

**SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS WORK SESSION
SROA BOARD ROOM
JUNE 20, 2025**

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

DIRECTORS VIA ZOOM: Brad Banta & Veronica Jacknow

STAFF: James Lewis, Keith Kessariss, Susan Berger, Joe Healy, Gary Seifert, Patti Gentiluomo & Richie Villagrana

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

OWNERS IN ATTENDANCE (not including Board members): 3

OWNERS FORUM

No owners addressed the Board.

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

Gary Orzell, 4 Verdin Lane (submitted two letters). Mr. Orzell shared his displeasure with the SROA President's message in the June issue of the Scene regarding recent actions by Sunriver Resort to make golf subject to private membership or being a guest of a resort owned or managed property. Mr. Orzell stated that these actions will affect the many rental properties in Sunriver not utilizing the Resort's management services and will make the rentals in Sunriver unprofitable. Mr. Orzell questioned the financial contributions the Resort makes to SROA as compared to other owners. Mr. Orzell believes the financials of the Resort should be made available to owners. Mr. Orzell further stated that he would like to know how the actions of the Resort are beneficial to the owners and the community at large.

Michelle Walsh, 5 Fifteenth Tee Lane submitted comments following up on her comments from the past two months (April and May) and were centered on the SROA 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. Ms. Walsh believes that the Board has not considered the financial impact to owners. Ms. Walsh believes that SROA should try to further negotiate a win/win with the Resort for all owners. Ms. Walsh encourages continued negotiation with the Resort.

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

Adams Nicholas, 9 Sequoia Lane discussed his decision to purchase a home in Sunriver this past year so as to enjoy all the community has to offer, including golf. Mr. Nicholas questions what the SROA Board is doing to fight for owner access to the golf courses rather than just explaining why/how it took place (referring to the President's message in the June Scene). Mr. Nicholas 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. Mr. Nicholas believes the Resorts actions have created animosity with other owners.

David Heath, 2 Redwood Lane, commented on the Design Review process as related to a review for a replacement deck attached to his home. Mr. Heath 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. Mr. Heath 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.

2024 SROA AUDIT REPORT

SROA Controller Joe Healy introduced Heather McMeekin from KDP Certified Public Accountants (formerly Price, Fronk & Co.) who was in attendance to report on the recently completed 2024 audit for the Association.

It was noted that the audit was presented yesterday to both the Audit and Finance Committees. Mr. Healy and Ms. McMeekin added that they took the time necessary yesterday to go through all of the financials, their processes, and procedures with both the Audit and Finance Committees.

Ms. McMeekin explained the process KDP staff utilize to go through and confirm with third parties the confirmation for investments, account balances, debt, etc. to confirm that everything provided by staff is accurate. Test controls over payroll and disbursements are conducted and KDP staff dig into the controls that are in place. Proper approvals, items being coded to the correct expense accounts, and checks that are clearing the bank going to the correct vendor are just a few examples of what Ms. McMeekin refers to. The bulk of the audit is done via cut-off testing where they look at accounts receivable and accounts payable to make sure everything is coded correctly in the correct period.

Ms. McMeekin noted how easy Mr. Healy and his team make SROA's audit to perform due to the clean, concise manner in which records are kept throughout the year and she thanked Mr. Healy and his team for their ongoing efforts. KDP staff requests to SROA staff with questions or requests for additional information are always dealt with swiftly and accurately. Ms. McMeekin noted everything looked very good and is being done well. Additionally, the audit team goes through the SROA records in a lot of detail and they appreciate the assistance they receive from staff in that regard.

Treasurer Pederson remarked that KDP is very thorough noting they reviewed 40 or almost half of the SROA employees to verify the entire payroll process is operating accurately. Ms. McMeekin responded that while this is a time consuming part of their process, it provides the level of comfort necessary knowing that the proper controls are in place and being utilized. If those controls were not already in place and functioning properly, it would cause a lot more work on the auditors side of things to ensure things are being done accurately.

The 2024 audit was conducted in accordance with auditing standards generally accepted in the United States of America (GAAS). KDP's responsibility under those standards are further described in the Auditors' Responsibilities for the audit of the financial statements section of the report. Ms. McMeekin noted she is happy to report that SROA has once again received a clean opinion. Ms. McMeekin and her team found that the financial statements present fairly, in all material respects, the financial position of the Sunriver Owners Association as of December 31, 2024, and the results of its operations and its cash flows for the year then ended.

Ms. McMeekin reviewed the balance sheet with the Board and answered a number of questions posed by the Board.

