 23 Poplar Loop, regarding his input on the Strategic Plan and to make sure all his concerns were addressed.

Director Schneider followed up with Collin Jackson, 4 Fairway Village Condo, regarding his concerns about the recent changes to the Resort's golf program and explained that SROA does not have any control over what the Resort, a private business entity does with their pricing.

As far as follow-up for this month, Director Schneider & GM Lewis will work together to respond to Jeff & Susie Mengis, 3 Gray Birch and Michelle Walsh, 5 Fifteenth Tee Lane.

Vice President Burke will follow up with Dean Richards, 3 Ollalie Lane regarding his concerns about snow removal and berms in his driveway.

ANNOUNCEMENT OF 2025 SROA BOARD CANDIDATES

Nominating Committee Chair, Debbie Baker was in attendance to report the committee has held their process over the past few months of recruiting and interviewing potential candidates for the Board of Directors.

Ms. Baker commented that as the Board is aware there are three positions open each year and the committee strives to find more candidates than there are positions available. Needless to say, it is not an easy task and the last week leading up to the deadline for applications to be submitted is quite nerve-racking because some have a tendency to wait until the last minute to submit their paperwork.

That said, Ms. Baker was pleased to announce they have five candidates this year. All five were interviewed and unanimously voted by the committee to be put forward and to be included on this year's ballot.

The candidates are as follows:

Dale Harrison
Pam Hays
Linda Beard (incumbent)
Gregg Henton
Sharon Martin

Ms. Baker added the one thing she would encourage this Board to do is to recruit people year round. The Nominating Committee meets monthly with the exception of July and August when they do not meet. As the Board members often have more one on one contact with owners, Ms. Baker encourages them to plant the seeds when they are interacting with people and encourage them to consider joining a committee and/or running for the Board. We have a lot of highly educated and talented folks in this community and every little seed planted can make a difference in the long run.

Ms. Baker concluded that she has already been in touch with the Sunriver You folks about setting up a candidates forum that will be held in June, date to be announced.

The Board thanked Ms. Baker and the entire committee for their hard work on this effort and for being here today. Treasurer Pederson also thanked candidate Ms. Martin for attending today and he hopes some of the other candidates are watching from home. Mr. Pederson would encourage them to either watch or attend the meetings between now and the election to get a better feel for what the process. Additionally, previous meetings can be viewed on YouTube and the minutes of the meetings are posted on the SROA website for owners to read if they would like to.

Director Jacknow thanked Ms. Baker and her committee for their hard work and wondered if any of the candidates are currently on any committees? Ms. Baker responded that Pam Hays is currently a member of the Nominating Committee and was a member of the Strategic Plan Taskforce but none of the others are currently involved with the Association. Ms. Hays, who actually ran at the encouragement of Ms. Baker will resign from the Nominating Committee should she be elected.

RECAP OF 4/18/25 BOARD WORK SESSION

President Beenen reported that the Board started the day with the annual joint meeting with the Sunriver Service District which was held in the new Public Safety building.

Public Works Director Mark Smith introduced his staff members that were working that day and the Board hopes to meet the rest at an upcoming meeting.

Fish Williams, Finance Director for the Sunriver Nature Center and Observatory was in attendance to review the contract between SROA and the Nature Center and explain how they serve the Sunriver community.

Proposed changes to the Sunriver Bylaws were discussed and were mostly around the election process due to the move to online voting.

GM Lewis provided an update on the most recent meeting of the Pathway Safety Taskforce who have now divided into three different sub-groups who are all working diligently on their assignments.

Assistant GM Kessarlis provided an update on recreation statistics. We are doing relatively well in regard to Recreation Plus and Member Preference Program numbers and we will see another push on those come Memorial Day weekend.

Assistant GM Kessarlis provided an update on the Administration Building remodel which is currently on schedule and on budget. Phase I is complete and the Community Development Department is moved in a fully functional. Phase II is currently in full swing and a discussion was held yesterday on replacing the existing flooring in the untouched areas now instead of in 2027 when it is scheduled for replacement thereby saving time, money and the need for staff to have to move everything out of their offices and work spaces two years from now when we can get it completed more efficiently as part of this project. The Board will vote on that later today.

