

**SUNRIVER OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
SROA BOARD ROOM  
MAY 17, 2025**

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

**DIRECTORS PRESENT VIA ZOOM:** Clark Pederson

**DIRECTOR ABSENT:** 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):** 1

**OWNERS FORUM:** No owners addressed the Board.

**OWNER FORUM FOLLOW-UP FROM PREVIOUS MONTH**

President Beenen commented he and GM Lewis have followed up with Bill Hepburn and Barbara Siduy, 1 Red Cedar Lane regarding their desire to create a no-shooting zone for all of Sunriver.

Vice President Burke followed up with Dean Richards, 3 Ollalie Lane regarding his displeasure with a berm being left in his driveway when snow plowing occurs. Mr. Richards suggested SROA use snow gates on their equipment to prevent this from happening. Vice President Burke commented he first talked with Public Works Director Mark Smith who was extremely helpful about the plow practices and was informed that SROA did try snow gates a number of years ago and it was inefficient and dramatically increased the amount of time necessary to plow a lane. GM Lewis added that the Public Works employees try to blade as much of the snow as possible into the circle patch of common available in most cul-de-sacs to the greatest extent that they can. Vice President Burke shared what he learned with Mr. Richards who was appreciative of the follow-up.

As far as follow-up for this month, Treasurer Pederson will follow-up with Michelle Walsh, 5 Fifteenth Tee Lane. Treasurer Pederson will also follow-up with Josh & Kristen Lawson, 1 Umpqua Lane regarding their concerns about the golf changes and the Recreation Plus Program.

GM Lewis suggested we have one consistent response to the golf letters we have received and Director Schneider will work with GM Lewis on those responses.

**RECAP OF 5/17/25 BOARD WORK SESSION**

President Beenen reported that the Board started the day meeting new Police Chief Pete Rasic. The Board heard Sunriver Magistrate Jo Zucker's annual report for 2024 and the good news is the number of violations went down and the graduated fine schedule is working well.

Recreation Director Leigh Anne Dennis provided an update on the Recreation Department's preparedness for the upcoming summer season reporting that overall, we are in good shape heading into Memorial Day weekend and the busy months ahead.

Discussion was held on the extended comment period for the changes to Section 1 of the Sunriver Rules & Regulations which is on the agenda for action today. Assistant GM Kessarar provided an update on recreation statistics for the month of April reporting that the Recreation Plus Program (RPP) sales are right on track and Member Preference Program sales are a bit behind at this point but we will see another push on those Memorial Day weekend. Assistant GM Kessarar also provided an update on the remodel of the Administration office noting things are on schedule and on budget.

GM Lewis provided updates on the most recent meetings of the Pathway Safety Taskforce and the Communications workgroup. Finally, a discussion was held related to the proposed capital transfer fee and the need for a special election and the need for taking the time necessary to educate owners on the issue prior to launching the special election.

The Board reviewed the agenda for today's meeting and Public Works Director Mark Smith reported the Wildflower tunnel is scheduled to be completed and open on June 15<sup>th</sup> and the new pocket park that replaced the old tennis courts at Winners Circle should be completed by July 15<sup>th</sup>.

There was not an executive session held this month.

**BOARD ACTION**  
**BOARD MEETING MINUTES**

Director Mobley moved to acknowledge the minutes of the April 18, 2025, joint meeting with the Sunriver Service District. Seconded by Director Burke, motion passed unanimously.

Director Pederson moved to approve the minutes of the April 18, 2025, board work session minutes as corrected. Seconded by Director Burke, the motion passed unanimously.

Director Schneider moved to approve the minutes of the April 19, 2025, board meeting minutes as corrected. Seconded by Director Mobley, the motion passed unanimously.

**BOARD ACTION**  
**FINANCIALS**

Treasurer Pederson reported that in looking at the April key data sheet, the operating side reflects a deficit of \$28,886 which was \$10,885 worse than budget. Revenue for the month was down by \$30,129 related in part to the Scene advertising that was paid up front at the beginning of the year versus paying by the month. Additionally, SHARC events were light in April and the Member Preference and Recreation Plus Programs are a bit behind as was previously reported. Total operating expenses were under budget by \$19,244 largely due to savings in salaries and wages due to open positions in Recreation and Public Works. Legal expenses continued to be low again in the month of April. Year-to-date operating revenue is up by \$34,747 mainly due to Scene advertising, design fees, and SHARC special purpose assessment payoffs.

On the non-operating side of things, we have a surplus of \$52,002 for the month which is \$17,635 better than budget. Year-to-date on the non-operating side we are \$42,226 better than budget some of which is attributable to the SHARC special purpose assessment payoffs.

The combined operating and non-operating surplus/deficit for the month we were positive \$27,116 which was better than budget. Year-to-date, we are at \$107,700 to the positive.

As of the time of this report, 552 homes have been connected to the high speed internet/bulk fiber compared to 460 homes last month.

