

Board of Directors Actions – June 21, 2025

There were 8 Board members in attendance at the June 21, 2025, meeting. The Board is currently short one position due to a resignation. 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 May 2025 Financial Report from the Board Treasurer.
- The Board approved the May 2025 unaudited financials.
- The Board authorized a special election and ballot language for a new Capital Transfer Fee (Special Purpose Assessment) of one-half of one-percent of the purchase price for certain conveyances of a Unit as defined in Section 1.28 of the SROA Consolidated Plan. The fee is due payable upon closing of the sale. The purpose of the fee is to establish a fund for new capital projects in Sunriver.
- The Board accepted the 2024 Audit Results.

COMMITTEE/TASK FORCE MEMBERSHIP ACTIONS

- The Board approved the appointment of Kara Kerker as an alternate to the Finance Committee.

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 approved minutes from the May 16, 2025, SROA Board Work Session and May 17, 2025, SROA Board Business Meeting.
- The Board received the monthly General Manager's report for SROA Departments for the month of May 2025.
- The Board received the Sunriver Service District Report for the month of June 2025.

- The Board received the monthly committee/liaison reports for the month of May 2025.
- The Board approved the SROA Board officer appointments for 2025/2026 subject to final Board election results as follows: Bill Burke, President; Keith Mobley, Vice-President; Clark Pederson, Treasurer; Veronica Jacknow, Assistant Treasurer; Linda Beard, Secretary; and, Randy Schneider, Assistant Secretary.

EXECUTIVE SESSION: An executive session was held at both the June 20th Work Session and the June 21st Business Meeting.

OWNERS FORUM - No owners spoke at either the Friday (20th) Work Session; one owner spoke at the Saturday (21st) Business Meeting. There were seven owner letters read/summarized into the record at the Friday Work Session. A brief summary of the submitted comments are as follows:

FRIDAY, June 20th:

(LETTERS/COMMENTS READ INTO THE RECORD)

Gary Orzell, 4 Verdin Lane (submitted two letters): Mr. Orzell shared his displeasure with the President's message in the June issue of the Scene regarding 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 questioned the financial contributions the Resort makes to SROA as compared to other owners. He believes the financials of the Resort should be made available to owners. He further stated that he would like to know how the actions of the resort are beneficial to the owners and community at large.

Michelle Walsh, 5 Fifteenth Tee Lane: Ms. Walsh's comments followed up on her comments from the last two months (April and May) and were centered on the Presidents message in the June Scene regarding the actions the Resort took toward privatizing golf memberships and also requiring staying at a Resort managed property to play golf. She believes that the Board has not considered the financial impact to owners. She believes that SROA should try to further negotiate a win/win with the Resort for all owners. She also questioned whether the Resort is paying its fair share as are other owners. She encourages continued negotiation with the Resort.

Kevin Fox, 5 Summit View Lane: Mr. Fox commented on the Board Presidents message in the June Scene regarding actions of the Sunriver Resort to make golf subject to private membership or being a guest of a resort property. He believes that the Board is laying down and accepting the actions

of the Resort. He believes that the Board and staff can find a middle ground with the Resort and if not, find a means of making such actions (non-community behavior) more difficult. He would like to Board to disclose a plan in this realm.

Nancy Dunckel, 3 Acer Lane: Ms. Dunckel commented on the Board President's message in the June Scene regarding the Resorts actions toward privatizing golf. She stated that while the Resort may be an owner or part of the community, their actions are actually separating them from the community by excluding the majority of owners and visitors to the community. She believes the Resort has no interest in working with the owners to make Sunriver a better community.

Adam Nicholas, 9 Sequoia Lane: Mr. Nicholas discussed his decision to purchase a home in Sunriver this past year so as to enjoy all the community has to offer – including golf. He questions what the SROA Board is doing to fight for owner access to the golf courses rather than just explaining how/why it took place (referring to the President's message in the June Scene). He questioned what the thoughts of the Resort would be if certain amenities were closed to their guests – saying it would be detrimental to their business and they would not stand for it. He believes the Resorts actions have created animosity with other owners.

David Heath, 2 Redwood Lane: Mr. Heath commented on the Design Review process as related to a review for a replacement deck attached to his home. He referred to the requirement for the color to match the home body color and the fact that the desirous materials (Timber Tech decking) do not come in a color to match the home. He stated that this requires wood decking – which is not what he wants – and that new fire-wise materials should be allowed that do not require re-painting his home to match the deck..

SATURDAY, June 21st:

Bob Stillson, 10 Belknap Lane: Mr. Stillson commented on the capital projects discussion from the Friday Work Session. He stated that he was glad for the forthcoming owner/community meetings (June 26th and July 24th) where capital projects will be presented to and discussed with the owners. Of the three projects that will be highlighted though (Fort Rock Park, Pathways and SHARC improvements), Mr. Stillson focused on the importance of the improvements to SHARC. He noted that since SHARC first opened, the use/business has increased. He believes that while the improvements to Fort Rock Park and Pathways are important, they ranked lower in owner surveys and that the SHARC improvements are necessary for both working conditions of the staff and enjoyment of the owners/users – thus, making these a higher priority.

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