GM Lewis provided an oral update as well as printed materials on Deschutes Counties proposed work on Spring River Road where it intersects with South Century Drive and also at Venture Lane leading into the SR Business Park and which has some implications with respect to Sunriver. GM Lewis has written to Deschutes County personnel making clear SROA position on the suggested plan that would put a circle quite close to some Sunriver properties along that area. While the official comment period has closed, owners can still submit comments if they prefer.

Discussion was held on the smoke policy for SROA and the AQI monitor that will be utilized to determine the air quality for both school age kids and employees who do not fall into that category. There will be two different standards, 151 or higher for school age employees and 201 or higher for the other employees who also spend significant time outdoors as part of their jobs.

A brief discussion was held on the board vacancy left when Director Mark Murray resigned due to relocation and the Board is comfortable with working with eight members until the election closes in August as Director Murray's term is up at the close of the Annual Meeting in August.

An executive session held at yesterday's meeting to discuss a personnel matter.

BOARD ACTION
BOARD MEETING MINUTES

Director Schneider moved to approve the minutes of the March 14, 2025, board work session minutes as corrected. Seconded by Director Banta, the motion passed unanimously.

Director Pederson moved to approve the minutes of the March 15, 2025, board meeting minutes as corrected. Seconded by Director Schneider, the motion passed unanimously.

In answer to a question from Vice President Burke as to how the Phantom app is working for recapping meetings, GM Lewis reported that while it is a wonderful recap tool, it does not break down the individual speakers so Ms. Sylvester still utilizes the YouTube recordings to comprise the minutes for the most part.

BOARD ACTION
FINANCIALS

Treasurer Pederson reported that we are doing well having completed the first quarter of the year. In looking at operating revenue and expenses for the month we were down \$10,863, which was \$31,645 below budget. Operating revenue had a negative variance of \$8,112 that largely was Scene advertising due to several advertisers who paid for the entire year in January. Additionally, there was a little less in fines than anticipated along with the Recreation Plus and Member Preference Programs being down a little from last year at this time. In operating expenses, the deficit there was largely due to catch-up from

last month's bills not being received prior to the early cutoff due to the way the dates fell for the board meetings. For the year, operating expenses are a positive \$11,482 although we have not yet paid the Nature Center which would have resulted in a negative few thousand dollars. There is also the issue of vacation accrual as not a lot of employees are taking time off in the first quarter of the year. The accrual continues at the employees current rate of pay although GM Lewis' two-week vacation may help that a little! Year to date, we are below budget by \$123,554 however we budgeted to be off more than that so we are actually a positive \$76,358.

On the non-operating side, our revenues are higher largely due to interest income continuing to be higher than projected and we have seen a number of people who initially opted for the fifteen year plan when SHARC was built paying those assessments off in full. Year to date non-operating revenue is up \$25,482, of which \$16,000 is interest above budget as well as the SHARC payoffs. In non-operating expenses were \$9,377 below budget partly due to a small tunnel bill that we did not budget for having quite yet. The variance for the month on the non-operating side was a positive \$136 and year to date is a positive \$24,590. Total surplus for the year is currently \$670,632 which is \$100,948 better than budget.

In looking at cash balances we are almost \$800k above last year at this time, sitting at just below \$20 million and we are earning 4.12% interest on that. Treasurer Pederson pointed out to the Board that included in their financial statements is a new sheet that breaks down all the investments, their maturity dates, etc. that the Finance Committee thought might be helpful to the Board.

Treasurer Pederson reviewed the replacement reserves noting that some money, approximately \$205k has been spent on fitness equipment for the SHARC workout facility.

