

**SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS WORK SESSION
SROA BOARD ROOM
MAY 16, 2025**

DIRECTORS PRESENT: Bill Burke, Keith Mobley, Gerhard Beenen, Veronica Jacknow, Linda Beard & Randy Schneider

DIRECTOR VIA ZOOM: Clark Pederson

DIRECTOR ABSENT: Brad Banta

STAFF: James Lewis, Keith Kessarais, Susan Berger, Leigh Anne Dennis, Gary Seifert, Patti Gentiluomo & Richie Villagrana

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

OWNERS IN ATTENDANCE (not including Board members): 7

POLICE CHIEF INTRODUCTION

GM Lewis introduced the new Sunriver Police Chief Pete Rasic who started his employment with the Sunriver Service District at the end of April. Chief Rasic comes to Sunriver from the El Monte Police Department in Southern California and commented he is honored to have been chosen as the Sunriver Chief. Chief Rasic noted he has been in law enforcement for nearly 30 years having worked through the various assignments in operations and administration. Chief Rasic commented he is currently in the listening, learning, and understanding phase of his job and he is excited to come to work every day. Chief Rasic noted his intentions are not to change the police department but to continue with the tradition of professionalism and community engagement that Sunriver is used to.

Chief Rasic commented he and his family have strong ties to Sunriver and have vacationed here for many years. Additionally, he noted they were attracted to Sunriver for the sense of community and community engagement which is not dissimilar to the neighborhoods his children were raised in. He is also excited for the arrival of his first grandchild later this year and pleased that visits will only require a trip to Eugene. Chief Rasic, in answer to a question from Vice President Burke noted that his wife, who is a high school teacher, will be flying up this weekend and they will be spending the weekend house hunting in Central Oregon.

OWNERS FORUM

No owners addressed the Board.

GM Lewis noted there were several letters to be read into the record and as summarized below:

Aaron Coldiron, 4 Hoodoo Lane shared his displeasure with the actions of Sunriver Resort to make golf subject to private membership or being a guest of a resort property. Mr. Coldiron 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. Mr. Coldiron suggested that the Board create a committee or taskforce 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. Mr. Coldiron further suggested that SROA engage its legal counsel to explore specific actions SROA can take against the Resort

such as charging for access to SROA amenities, changing governing documents, revisiting maintenance agreements, special assessments, etc.

Michelle Walsh, 5 Fifteenth Tee Lane, wrote a follow-up comments to her comments from April which were centered on action the Resort took toward privatizing golf memberships and requiring staying at a Resort managed property to play golf. Ms. Walsh believes that the changes by the Resort will shift business away from the smaller property management companies toward the Resort. Ms. Walsh 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. Ms. Walsh requested that SROA provide an explanation of how maintenance fees are allocated to homeowners versus business owners. Ms. Walsh also asked how SHARC use fees are allocated by user category.

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

Kristen Lawson, 1 Umpqua Lane commented on the discussion of the Recreation Plus Program (RPP) at the April Board meeting as an owner who previously participated in the program. Ms. Lawson stated that she had participated in the program since 2007 until recent changes led her to withdraw. Ms. Lawson wondered why no questions were asked when she chose to no longer participate. Ms. Walsh commented that the reasons she no longer participates have to do with the hours of operation and availability of the facilities, namely SHARC. Ms. Walsh noted the closures due to smoke in comparison to the Resort's Cove facility and also noted the general operating hours not being conducive to working families. Ms. Walsh 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, is concerned about the Resort's decision to privatize golf. Mr. Lawson believes the actions will affect the private rental market that sustains much of the Sunriver economy and which also enhances the quality of life in Sunriver. Mr. Lawson believes this is one of multiple actions the Resort has taken to shift away from community partnerships. Mr. Lawson believes it erodes the trust with the owners and causes confusion for guests. Mr. Lawson believes it will lead to less visitors in Sunriver overall. Mr. Lawson 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, commented on the actions of the Resort to privatize golf. Mr. Prentiss stated that the issue is about more than just access to golf but more to the relationship between the Resort and SROA and the owners. Mr. Prentiss feels there should be a separate forum to address the situation.