The Board thanked Ms. McMeekin for attending today's meeting and presenting this information.

Copies of the audit are available at the SROA Administration office.

SPECIAL ELECTION/PROPOSED TRANSFER FEE BALLOT MEASURE
LANGUAGE DISCUSSION

SROA Controller Joe Healy referenced the material provided in the board binders relative to the board action request seeking approval of the ballot measure language for a special election to institute a new capital transfer fee on properties that change hands in Sunriver.

Mr. Healy reminded the Board that in early 2025, a sub-group of the Finance Committee was formed to explore additional revenue sources for the Association. After much deliberation, the Finance Committee members feel the proposed capital transfer fee is the most viable option to move forward with at this time. The language in the Consolidated Plan, however, requires Sunriver owners to vote on whether to move forward with instituting this capital transfer fee or not.

Currently approximately 130-150 properties change hands yearly in Sunriver which would equate to approximately \$700k per year. If approved by owners monies realized as a result will go directly into a new capital projects fund for funding of some of the capital projects owners have identified they would like to see without taking money from the reserves.

The capital transfer fee would be one half of 1% of the purchase price was reviewed and approved by the Finance Committee yesterday who supported moving it forward to the Board for approval to initiate the process to have a vote of the owners later in 2025. A transfer fee such as this is quite common in large-scale communities such as Sunriver and this was something the Finance Committee considered as well when making their decision.

Controller Healy reminded the Board of the upcoming owner forum at SHARC to discuss the three major projects that there currently is not identified funding for. The main projects being a pathway between Circles 2 & 3, implementation of the Parks Master Plan at Fort Rock Park, and improvements to the living room, fitness, and office spaces at the SHARC facility. That will be held on Thursday, June 26th at SHARC.

Treasurer Pederson commented it is important that owners understand that approval of the proposed measure would create a new reserve account and only if the property is being sold and there is a cash transaction. It would not apply when an owner is doing a simple a title change such putting their property into a trust. Controller Healy added this transaction would be included as part of the escrow process and typically, the purchaser would be the one responsible for that fee, but that is between the buyer and the seller.

President Beenen remarked that the Board can go ahead with the motion provided at tomorrow's meeting, however there are two upcoming meetings, one in June and one in July for owners to learn more about some of these projects we do not currently have adequate funding for. The Board could hold off on starting the process until after those meetings to allow owners to be better informed as well as allowing owners an opportunity to provide their feedback to SROA.

There are a series of requirements in terms of publishing in the Scene, the announcement of an upcoming election prior to the vote actually occurring. The downside of delaying until after the owner forums in June and July is that it would put the election a bit later in the year resulting in the loss of a couple of months of revenue if there are property sales during that time. The up side is owners, at least some of them, will be better informed about the issue. These are just things to keep in mind prior to the Board voting on the issue at tomorrow's meeting.

Controller Healy added it will be important that owners understand that the three main projects mentioned previously are but a sample of items that monies from this account could fund. This is something that will be around moving forward and could help fund a variety of things over the next twenty to thirty years and beyond.

Treasurer Pederson added that the Board could also approve the board action request tomorrow and during that lengthy notification period, they could rescind the motion if they determine it is not in the best interest of the Association to move forward with a vote.

GM Lewis pointed out that the Board could approve the motion tomorrow and delay when they actually want to hold the vote. Instead of the notification process beginning with the approval of the board action request tomorrow, the Board can identify when they to initiate the process.

Director Mobley, referring back to the annual audit, noted that each year the auditors are extremely grateful for the work of Controller Healy's staff throughout the year that has resulted in a series of continuing clean audits. Director Mobley asked Controller Healy to identify those team members who take such good care of the financials for the Association.

Controller Healy responded that Brooke Smalley and Lawrie Dieckhoff have both been with SROA for a number of years and they both do a fantastic job. Kellie Allen, who is now the HR Director, started her career at SROA in the Accounting Department so she is also well versed in the operations of that department and Mr. Healy noted he cannot speak highly enough about Ms. Allen and what a great job she does and how much he enjoys working with her. Controller Healy also acknowledged all of the SROA department heads who understand the rules and stay within those when it comes to their budgets.