In turning to the aging summary, we were down \$15k last month and are down \$24k this month. When looking at the over 120-days category, Treasurer Pederson noted that one of the owners had a payment plan and that was paid off in full. Additionally, the owner of the house that was discussed last month that was to be auctioned off on the Deschutes County Courthouse steps due to foreclosure has reached an agreement with their bank and the bank has pulled it from the foreclosure auction and this owner has reached an agreement with SROA and the final details are being worked out. This owner must first complete the violations that the fines were initially issued for prior to things being closed out. We anticipate that will be resolved in the coming month, which will bring the 120-day down by another \$18,000 plus half of our attorney fees.

For the month ending March 31, 2025, there was a net operating deficit of \$10,863 which was \$31,645 worse than budget. Operating revenues were under budget by \$8,112 mainly due to Scene advertising (timing of 2025 advertising revenue received) Recreation Plus Program (RPP) pass sales, and fine revenue. Operating expenses were over budget by \$23,533 for the month. Administration expenses were over budget by \$22,008 due to timing of contract services payments. The negative material and services variance was partially offset by legal fees being under budget by \$9,242 for the month.

For the three months ending March 31, 2025, there was a net deficit of \$123,554 which was \$76,358 better than budget. Operating revenues were over budget by \$64,876 due to advanced payments for Scene advertising, SHARC admissions, and design review fees. At the end of the first quarter there were ten fewer RPP passes sold and 214 fewer MPP passes than at the same time last year. Total operating expenses were under budget by \$11,482. Salaries and burden were over budget by \$27,699 mainly due to an increase in vacation accrual. Material and services were under budget by \$14,694 due to the delay in billings from the Sunriver Nature Center.

As of March 31, 2025, there was a combined operating and non-operating surplus of \$670,632 which was

\$100,948 better than budget.

As of this report date 460 homes have been converted to bulk fiber billings.

Total assets as of March 31, 2025, were \$43,492,322. Cash and investments totaled \$17,601,458, a decrease of \$112,786 from February. As of March 31, 2025, there was \$19,234,112 invested in Goldman Sach Financial Square Government Fund and US Treasuries with durations between 90-day and five years with an annual yield of 4.12%. Fixed assets placed into service included the Public Works building, SHARC fitness equipment and pool pumps. Construction in progress included the administration building remodel, public works HVAC, Graco V3900 line striper and natatorium lights.

Director Mobley moved approval for the unaudited SROA financial statements for the month ending March 31, 2025, as presented. Seconded by Director Jacknow, motion passed unanimously.

GENERAL MANAGER'S REPORT

GM Lewis reported his recap is for activities in March.

GM Lewis attended the regular monthly meeting with the Sunriver/LaPine Economic Development (SLED) Board regarding coordination with south county efforts for economic development. This will continue to be a monthly, on-going participation.

GM Lewis continued follow-up work with SROA legal counsel regarding fine/fee lawsuits.

GM Lewis attended and participated in the monthly meetings of the Finance Committee, Owner Enrichment Committee, Covenants Committee and Admissions Model Workgroup.

GM Lewis participated in the on-going Newberry Regional Partnership Strategic Action Plan for South Deschutes County.

GM Lewis continues the ongoing/regular meetings with TDS staff regarding the physical construction and eventual migration of owners to high-speed fiber and SROA account.

GM Lewis attended the regular Sunriver Service District meeting in March.

GM Lewis met with the Sunriver Nature Center and Observatory Executive Director Shannon Ries regarding contractual issues and general coordination between our organizations.

GM Lewis conducted the third Pathway Safety Taskforce meeting on March 20th.

GM Lewis met with two owners regarding their desire to create a Deschutes county recognized no-shooting designation for Sunriver and the potential for SROA participation.

GM Lewis met with Sunriver Police Department Community Service Officer Ashley Steinbrecher regarding pathway bike patrol for 2025.

GM Lewis met with Scott Larson, Executive Director of Visit Central Oregon and provided him a tour of the SROA facilities.

The Accounting Department presented month ended February 2025 financial statements.

Accounting staff continued processing 2025 maintenance dues payments, bulk fiber billings and Recreation Plus Program /Member Preference Program pass sales.

The SROA Controller attended the annual Community Managers International Association (CMIA) conference in South Carolina.

The SROA Controller worked with SROA attorneys on collection files.

