

Board of Directors Actions – July 19, 2025

There were 8 Board members in attendance (7 in person, 1 via Zoom) at the July 19, 2025, meeting. 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 business meeting, the SROA Board of Directors took the following actions:

FINANCIAL

- The Board received the June 2025 Financial Report from the Board Treasurer.
- Approved the June 2025 unaudited financials.
- Approved a transfer of \$1,830,688.79 from the Regular Reserve Fund and \$141,959.00 from the SHARC Reserve Fund to the Operating Fund for the 2025 Second Quarter Acquisitions.
- The Board approved the transfer of the 2024 year-end operating surplus of \$151,539.00 from the Operating Fund to the Regular Reserve Fund.
- The Board authorized the SROA Controller to purchase \$2 million in U.S. Treasury Bonds with maturities up to five (5) years

COMMITTEE/TASK FORCE MEMBERSHIP ACTIONS

- None.

COMMITTEE/TASK FORCE ACTION REQUESTS

- None.

NON-FINANCIAL

- Approved minutes from the June 20, 2025, Work Session and June 21, 2025, Business Meeting.
- The Board received the monthly General Manager's report for SROA Departments for the month of June 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 June 2025.

- The Board approved the creation of the Rule and Regulation Update Task Force subject to a Five-Point Directive as allowed and required by the SROA By-laws.
- The Board accepted the final report of the Pathway Safety Task Force.

EXECUTIVE SESSION: An executive session was held at the July 18th work session but not the July 19th business meeting.

OWNERS FORUM - Three owners spoke at the Friday (18th) work session and one spoke at the Saturday (19th) business meeting. There were 6 owner letters read/summarized into the record at the Friday work session. A brief summary of the submitted comments are as follows:

FRIDAY, JULY 18th:

(LETTERS/COMMENTS READ INTO THE RECORD)

Monica Sweet, 6 Colonial Lane: Ms. Sweet commented on the Capital Transfer Fee that was approved at the June Board meeting for consideration as part of a future owner vote. She asked what the increase in the owner maintenance fee would be to generate the same funds as could be generated by the proposed fee.

Rick McDowell, 16 Sequoia Lane: Mr. McDowell stated his opposition to the Capital Transfer Fee that was approved at the June Board meeting for consideration as part of a future owner vote. He believes the fee is actually a tax and is prevented by State law. He included sections of State statute to political subdivisions and municipal corporations and believes they may apply to SROA even though SROA is a private homeowners association.

Steve Rajewich, 11 Shag Bark Lane: Mr. Rajewich commented on his opposition to the changes made for golf memberships by the Sunriver Resort. He discussed the SROA facilities that are used by the Resort (and guests) and that there should be some form of monetary compensation to SROA/owners.

Kevin Fox, 5 Summit View Lane: Mr. Fox commented on his opposition to the changes made for golf memberships by the Sunriver Resort. He believes that the actions taken by SROA toward the Resort in defense of owners in this regard has not been enough. He included suggestions about how to respond to such actions in the community.

Susan Patterson, 5 Loon Lane: Ms. Patterson commented on the noise generated from jets taking off at the Sunriver airport. She stated that the noise is disruptive and that restrictions to the noise generated or take-off/landing times should be considered.

Paul Conte, 7&8 McKenzie Lane: Mr. Conte commented on the applicability of recent Oregon State legislation that was passed and its effect on SROA and the CCR's applicable to Sunriver – specifically the restriction on middle housing units (multi-family housing) that is currently not permitted in the portions of Sunriver. He commented/questioned that such legislation may invalidate Sunriver CCR's and allow middle housing where it is currently not allowed.

(IN PERSON SPEAKERS)

Marybeth Collon, 6 McNary Lane: Ms. Collon, as an owner and a Design Committee member, discussed comments made by a Board member at the June meeting toward actions of the Design Committee and a specific committee member. Ms. Collon stated that she did not agree with the comments and provided specific reasons why.

Theresa Youmans, 15 Big Sky Lane: Ms. Youmans, as an owner and a Design Committee member, discussed comments made by a Board member at the June meeting toward actions of the Design Committee and a specific committee member. Ms. Youmans stated that she did not agree with the comments and provided specific reasons why.

Beverly Cook, 3 Three Iron Lane: Ms. Cook, as an owner and a Design Committee member, discussed comments made by a Board member at the June meeting toward actions of the Design Committee and a specific committee member. Ms. Cook stated that she did not agree with the comments and provided specific reasons why.

SATURDAY, JULY 19th:

Charlie Meyer, 20 Cottonwood: Mr. Meyer as an owner and a Design Committee member, discussed comments made by a Board member at the June meeting toward actions of the Design Committee and a specific committee member. Mr. Meyer stated that he did not agree with the comments and provided specific reasons why. He requested that the subject Board member be removed as the liaison to the Design Committee.

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