SROA MAGISTRATE ANNUAL REPORT

SROA Magistrate Jo Zucker was in attendance via Zoom to provide her yearly report for 2024. Ms. Zucker reported the 2024 caseload brought slightly less violations, slightly more compliance, and slightly less excitement.

Ms. Zucker commented on how effectively the graduated fine schedule has been working proving that nothing motivates cooperation quite like the prospect of progressive penalties. Additionally, the Community Development staff has done an extraordinary job of working hard on the front end with compliance. As a result, by the time an owner meets with Ms. Zucker that owner has been given every opportunity to work through the system.

In 2024 there were a total of 229 violations heard compared to 240 in 2023 again attributable in part to the graduated fine schedule especially in relation to repeat offenders. By way of illustration Ms. Zucker noted

in 2023 the Natural Resources department issued multiple citations for persistent ladder fuels violations, once up to nine citations for the same property. In 2024, there was just one fourth time offender, and nothing beyond that.

When owners do attend a hearing, many violators get a quick tutorial in “What Compliance Looks Like,” sometimes even sparking productive exchanges between staff and residents. The hearings are often educational for owners but just as importantly serve as the platform for owners to present their side of the issue and feel heard even if they do ultimately end up being assessed a fine. Ms. Zucker will often set a hearing over and gently remind the owner that the fines will keep flowing until the issue is resolved and the speedier they are in fixing things the more likely they are to receive a break when final fines are assessed.

There were 109 Design Rule violations including the repeat offenders from the “pre-escalating fine” era who have figured out that paying a modest fine is easier than hiring a painter, however that game is nearly over as we shift to the new rule structure and begin issuing citations under the new rule structure.

There were 120 violations of Sunriver Rules & Regulations, 67 of which were for ladder fuel reduction violations. This is much better than the 104 in 2023 but still higher than staff would like to see.

The Sunriver Police Department issued 14 citations for parking. There was four animal citation violations that were issued by Natural Resources and/or the Police Department in 2024.

There were six special hearings in 2024 and there have already been two in 2025. At Treasurer Pederson’s request Ms. Zucker explained that she runs a regular hearing much more like a dialogue and she provides everyone the opportunity to be heard but ultimately her ruling is final and there is no appeal rights so it is more informal and brief procedure.

A special hearing is more like a trial and Ms. Zucker gives a fairly lengthy introduction, lays down the ground rules, accepts exhibits and instruct the parties that everything will be reviewed for relevancy. It is a more controlled and structured, again similar to a trial, where one party presents and then the other party does the same followed by the opportunity for cross-examination. There is also the ability to appeal the Magistrate’s decision to the Judicial Council. While Ms. Zucker was not aware how many judicial council hearings were held in 2024, she can say her rulings have never been overturned illustrating that her rulings are at least reasonable.

\$26,040 was the total assessed in fines in 2024, down significantly from the \$68k assessed in 2023. The drop is mostly thanks to the welcome disappearance of tree-cutting violations which tend to be expensive for everyone involved. Ms. Zucker provided a breakdown of the fines by category and ended by reminding the Board she always welcomes their questions.

Director Mobley thanked Magistrate Zucker noting how glad SROA is to have her doing what she is doing because she fits very well with what he sees as one of the strengths of Sunriver, the informality and very cordial yet business-like attitude and actions gets the job done for SROA very well.

The Board thanked Ms. Zucker for her report and her service to SROA.

RECREATION DEPARTMENT SUMMER PREPAREDNESS UPDATE

GM Lewis commented that he talked about this last month and asked Recreation Director Leigh Anne Dennis to attend today’s work session to provide an update on things with summer being just around the corner.

Director Dennis reported that staff is gearing up for Memorial Day weekend, which is just a week away and which is generally followed by a temporary lull until school is out for the summer. Mid-June is the major kick-off to summer and as of right now everything is ready to go. We are staffed for the Memorial Day weekend with lifeguards, attendants, and guest service representatives. We have a number of returning lifeguards along with referrals from friends and family. The word is out there that this is a great place to work, which is a nice position to be in compared to four years ago when we were coming out of COVID and struggling to find enough staff to fully operate the facilities. Changing the rate of pay made a significant difference in getting us to where we are today.