The Accounting staff has moved back from their temporary location at the old public works building to their new space in the recently completed Phase I of the Administration building remodel.

The IT department reported there were no outages to report for the month of March.

IT staff has assisted heavily with the new building remodel in assembling a new network rack for the new area, reconfiguring the IT team room to accommodate the remodel of that area of the building, moving, and powering up a new switch, configuring and assisting Community Development staff with their IT set up needs.

The new Jonas Point of Sale (POS) replacement project is moving along and is being tested on a single workstation at SHARC. New banking connectivity has been established and inventory has been uploaded.

IT staff have been testing the GIS/Database improvements to simplify the Community Development processes.

In the Communications Department, Scene advertising was at \$19,199 (\$21,474 in 2024).

There were 259 reads of the online March Scene including readers from the Philippines, Ireland, Germany, and Israel.

There were 13,000 visits to the SROA/SHARC websites with top pages being weather, aquatic hours, today's schedule, facility activities, job opportunities, how to reach staff, member fitness.

Sunriver Style received 2,017 site visits in the last month. Most visited pages include weather, pathways, river, dining/shopping, and what is going on.

Social media: SHARC spring break hours and fitness fun, and tunnel construction.

Eblasts: Tunnel construction; trusts/LLC membership information; remodel/admin building access, SHARC spring break hours; Home Expo; breathwork class; South Century intersection improvements online open house.

Other projects included creating new signage for the Administration and Community Development entrances.

Scene staff moved into temporary office space at public works during Phase II of the Administration building remodel. Thank you PW crew for sharing your space for the next two months!

Continued to promote the Home Expo.

Started promoting the Sunriver Oktoberfest event in September.

Designed a four-page pullout of the home hardening/ladder fuels reduction information for owners in the April Scene.

Continue to participate in the Pathway Safety Taskforce and attended the first meeting of the Communications Workgroup.

The Community Development Department reports the Design Committee meetings continue to occur on a regular schedule. There were no submittals for the first meeting in March and no meeting was held. The second meeting consisted of one re-review of a previously denied encroachment into a platted setback.

There are currently approximately 178 active projects/building permits (down by 76 from the previous month of February.)

The number of applications submitted in March was the same number that was submitted in 2024.

Community Development staff continued issuing compliance letters for design and rule violations where appropriate.

Community Development staff participated in Magistrate Hearings for background on violations and citations.

Community Development staff modified the new applications forms and informational handouts, including the updated fee schedules.

There are now eight homes that were identified on the 2023 paint survey who still have not painted their homes and monthly citations continue to be issued.

The Community Development Director participated with the Covenants Committee on changes to Section 1 of the Rules & Regulations.

Community Development staff moved into their new work spaces in the recently completed portion of the Administration Building remodel and assisted other departments with their temporary relocations.

The Natural Resources (NR) Department prepared and mailed Ladder Fuels Reduction (LFR) notice of deficiency advisories.

NR staff prepared and mailed LFR courtesy letters.

NR staff prepared and mailed outreach postcards to properties with juniper and/or arborvitae.

NR staff moved their operations to their temporary location at public works to accommodate remodel at that end of the building.

NR staff assisted Public Works with the tunnel projects.

NR staff started Oregon Spotted Frog spring monitoring and egg mass surveys.

NR staff coordinated with the Communications Department regarding wildfire mitigation education and outreach.

NR staff responded to phone calls and performed site visits for private property LFR and tree removal requests.

In Public Works (PW), performed clean-up of the parks and sport courts prior to spring break opening pickleball and tennis courts and completing the tennis hut roof replacement.

Contracts are in place for spring road/pathway section identified for treatment.

The Wildflower tunnel is well underway with completion expected in mid-June.

PW staff are repairing potholes and roadside edges.

Wind caused several trees to fall blocking roads and pathways. All were opened quickly but there is still a large amount of debris cleanup needed.

The footbridge over the Sun River near Golden Eagle Lane was taken out by a falling tree and that was repaired and improved.

There were several full snowplows in March.

In Fleet Services, the switchover from winter operations to spring have begun.