Turning to cash/investment balances, Treasurer Pederson noted that payments for remodel work at the Administration building and a portion of the new tunnel fees have been paid recently and the operating fund has not yet been reimbursed. Total cash balance is \$674,072 better than last year due in part to the fact that the tunnel construction was moved from 2024 to 2025. Average interest rate on those reserves is still 4.11%. Referencing the aging summary, Treasurer Pederson noted that has reduced by \$5,000 since last month.

For the month ending April 30, 2025, there was a net operating deficit of \$27,886 which was \$10,885 worse than budget. Operating revenues were under budget by \$30,129, mainly due to Scene advertising (timing of 2025 advertising revenue received), SHARC events and lessons, Member Preference (MPP) and Recreation Plus Program (RPP) pass sales. Operating expenses were under budget by \$19,244 for the month. Salaries and wages were under budget by \$7,048 due to open positions. Administration expenses were under budget due to IT supplies, community relations, and employee safety expenses. Recreational expenditures were under budget due to savings in aquatic supplies and natural gas expenses. The contract with the Sunriver Nature Center was signed and invoicing was caught up in April. Legal fees were under budget by \$12,500 for the month and \$42,164 year-to-date.

For the four months ending April 30, 2025, there was a net deficit of \$151,439, which was \$65,474 better than budget. Operating revenues were over budget by \$34,747 due to advanced payments for Scene advertising, SHARC admissions, and design review fees. At the end of the first quarter, there were two fewer RPP passes sold and 276 fewer MPP passes than at the same point last year. Total operating expenses were under budget by \$17,063. Salaries and burden were over budget by \$17,772 mainly due to an increase in vacation accrual. Material and services were under budget by \$17,063 for the first four months. Operating interest income has been over budget by \$9,400 year-to-date, and total operating and non-operating interest through the first four months was \$236,716.

As of April 30, 2025, there was a combined operating and non-operating surplus of \$697,750, which was \$107,700 better than budget.

As of this report's date, 552 homes have been converted to bulk fiber billing.

Total assets as of April 30, 2025, were \$43,060,702. Cash and investments totaled \$19,288,463 a decrease of \$312,995 from March. As of April 30, 2025, there was \$19,119,325 invested in Goldman Sach Financial Square Government Fund and US Treasuries with durations between 90-day and five years with an annual yield of 4.11%. Construction in progress included the administration building remodel and pool repairs.

Director Schneider moved approval for the unaudited SROA financial statements for the month ending April 30, 2025, as presented. Seconded by Director Burke, motion passed unanimously.

### **GENERAL MANAGER'S REPORT**

GM Lewis reported his recap is for activities in April.

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 and the potential settlement agreement language with one owner.

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 had a meeting with Josh Willis from Sunriver Resort regarding the required golf memberships the Resort is now requiring and the need for an easement across Resort property for the Circle 2 to 3 pathway.

GM Lewis organized and conducted an “all-staff” meeting for SROA employees.

GM Lewis has had multiple meetings with two Sunriver owners about their desire for the SROA Board to agree to have SROA staff assist them in creating a “no-shooting” district under Deschutes County Code for all Sunriver.

GM Lewis held a follow-up meeting Sunriver Nature Center and Observatory Executive Director Shannon Ries regarding contractual issues and general coordination between our organizations.

GM Lewis discussed the Resort’s golf membership actions with two different Sunriver area property managers.

The Accounting Department presented month ended March 2025 financial statements.

Accounting staff collaborated with outside auditors on December 31, 2024, financials.

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

The Accounting Department staff have moved back from their temporary location in the old Public Works building to their newly completed space in the Administration building.

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

IT staff has removed old IT equipment stored in the Administration building attic.

The installation of the new Audio Video system at SHARC has been completed and monitoring on potential power related issues continue.

The Jonas Point of Sale (POS) system was loaded and evaluated at all locations before going live on May 1, 2025.

In the Communications Department, Scene advertising was at \$21,327 (\$22,261 in 2024).

There were 231 reads of the online March Scene including readers from Norway, India, and Canada.

There were 11,000 visits to the SROA/SHARC websites with top pages being aquatic hours, today's schedule, weather, facility activities, plan your visit, and job opportunities.

Sunriver Style received 1,600 site visits in the last month. Most visited pages include what is going on, plan your visit, and river adventures.

Social media: Turf Tunes, disc golf, Uncorked, Benham Hall "styled" promotional event, Wildfire Preparedness Fair.

Eblasts: Joint SROA/SSD meeting notification, Board candidates announced, fire preparedness expo, SHARC parking lot crack seal, owner happy hours, SROA parking lot paving, and Canoe take-out road work.

Other projects include working on redoing 60-plus signs throughout SHARC and other recreational facilities. Many are outdated and were not created within our current branding styles. The plan is to have most replaced by the end of May. Also to be replaced are the large maps in the kiosks at the two entrances to Sunriver and PW staff will repaint those as time allows.

Kiosk information is also being replaced/updated at Fort Rock and Mary McCallum parks.