All that said, we are missing some key employees on the aquatics maintenance side of things as our aquatics manager is leaving soon. Since December of 2024 we have been carrying a vacancy on the second aquatics manager position plus we have an aquatics maintenance position open, so we are now looking for three individuals to fill those important positions. Interviews are being held and we hope to fill those positions as soon as possible.

Ms. Dennis reported the Member Pool will be open for Memorial Day weekend, but she does not believe we will be able to keep it open for morning lap swims as we did last year, however the outdoor pool at SHARC will be available. Beginning on June 13th, the Member Pool will be open for its regular standard hours.

Tennis and pickleball are ramping up with the pickleball club now consisting of upwards of 300 members who are playing on a regular basis at Fort Rock Park. There is also a pickleball tournament scheduled for the weekend of May 31st. Additionally, there are already a couple of tennis tournaments booked. Also noted is that blocks of court time have been reduced from one and a half hours to one hour this year to allow more owners and guests the opportunity to play.

The point of sale (POS) changeover to integrate more with the accounting department is up and running, has been tested and is working well. It also integrates and provides hourly updates to our gate systems at the sport courts, the river access point, and Mary McCallum Park. In the past if an owner purchased or updated their Member Preference Program (MPP) card, they would have to wait until the next day to use it at the previously mentioned locations as the data did not transfer over until the end of the day. Now it is automatic, so owners will not have to wait to utilize their MPP card to the fullest.

In regard to upcoming events, Art Meets Wine will be held at SHARC this coming weekend, Turf Tunes will be kicking off on June 15th, Uncorked in July, and the Oktoberfest in September. Additionally, the regular clubs such as the bridge groups, anglers group, etc. all continue to use the space on a continuous basis. Ms. Dennis also commented that it is not unusual to see 20-25 people in the living room especially mid-morning having coffee and chatting so there is a real sense of community and it is great to see so many owners enjoying their facilities.

Assistant GM Kessaris added that fitness is always busy on Monday's, Wednesday's and Friday's and a ski conditioning class has recently been added to Thursday's. There is also an early morning yoga class available on Tuesday's.

The Board thanked Ms. Dennis for this report and for her hard work on behalf of SROA.

Treasurer Pederson inquired about the leaks in the pools at SHARC and where we are at on the detection and repair of those. Public Works Director Mark Smith reported that the seams that were leaking have been repaired as have some underwater light fixtures that were also leaking. The kiddy pool has a leak in it but the plumbing for that vessel is leaking underneath the heated concrete slab that is matched with approximately six other lines to the vessel so it will be a big project that will not happen until the fall when

the summer rush is over. In the meantime, one of our highly creative managers was able to find a workaround to get us through the summer. We will lose some water as a result but the alternative would be to tear the pool deck up and the timing is just not sufficient to complete the project prior to school letting out and summer ramping up.

SUNRIVER RULES & REGULATIONS, SECTION 1, SUPPLEMENTAL SECOND READING

GM Lewis reported that amendments to Section 1 of the Sunriver Rules & Regulations were approved for a first reading by the SROA Board at their meeting on January 18, 2025, as recommended by the Covenants Committee. A second reading and adoption of the revised rules was completed at the Board meeting on March 15, 2025. Subsequent to the second reading, staff was made aware that there was an error in the proposed amended version of the rule included on the SROA web page that was available for owner review and comment between the first and second readings.

As a result, the correctly adopted amendments were again offered for owner review and comment between the March and May meetings. This was done as a courtesy and to be consistent with past practices when rule amendments are proposed. In this vein though, there is no requirement that a comment period be offered. As a matter of protocol, SROA has historically conducted a first reading of a proposed amendment at a Board meeting and then offered an approximate 60-day comment period during which the comments could be submitted and considered, changes to the text could be made as deemed appropriate by the Board, and then a second reading/approval.

During the extended comment period, three comments were submitted, one suggesting using a different format for presenting the text, one suggesting a hyperlink for each type of violation/offense and one requesting the inclusion of the availability of appeal to the Judicial Council in Section 1.02, Option #3.