TREE PROTECTION RULES **COMPLIANCE AND ENFORCEMENT**

GM Lewis opened the discussion reminding the Board that this is related to the revisions to the Design Manual of Rules & Procedures that took effect last year. One of the elements that rose above all the other comments was wire protection for trees. As you recall, due to the number of comments/suggestions received on the topic that portion of the manual underwent a separate review process. The Design Committee and staff did a lot of investigation to craft appropriate rules which were adopted by the Board in 2024. Those rules have since gone into effect and Community Development staff have looked at all the properties in Sunriver and identified and evaluated the properties that have protections in place subject to the rules that were adopted. GM Lewis asked Ms. Bue and SROA Design Review Planner Scott Jackson to be here today as this was a big issue that the Board heard a lot from the community on last year.

Ms. Bue reported that GM Lewis touched on the history and why the Board felt it was necessary to direct the Design Committee to come up with some prescriptives for allowing tree protection barriers on individual properties in Sunriver. As was pointed out by President Beenen some time back, large, and mature trees are a helpful aesthetic especially when one goes to selling their property.

The Design Committee worked long and hard on this issue to come up with two separate sets of good rules one intended to prevent deer and the other to prevent beaver and porcupines from destroying owners trees.

The tree protections do have a time limit and when the annual paint survey was done in 2024, Design Committee members also noted properties that have tree protection barriers in place. An owner can have up to five enclosures per property for trees and there is a four-year time limit on how long a tree protection against deer can be in place. There is no time limit on the protections from beavers or porcupines. At that time, 170 properties were identified as having tree protections in place. Subsequently, Mr. Jackson went out

and identified 153 additional properties using tree protections resulting in 323 properties with tree or beaver protections in place. Mr. Jackson has since gone out and inspected all 323 properties for compliance with the rules in the Design Manual of Rules & Procedures. Of that 323, 250 of the deer protections were found to be non-compliant. Not all were egregious, but they did not fit the strict prescriptive that the Board approved.

Letters have been sent to the 265 property owners who are currently non-compliant and to date, staff have received approximately 55 responses. Typically, as is the case with sensitive issues such as this, a small number of those were not happy with having received said letter from SROA. That said, the majority of those 55 responses have been owners asking for further clarification, wanting to know specifically what items did or not meet the rules. Mr. Jackson has responded to those owners via email and has included specific photos of what is out of compliance. Ms. Bue added that of those 55 people who responded overall they agree that it is an important rule and they just want to know how to come into compliance.

It was also noted that since deer protections are only allowed to be in place for up to four years, they will be tracked by the Community Development office staff. Mr. Jackson will also visit those properties annually. Currently owners have until October 31, 2025, to come into compliance with the tree protection rules after which Mr. Jackson will revisit those properties to determine which are compliant and which are not.

Mr. Jackson added his kudos to the folks that put together this set of criteria because they are very prescriptive in nature, which makes his job easier when educating owners about what type materials are acceptable for these applications. It has proven to be a positive public relations opportunity for Mr. Jackson to meet more owners, the majority of which have been very receptive to ensuring they are properly applying the acceptable types of barriers allowed.

Ms. Bue commented that she would like to take this opportunity to thank the Design Committee for their hard work on this issue. It was not an easy task given the fact that up until these new rules were added to the manual tree protections were not allowed at all. It was already a compliance issue as many owners already had tree protections in place. Having a clear rule in place that staff can easily educate owners on is extremely helpful. As with most things in Sunriver, it is about educating owners on the rule and how they can protect their trees while still being in compliance with SROA.

Director Jacknow asked if the responses they have received so far have a common theme that would justify sending further dialogue to the 250 property owners that might prove helpful for them. Ms. Bue responded that the responses varied some in terms of what each individual owners situation was but they will definitely send a reminder a month or more before the October 31st deadline to remind owners and offer assistance if an owner needs it.

ADMISSIONS MODEL WORKGROUP UPDATE

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

As of May 31, 2025, a total of 4,596 Member Preference Program (MPP) cards have either been purchased or renewed. Of that total, 3,925 were renewals and 173 were new cards. The remainder are extended household, long-term renter, or commercial passes. This is 332 fewer MPP cards than at the end of May 2024. At the end of May, the MPP revenue totaled \$445,365 or 63.4% of the annual budget. We had 355 fewer patrons at SHARC in May this year over last year. Year to date attendance is 44,296 compared to 43,204 in 2024 an increase of 1,092.

Regarding the 2025 Recreation Plus Program (RPP), as of May 31, 2025, there were 850 homes and/or condominiums signed up for the program. Of those 790 are renewals and sixty are new properties to the program. Last year at the same time there were 847 properties participating in the program. Mr. Kessariss

also provided a breakdown of the RPP's by the number of bedrooms. RPP revenue is at \$2,465,295 or 95.7% of the 2025 budget. The next push for additional RPP signups will be closer to the July 4th holiday. As a reminder, Assistant GM Kessararis noted that we see the majority of revenue from July to Labor Day.