A striping buggy, trailer, snow blower and plate compactor were capital items that were purchased in the month of March.

In SHARC Facilities/Aquatics the pool leak detection was completed and leaks were found in all three outdoor pools. The leaks in the lazy river and ODL are scheduled for April (completed 4/12/25). They included expansion joint repair and some leaking lights. The tot pool is a more major repair that will require cutting of the pool deck, adding a vault, and redirecting plumbing. Staff is working with Deschutes County for approval of the new plans.

Lighting fixtures for the natatorium project have arrived and installation will be scheduled around the outdoor repairs to ensure we have open pools.

At the Member Pool, slide repairs are scheduled for early May.

The Public Works building is completed except for additional landscaping and fence/gates to be done this spring.

CPR/First Aid classes have been completed for PW staff.

One new employee started, and we are interviewing for one remaining open position.

In Recreation, 11,184 owners and guests visited the SHARC facility in March compared to 10,410 in February of 2024.

There were 3,495 Member Preference Program (MPP) memberships purchased to date and 815 homes are enrolled in the Recreation Plus Program (RPP) program.

Rec staff have been busy processing both RPP and MPP sales.

Oregon spring break was very busy with favorable weather and the outdoor pools being open the entire week. Washington and California spring breaks continue through April.

The Home Expo returned to SHARC on April 4th with approximately 100 attendees who enjoyed networking with the various vendors.

The pickleball courts opened on April 5th and are already seeing lots of use.

The outdoor pool leak/seam repair was completed on April 12th and the indoor pool lighting repair will occur in early May.

Part-time hiring has begun. Staff attended job fairs at Caldera High School, La Pine High School and COCC.

We have two open full-time aquatic supervisor positions that need to be filled ASAP.

LIAISON AND COMMITTEE REPORTS

Copies of the minutes received from committees that met last month were included in the Board binders.

SUNRIVER SERVICE DISTRICT (SSD) REPORT

Ex-officio member Randy Schneider reported the SSD Board met on April 17th for their regular monthly meeting.

It was noted that a lot of what was discussed at their meeting was also discussed with this Board at the joint meeting yesterday.

Director Schneider reported last month that the police are now responsible for patrolling the SR Business Park, Crosswater, Caldera and Vandervert Ranch, however, that is not in fact happening as it will require a vote of owners for that to happen.

The SSD continues to work on forming their own Nominating Committee to recruit new members for their board and they have invited Director Schneider to be part of that committee.

BOARD ACTION

COMMITTEE APPOINTMENTS

Director Pederson moved approval of the appointment of John Vogel as an alternate member of the Finance Committee. Seconded by Director Burke, motion carried passed unanimously.

BOARD ACTION

FIRST QUARTER CAPITAL ACQUISITIONS TRANSFER

Director Pederson moved approval of the transfer of \$350,841.43 from the Reserve Account to the Operating Fund for the 2025 First Quarter Acquisitions. Seconded by Director Banta, motion passed unanimously.

BOARD ACTION

SUNRIVER BYLAWS, PROPOSED CHANGES SECTIONS III, IV & IX

Director Schneider moved approval of the proposed revisions to Sections III, IV & IX of the Sunriver Bylaws as presented to provide clarification on the procedures and role of the Election Committee for

both online and vote-by-mail ballots in both regular and/or special elections of the Association. Seconded by Director Burke, motion passed unanimously.

OTHER BUSINESS
BOARD ACTION
CARPET REPLACEMENT

Director Schneider moved to approve the recommendation from the SROA Finance Committee to accelerate the expenditure of the Administration Building's Carpet Replacement Reserve funds from 2027 to 2025, to coincide with completing the Administration Building interior remodel. The requested Reserve funds are not to exceed \$39,946, out of the \$49,431 allocated in this line item within SROA's current Replacement Reserve schedule. Seconded by Director Burke.

Director Banta moved to amend the motion to replace the words "recommendation from the SROA Finance Committee" to "Recommendation from Staff" Seconded by Director Schneider, amendment passed unanimously.

The motion as amended passed unanimously.