The comments were presented to and considered by the Covenants Committee at the May 5, 2025, meeting. As a result, the committee suggested one addition to Section 1.02, Option #3, which is the process for contesting a violation. This addition spells out that selection Option # 3 includes the ability to appeal the Magistrate's decision as described in Section 1.02 E.

The Board is now being asked to approve the supplemental second reading for these proposed amendments as recommended by the Covenants Committee. This item is on the agenda for action at tomorrow's meeting.

ADMISSIONS MODEL WORKGROUP UPDATE

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

As of April 30, 2025, a total of 3,799 Member Preference Program (MPP) cards have either been purchased or renewed. Of that total, 3,184 were renewals and 173 were new cards. The remainder are extended household, long-term renter, or commercial passes. This is 292 fewer MPP cards than at the end of April 2024. At the end of April, the MPP revenue totaled \$371,130 or 52.8% of the annual budget. We had 780 fewer patrons at SHARC in April this year over last year likely due to cooler weather experienced throughout the month and the necessary closure for a few days to conduct the leak analysis and repair. Additionally, a number of spring breaks for Washington and California fell in March this year instead of April. Year to date attendance is 33,687 compared to 32,244 in 2024 an increase of 1,443.

Regarding the 2025 Recreation Plus Program (RPP), as of April 30, 2025, there were 829 homes and/or condominiums signed up for the program. Of those 780 are renewals and 49 are new properties to the program. Last year at the same time there were 831 properties participating in the program. Mr. Kessariss also provided a breakdown of the RPP's by the number of bedrooms. RPP revenue is at \$2,398,720 or

93.1% of the 2025 budget. The next push for additional RPP signups will be closer to the school getting out for the year and the 4th of July holiday. As a reminder, Assistant GM Kessarlis noted that we see the majority of revenue from July to Labor Day.

Gate revenue is currently sitting at \$38,350 or 5.9% of the budgeted \$650,100.

SHARC hosted a total of 6,662 attendees at the facility in the month of April compared to 7,442 in 2024, a decrease of 780. Of that number, 2,710 were owners, 3,195 were RPP pass holders, 30 were member guests, 205 were extended family, 212 were gate admissions, and 109 were Central Oregon Sunday users.

By the end of April 2025, staff have issued 30,800 paper guest passes and of those 1,261 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 April revenue is sitting at \$19,819 compared to a budget of \$34,250. We did have a couple of cancelations in April that affected overall revenue along with things just being a little slower than anticipated at the beginning of the year. However, going forward the events department is going to be very busy.

Some of the key events at SHARC were discussed earlier and those coupled with the bringing on of a new event, the Oktoberfest will help drive revenue and close that gap and we are seeing good support from our sponsors that want to be part of our larger events.

Assistant GM Kessarlis reported we have hired a new tennis instructor this year who has significant tennis playing background. She was a professional player for a number of years and is now the coach at Mt. View High School. Her name is Stacy Chanel and we are excited to have her coming on board.

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

ADMINISTRATION BUILDING UPDATE

Assistant GM Kessarlis reported that things are moving along with interior painting having started this week along with some drywall repair. The front desk is being replaced to be ADA compliant and new cabinets have been hung in the Communications Department. A closet has been added for the Natural Resources Department to store all of their field equipment which will allow them to be more organized and efficient. Next week a lot of ceiling work will occur to tie things into the fire alarm system.

Also occurring next week is the paving of the parking lots which will close each parking lot for two days. The crews will start with the back lot so owners and contractors can still park out front for the first couple days of the week. The paving company will then do the front parking lot and owners and contractors will have to park at the rear of the building and staff will assist them from there. It was also noted that this is a reserve item and not part of the remodel project.

Assistant GM Kessarlis reported that the majority of the project will be done by mid-June and everything should be complete by early July. We remain on budget and as Mr. Kessarlis has said before, we have

excellent communication with the owners of Fortress, the contractors for the project. They have worked very closely with staff to ensure everything is done to our satisfaction.

PATHWAY SAFETY TASKFORCE UPDATE

GM Lewis reported the taskforce's work is moving right along and they held their fourth meeting last Thursday. Three sub-groups that were created to work on individual elements of the future report provided their most recent updates. These sub-groups were assigned infrastructure issues, rules & enforcement issues, and communication and education issues.