Gate revenue is currently sitting at \$74,960 or 11.5% of the budgeted \$650,100.

SHARC hosted a total of 10,609 attendees at the facility in the month of May compared to 10,964 in 2024, a decrease of 355. Of that number, 1,444 were member preference (Mr. Kessararis noted this number is not accurate and he is working with the accounting department to determine why all entries were not accounted for estimating it to be closer to 3,000.) There were 7,047 RPP pass holders, 143 were member guests, 1,195 were gate admissions, and 74 were Central Oregon Sunday users. Mr. Kessararis noted there were approximately 1,900 people at SHARC on Saturday of Memorial Day weekend.

By the end of May 2025, staff have issued 37,660 paper guest passes and of those 1,962 have been redeemed at SHARC and 88 have been redeemed at the Member Pool.

Year to date, there have been 44,296 guests at the SHARC facility compared to 43,204 by the end of May 2024, an increase of 1,092 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 May revenue is sitting at \$35,289 compared to a budget of \$52,250 and an annual budget of \$157,950. There are already a number of bookings currently on the books through the end of 2025 projecting an additional \$82,050 in revenue plus we continue to get inquiries and bookings on a weekly basis so we should be able to close that \$40k gap by the end of the year.

Assistant GM Kessararis reminded the Board that the July Owner Happy Hour will be held at the Member Pool and all are invited to attend. Additionally, we have the Uncorked event happening the weekend of July 18th & 19th. Work also continues on the Oktoberfest in September that should help drive revenue for fall.

Assistant GM Kessararis reported tennis/pickleball net profit year to date is down by \$2,800 versus a budget of a negative \$1,000. Part of the reason for that is the Sunriver Music Festival Tournament fell part in May and part in June this year and the overall attendance for that tournament was down this year as well.

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

ADMINISTRATION BUILDING UPDATE

Assistant GM Kessararis reported that we remarkably close to being done with this major project. Phases I & II of the project are complete, those being the redo of the former police side of the building to accommodate the Community Development offices, HR Director, and Assistant GM Kessararis along with the accounting support staff office. Phase II included the Natural Resources departments spaces, some reshuffling of the IT Department, the remodel of the restrooms and front desk to be ADA compliant and the flooring in the board room, and hallway. The final phase of the project which is currently underway is the paint and flooring in GM Lewis, Controller Healy, and Ms. Sylvester's offices as well as in the work room.

Once that phase is complete, we will be fully operational again. Assistant GM Kessararis reminded and thanked the Board for their approval to delay the flooring in the board room long enough to reroute all the necessary cords utilized by IT for conducting meetings into the walls and ceiling, which is much more efficient and safer.

Assistant GM Kessarlis noted he was happy to report that the main restrooms are now open again and the porta potties will be going away very soon. There is a bit of touch up paint to do here and there but the punch list items are very few and staff is ready to be back to normal.

Fire, electrical, and plumbing inspections are scheduled for next week on Wednesday and Thursday and the goal is to have Mr. Lewis, Mr. Healy, and Ms. Sylvester back into their spaces the first week of July.

Assistant GM Kessarlis added that Brendon Warren and Vance Kotal from the Fortress Group, our general contractors for this project have been an absolute pleasure to work with from the start to when they pulled their last trailer load of debris out. Their communication style is top-notch and one of them has been here pretty much every single day of the project with them taking on a lot of the work themselves.

GM Lewis remarked that he wanted to thank Assistant GM Kessarlis for the outstanding job he has done at herding all the cats for this project over the past six months. It has been an enormous amount of work in addition to his regular duties, so thank you and job well done Keith. President Beenen echoed GM Lewis' sentiments adding how nice everything looks as well.

PATHWAY SAFETY TASKFORCE UPDATE

GM Lewis reported the taskforce held its fifth meeting two weeks ago and at that meeting the group looked at the draft of the report they plan to bring to the Board in June. The document was 90-95% complete at that time and the taskforce members were then asked to review the document to determine if the rationale for the recommendations and the background information is accurate.

Included in that draft document is what had been discussed by the taskforce the previous month and as such there was some additional work by the subgroups in the taskforce, those again consist of communication, infrastructure, and rules and enforcement. Members were asked to review the document with all the latest input included for accuracy and to note any specific issues that they wanted to address with the entire group, none of which were brought to the attention of the taskforce.