OTHER BUSINESS
NO SHOOT ZONE

The purpose of this discussion is in response to the request made yesterday by owners Bill Hepburn and Barbara Siudy requesting SROA's assistance in their efforts to create a no-shoot zone throughout Sunriver. The question at hand is what level of involvement SROA wants to participate in this effort.

GM Lewis referenced the handout provided by these two owners at yesterday's work session that highlighted what they are requesting from SROA and their handout and presentation made it seem as if there was already an agreement to do all of these things. Through the multiple meetings GM Lewis has had with Mr. Hepburn and Ms. Siudy they have discussed these items, some of which are simple from an administrative perspective and some of the others are in opposition or different than our standard protocol such as the request for SROA to pay the \$100 fee to Deschutes County, the request to use the SROA volunteer list to maybe solicit folks that might be willing to help them collect signatures, the request that SROA send out an eblast to owners that this project is going on, and the setting up of "signature stations" at SROA facilities and having someone available to collect those signatures. They would also like to have some no-charge organizational meetings at SHARC.

In the GM's eyes this is somewhat of a hybrid situation and he would appreciate direction from the Board. These are decisions that he can make and can truthfully tell Mr. Hepburn and Ms. Siudy that a number of these requests do not fall in line with normal protocol. An example would be that we often have clubs or groups that want us to send an eblast for their particular group and they are told that eblasts are only for SROA related items. By paying the fee to the County, sending out an eblast, etc. it becomes an issue of do we want to go outside of our normal protocol to accommodate this request. GM Lewis added that if another group or club made this same request for our volunteer list, an eblast or for us to pay a fee for them the answer would be no.

GM Lewis has been very frank with Ms. Siudy and Mr. Hepburn about this and they believe this rises above that level as it is not a club or organization, they are not soliciting for a business, it is a community safety issue. If left to the GM, he would follow our normal protocol and tell them no but they feel this is different than what we normally exclude from what they are requesting and why they are asking the Board to do something different than what our protocol is. The question to the Board is do you believe it rises to a high enough safety level concern that the Board wants the GM to break with the consistency of

our normal processes. Additionally, this is actually mimicking a rule that we already have in our Rules and Regulations.

Treasurer Pederson does not agree with paying the fee, doing the eblasts or providing the volunteer list but wonders if it might be ok for them to leave their petitions to be signed at SROA and SHARC? GM Lewis responded that again, we do not do that type thing for any group, club, or organization and it will likely result in other's wanting to do something similar for their pet project.

President Beenen commented we do have a vested interest in safety and so far the messaging from the police department has been a bit conflicting. The former chief said it makes no difference and now the acting police chief seems to think it matters.

Director Banta added that this is akin to a political campaign and regardless of what the board members individually think, he is not sure SROA should be effectively endorsing providing resources to a particular political campaign. Any while \$100 is a nominal amount of money, why would they be asking SROA to pay for that and why would the proponents of this effort not come up with that money. Additionally, a door-to-door campaign is not an option in his opinion.

Director Mobley commented that what the Board is being asked to do is help to extend something that is already in place in other parts of Sunriver and in that light it seems to him that it becomes more reasonable to accommodate the request. GM Lewis remarked that there is a no-shooting corridor along the river but again from importance to SROA, we already have a clear rule that does not allow the discharging of firearms in Sunriver. The difference is that this change would apply to both owners and guests as currently there is no way to enforce a citation given to a guest if they choose to not to pay the fine assessed. This would allow the police to go after whoever it might be, owner or guest.

President Beenen commented he certainly does not want to provide our volunteer list as that is not information we are at liberty to share. We have offered them the ability to author an article for the Scene, so he feels we are providing them with a communication vehicle to get their message out. With respect to having petition clipboards located at SROA and SHARC, that does not bother him as much. GM Lewis pointed out, however, that it will require some SROA staff time to assist those coming in to sign said petitions.

Director Beard wonders if in that case can we also invite the NRA, because it is not the guns creating the problem it is the people behind them.