These taskforce members then posed to themselves the questions/comments related to their sub-group topic that came from the taskforce as a whole during those first three meetings. The sub-groups then combined/considered all the information they had digested and came back with their recommendations. For instance, do we need more signs and in what form should that signage be? Should it be painted on the pathways, on signposts alongside the pathways, etc. Each sub-group provided the issue/issues, discussion, and rationale, and finally their recommendations. This process worked well and while there was much discussion when the full taskforce met last week, there was not much dissension on the recommendations that came from the sub-groups. There were a couple of issues that rose to the top that the full taskforce will have further discussions on.

The sub-groups, at last week's meeting, were asked to further refine their recommendations and look at them in terms of what can be done within the next twelve months, mid-term items that would take approximately one to three years, and things that would take longer than three years. The goal of the sub-groups is to now take those recommendations and put them in those categories. Some items have to do with necessary permitting issues and a lot of them have to do with cost. Those recommendations are due back to GM Lewis today for the timeliness of bringing those recommendations forward.

The taskforce meets again on June 5th and GM Lewis, working with Communications and Public Works staff to see if there is anything he needs clarity on from the taskforce members prior to putting together a draft by May 30th. That will give the taskforce two weeks to review the draft prior to the next meeting on June 5th where the taskforce will discuss the draft as a group to see what refinements might need to be made.

On Thursday, June 12th from 4-5:30 P.M. there will be a Sunriver You Forum on the draft recommendations of the taskforce. GM Lewis along with three other members of the taskforce will be on hand to provide a presentation that will provide an overview of the primary issues discussed by the taskforce and the basis of their recommendations. This is a Zoom forum and anyone wishing to participate needs to sign up at sunriveryou.com/classes. There will be an opportunity for attendees to ask questions following the presentation.

What GM Lewis would like to do between the June 5th taskforce meeting and the Sunriver You Forum on June 12th, is to post the draft on the website so the owners can review what is being proposed and provide their comments and/or questions. The draft will then be provided to the Board at their June meeting for discussion at the Board level and GM Lewis anticipates final approval and adoption at the July meeting.

Director Jacknow questioned whether and when the Finance Committee would have a discussion about the proposed taskforce recommendations. Ms. Jacknow noted it would seem important to provide some guidelines, parameters, and guardrails around things. What may be considered a high priority that needs to be done in the next three months in the taskforces opinion likely does not have the dollars identified to pay for such items. GM Lewis suggested that a special meeting be held again this year in August to conduct a brainstorming session so perhaps some of these items identified can be considered in the 2026 budget.

GM Lewis also plans to hold an owner input forum in late June at SHARC to discuss some of these larger capital projects we have been working on and get owners comments and input. That will be followed up by a forum/discussion with the community in July to discuss any revisions/refinements since the June forum and provide costs for the different items. This will allow the opportunity to get owners input on the cost of different things and what they as owners are willing to pay for.

COMMUNICATIONS WORK GROUP UPDATE

GM Lewis reminded the Board that this is an ongoing work group that both he and Communications Director Susan Berger are members of.

The group held their first meeting in March and their second meeting was held at the end of May. The group brainstormed on how best to assist each other in communicating different events, happenings, emergency information, etc.

One of the things that came out of the most recent meeting was a proposed revamp of the Sunriver Style website which is full of information on the different activities available in the area. That site still sees a lot of traffic and we would like to bring it back more to the forefront as there is a lot of good information provided on that site. The site offers information on dining, shopping, horseback riding, hiking, golfing, rafting, etc. It is very inclusive and promotes all of Sunriver.

It is proving greatly beneficial to get the viewpoints of the different members of the work group on how we currently do some things and how we might improve the message in the future.

PROPOSED TRANSFER FEE DISCUSSION

SROA Controller Joe Healy reminded the Board of the discussions held over the last few months both at the Finance Committee and Board level relative to instituting a new capital transfer fee assessment of 0.5% when a property changes hands in Sunriver. These dollars would be used to help fund new capital projects.