The Community Development Department reports the Design Committee meetings continue to occur on a regular schedule. The first meeting in April consisted of one preliminary addition and the second meeting consisted of two re-reviews.

There are currently approximately 213 active projects/building permits (up by 35 from the previous month.)

The number of applications submitted in April was the slightly lower than in 2024 with 99 this year and 108 last year.

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 still eight homes that were identified on the 2023 paint survey who have yet to paint 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.

Tree protection inspections are being done in earnest and letters to owners will be mailed before the end of May.

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

NR staff prepared 1,000 ponderosa pine bare-root seedlings for owners to pick up in celebration of Arbor Day.

NR staff planted 600 ponderosa pine seedlings in restoration areas throughout the community.

NR staff participated in and presented at the Sunriver Home Expo.

NR staff participated in the Sunriver Wildfire Preparedness Fair.

The NR Director attended the Oregon Preparedness Conference.

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

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

In Public Works (PW), crews installed all nets and windscreens for tennis/pickleball and developed a court cleaning schedule for the season.

All drinking fountains and restrooms have been de-winterized and opened for the summer.

Someone threw a huge rock on the bottom of the playground slide breaking it. A new section has been ordered, but the slide will remain shut for the four to six weeks it will take to receive the replacement part. This was on our newest structure and with other parts of Fort Rock Park being so outdated, staff received a number of negative comments about the downtime despite there being no other options.

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

The Wildflower tunnel is well underway and continues to be a challenge. Several more utilities were discovered which created another delay, but the contractor is putting additional resources into the project to make sure it will be completed by/before June 15<sup>th</sup>.

This is the first year PW staff is doing the dig-outs on a failed road section prior to slurry treatment. In the past we had contractors complete the work at a significant cost, but with the mini excavator (capital 2024) and the attachments (capital 2025) we are now able to complete this type work inhouse.

Slurry and pathway sealing is scheduled for June and the canoe road will be treated as well.

A full round of ladder fuels pickup has been completed.

Pathways and roadways have been swept and all snow poles have been collected from pathways.

In fleet services a major rebuild of the drivetrain on a dump truck, annual service/pump testing of the wildfire engine and sweeper repairs and service are all complete.

In aquatics/facilities, pool expansion joints and hydrostatic valves have been repaired and/or replaced.

The outdoor pool turndown pads were replaced and the natatorium overhead lighting was replaced. Replacement of the natatorium door hardware was completed. The hay bales at the sledding hill were

recycled.

Slide repairs at the Member Pool are completed and spring start-up and clean-up is underway.

New employee orientation was held, and the majority of the PW staff attended flagger certification class. PW staff member Ethan Devoll completed a COCC Leadership Lab (six classes).

In Recreation, 3,799 Member Preference Program (MPP) memberships have been purchased to date and 824 homes are enrolled in the Recreation Plus Program (RPP) program.

Migration to the Jonas Point of Sale (POS) was launched on May 1<sup>st</sup> and an online court module will be added very soon.

All sports courts are open for the season and summer kicks off Memorial Day weekend with the Member Pool open 11 A.M. to 6 P.M and SHARC open from 10 A.M. until 6:30 P.M.

Part-time hiring has begun and three lifeguard certification classes have been completed with six attendants hired, six lifeguards ready for onboarding and seven more in training.

There are three openings in aquatics maintenance that are currently open.

#### **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 May 15<sup>th</sup> for their regular monthly meeting.

The public safety building is almost complete sans a few small items. Their secure entry/exit gates are all set up as are their security systems. A recently discovered sinkhole was repaired and some furniture in the police area of the building has been bolted to the ground for security reasons.

The SSD continues to work on their financial stewardship. They are not doing as well as they would like to be and have already pushed the millage rate to the maximum allowed without a vote of the owners registered to vote in Deschutes County.

The SSD has put together a Nominating Committee of which Director Schneider is a member. Currently the SSD has four members whose terms all expire in the same year so they are looking at how they can remedy that situation. Directors Fister and Shoemaker have indicated that will run for an additional term plus there are a few other owners that have applied.

The police department reports calls in April of 2025 were fewer than in April of 2024. They have a new officer who is now active as well as a new administrative assistant. There are two more police candidates who are in the process and possibly two more coming in, which is good as the department is losing three officers. Bike patrol is staffed with six officers and they will start work on June 1<sup>st</sup>.

The fire department reports their call load is also down from last year. The department is doing more mutual aid especially for La Pine and fire department staff recently completed wildland fire training. Negotiations with the firefighter union are underway.

**BOARD ACTION**  
**SUNRIVER RULES & REGULATIONS**  
**SECTION 1 – SUPPLEMENTAL READING**

Director Mobley moved to approve a supplemental second reading for the proposed amendments to Section 1, Rules - Procedure & Enforcement, of the Sunriver Rules and Regulations as recommended from the SROA Covenants Committee as included herein. Seconded by Director Schneider, motion carried passed unanimously.

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

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

The meeting was adjourned at 10:12 A.M.

Respectfully Submitted,

Linda Beard, SROA Assistant Secretary