Director Schneider, while he supports this effort, does not feel SROA should pay for the list they need from Deschutes County. GM Lewis added that they can request a list of the registered voters in Sunriver from Deschutes County and do their own mailing to those individuals outlining what they are proposing and what they would like owners to consider doing and how to get involved, so, there are other avenues.

It was also noted that an eblast goes to all owners signed up to receive them which may cause a lot of confusion since the only ones eligible to sign the petitions are the registered voters in Deschutes County.

Director Banta noted a Scene article can be a neutral position and informative of which Director Jacknow agrees with and feels is completely acceptable.

GM Lewis added that from a staff standpoint in helping produce the maps they need to identify the different villages of Sunriver and applying the registered voters to those maps is something we could assist them with. The thing we must avoid is the perception that SROA is endorsing this. Director Banta

cautions that if we do this what happens when someone else wants SROA to help get the word out about their particular issue. Treasurer Pederson remarked that if we limit what we are willing to do it does not create as much of a precedence as if we are bending all of our normal protocols to accommodate this request.

Director Mobley added that he believes this should be recognized as their initiative and something that the Board appreciates and that we are willing to assist in the ways that our general manager feels appropriate.

Treasurer Pederson agrees with the exception of the petitions which he feels would be ok to have at both SROA and SHARC. Vice President Burke disagrees with that as he feels that definitely gives the impression that SROA is sponsoring it and he can imagine Christl or the SHARC front desk staff having to explain it to owners. Director Beard agrees with Vice President Burke that we should not allow the petitions at our facilities as it sends the wrong message.

Director Schneider while in favor of this effort, feels there are other ways that Mr. Hepburn and Ms. Siday can get the registered voter information they need and can contact those voters by mail.

Director Banta, while impressed with the plan that Mr. Hepburn and Ms. Siudy have put together, commented that SROA cannot be in a position of appearing to endorse it and we should probably limit what we do to assisting with the mapping. Beyond that he believes they need to pursue this on their own. Director Jacknow, while impressed that Mr. Hepburn and Ms. Siudy came forward not just with a problem, but with a solution, agrees with both Vice President Burke and Director Banta and feels that we should maintain within the protocol that we have set forth right now.

OTHER BUSINESS **SR RESORT GOLF CHANGES**

President Beenen commented that GM Lewis has some information on this issue to share and he hopes to avoid going into a rabbit hole discussing golf because realistically there is very little that this Board can do. This is to be more informational than anything.

GM Lewis commented that last year's changes essentially just changed the prices but still allowed everyone to play golf. Fast forward to this year and they have limited it to members or properties that are rented through the Resort's program.

There have also been some comments and questions pointing to some things that happened in Bend over 20 years ago at the Mt. High Golf Course which is surrounded by the Mt. High community. It was all developed and built out and the same individual owned the golf course and had developed and sold the lots, all one entity. That owner wanted to get rid of the golf course and build more homes. Many of those homes were sold by that developer on the premise that if you have golf course frontage, you paid a higher amount for that privilege. When this owner/developer proposed closing the golf course, the owners in the community sued and the judge found that they were correct and their property would be devalued by the golf course going away and the golf course, now call the Old Back Nine was retained.

There was another case at River's Edge a few years ago where the golf course was going to go away and portions were going to be developed. Those owners collectively purchased that golf course.

In Sunriver, the golf courses are not going away but the ability to play the course has changed. There has never been an obligation by the Resort or SROA to ensure that if you bought a home for rental business purposes that you had the ability to play golf. In speaking with our legal counsel, the requests from owners for SROA to take legal action would essentially be asking SROA to take legal action against

another owner and that is something under the Board's fiduciary obligation that SROA should not do.

GM Lewis is aware some owners are threatening legal action against the Resort and that is their privilege but is not something SROA should initiate.

GM Lewis does not agree with the Resort's change and he has made that clear to Resort personnel to no avail.

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

Director Burke moved to adjourn the meeting. Seconded by Director Banta, the motion passed unanimously.

The meeting was adjourned at 11:13 A.M.

Respectfully Submitted,

Linda Beard, SROA Assistant Secretary