Several discussions have been held with the Finance Committee. The sub-committee that was assigned to look at possible new revenue sources has put together some proposed ballot language that was sent to the Association's legal counsel for review. The first piece of it is the legality of it on the federal and state side and based on our attorneys' opinion it is legal for SROA to institute that fee. Secondary to that is how this transfer fee would fit with the Consolidated Plan of Sunriver and whether it would be considered an assessment or a fee. Legal counsel advises us that this would be considered a special purpose assessment and as such it would require a vote of all owners to be able to move forward. As with all SROA elections, the measure would need to receive at least 60% support to pass.

The need for a vote of the owners was discussed further at yesterday's Finance Committee meeting along with a discussion on the long overdue pathway between Circles 2 and 3 as a few months ago, there was discussion held on possibly having a special purpose assessment to fund that project which would result in the potential for two special purpose assessments related to the same thing. The consensus of the committee was that the priority and what would be better for the long-term financial future of the reserves and new capital was to move forward with the plan to have a vote regarding the 0.5% transfer fee on properties changing owners.

The Finance Committee also discussed the timing of such a vote and agreed that draft ballot measure language could be put together prior to the June committee and board meetings for review and a proposed election timeline for the necessary notifications in the Scene, on the website, etc.

Controller Healy noted that 139 properties changed hands in 2024 which would have equated to approximately \$700k of revenue coming in so obviously if the election were successful, we could likely

start the program in the fourth quarter of 2025. With the exception of a couple of years during COVID when the number of properties that changed hands increased substantially, the average is approximately 130-150 properties per year that change hands which could equate to approximately \$1 million per year. Setting up this specific reserve account will in turn help our regular reserve account as we would not be utilizing those funds to do those bigger projects. That could have a direct affect on the operating budget and how much we need to put aside in the reserves to get to the percentage funded the Association is working towards.

Treasurer Pederson noted that it was too late to put this on the ballot for this summers election as there was not enough time for the required notifications and that is why we are looking at a special election that would close in October or November.

President Beenen added that if the Board is supportive of this and wants to move forward, we definitely want it to be successful and we want the owners to approve it. As such, it will be important to message it properly prior to the launch of a special election so owners are informed and educated on what they will be asked to vote on. Successful passage and implementation of a transfer fee would allow SROA to continue to invest in the infrastructure that SROA owns.

GM Lewis added that the two owner forum meetings scheduled for June and July would provide an excellent opportunity to explain why the ballot measure would be beneficial as related to real projects. Owners can learn about the proposed projects that have come from the Strategic Plan, the Parks Master Plan, and the Pathway Master Plan and provide their input and/or comments. Treasurer Pederson added it will be especially important that the messaging conveys that this transfer fee will help pay for some of these items, however it will not completely pay for all the things being proposed or which have been deferred due to lack of funding.

The Board discussed the timeline and the necessary notifications with Communications Director Susan Berger noting that it would be best to plan to wait until the July meeting to ensure the ballot measure language is good to go. If approved at the July meeting the first notification will be in the August edition of the Scene, followed by two additional announcements in the September and October Scenes with the election ending in mid-November. It is important that we message this properly plus with the change to online voting this year and the fact that owners will be receiving the information for the regular election in July, it might cause unnecessary confusion if we announce a special election at that time.

GM Lewis added waiting would also take us to a less busy time of the year in Sunriver and this is an initiative being put forward by SROA. It is crucial that we take the necessary time to educate our owners about the reasoning behind why the Finance Committee and Board feel this measure is worthy of consideration. If it takes an extra month to ensure we are getting the issue out there and educating our owners and hopefully garnering their support, a 30-day delay is in order.

REVIEW OF 5/17/25 AGENDA

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

OTHER BUSINESS

Public Works (PW) Director Mark Smith was on hand and reported the Wildflower tunnel construction is going well and the tunnel is scheduled to open on June 15th.

At the Winner's Circle pocket park, which was a tennis court in a previous life, things are moving along well there too, with several trees having been planted recently. Mr. Smith anticipates that project will be done by July 15th along with all of the other spring projects PW crews have been working on.

Slurry sealing will occur over the next few weeks which will necessitate the closure of some roads for the day.

ADJOURN

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

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

The meeting adjourned at 10:37 A.M.

Respectfully submitted,

Linda Beard, Assistant Secretary