Also, last Thursday there was a Sunriver You Zoom forum held on topic and over 100 people signed up. 84 people actually tuned in although Treasurer Pederson pointed out that in many cases that can mean spouses are also watching so the turnout was definitely higher than 84. There were a lot of questions asked and it was one of the most well attended forums held for Sunriver You on this sort of topic.

GM Lewis added that he believes a lot of what is going to come out of this document is more and more education. There was a lot of education for the taskforce on what we have the ability to do and not do regarding enforcement of some rules. There were also a lot of good ideas on methods on how to better educate owners, visitors, and guests or at the very least affect good behavior of people using the pathways.

GM Lewis noted the draft of the document will be posted to the SROA website for the next month to give owners the opportunity to review it and provide their feedback prior to the report coming to the Board in July for proposed acceptance. If accepted, staff will then review the document to help prioritize and assist with the recommendations the taskforce will present. GM Lewis also noted that all of the taskforce meeting minutes along with the draft of the report are available on the SROA website, sunriverowners.org > Owners > Current Taskforce Projects.

Treasurer Pederson, as one of the liaisons to this taskforce, noted he was pleased with how the whole process worked. The subgroups worked very effectively together, the group as a whole came together and it was nice to watch the collaboration of different points of view come together for the good of the whole.

GM Lewis added how impressed he was with the respect from each of the subgroups towards the overall mission of the taskforce.

Public Works Director Mark Smith commented that one thing that has really risen to the surface is the need for a pathway map specific to Sunriver that is created in house instead of relying on an outside third party program that never seems to be able to get it right. While doing our own map inhouse has been talked about happening over the next two-three years, this project and the input of the members seems to have pushed that to the forefront in terms of the more immediate need.

GM Lewis also acknowledged the efforts of Director Smith and Communications Director Susan Berger for their involvement on this taskforce as well.

2025/26 SROA BOARD OFFICERS

Vice President Burke reported he has been in discussion with the sitting board members to determine their interest in serving as an officer of the Board for the 2025/26 year noting that the approved slate could change based upon the outcome of the upcoming election. Vice President Burke then reviewed the process he utilized noting that after the election he will meet with the new members to discuss assignments they can anticipate as they take on their role as a board member.

Some of the officer positions were more difficult to fill than others, but after a second round of discussions those folks stepped up to take on the responsibilities with only minor arm twisting required and with some willing to step aside if someone else wants to fulfill their assignment.

The following board officer appointments are on the agenda for action at tomorrow's meeting:

President: Bill Burke
Vice President: Keith Mobley
Treasurer: Clark Pederson
Assistant Treasurer: Veronica Jacknow
Secretary: Linda Beard
Assistant Secretary: Randy Schneider
SSD Ex Officio: Randy Schneider

BOARD DEVELOPMENT RETREAT DISCUSSION

Vice President Burke commented that in his five years to date on the Board, he feels it has been a busy and ambitious time for SROA and has included a lot more work for the Board than in years past. As was mentioned earlier, we will probably see fewer taskforces in the foreseeable future as staff works to implement and maintain what the owners and the Board have recommended and/or approved for the next several years.

One thing the Board has not done is to take care of itself and develop themselves as part of the larger organizational development. While board orientation is held for new members and legal counsel provides legal training on a yearly basis, what more can be done to bring people on board to have shared thoughts, visions, and understandings. This emerged over the course of the conversations Mr. Burke had with the various board members when discussing the board officer positions.

Vice President Burke referenced a document included in the Board Reference Manuals regarding the need for a good board to have a retreat/sit down of some sort to discuss shared values, understanding, meanings, things of that nature at least every two years, and that has not happened as long as Vice President Burke has been on the Board.

Thus, he thought it would be good if we do that and if the Board is in agreement, what would the Board like to see. What topics should be covered and what is the best approach to take to holding such a get together. It might make the most sense to have a consultant come in and Vice President Burke is interested in hearing if the rest of the Board feels this is something worth pursuing or not.

Director Beard commented she feels it would be a good idea and wishes there would have been something in place such as this her first year on the Board. Just getting used to the numerous documents, the lingo, the different processes, etc. is a bit overwhelming to say the least and the more assistance we can provide, especially to new board members, the better.

Director Banta commented that at the April meeting when Debbie Baker, Nominating Committee Chair announced the candidates for this year's election, one of the things that stuck with him was her comment on how hard it is to find owners who are interested in doing this volunteer work. While the time commitment can definitely be seen as a detriment, maybe some time should be spent trying to identify ways that we can be effective but more efficient. Mr. Banta feels there is a lot of redundancy in what we do and he believes there are some opportunities to streamline and be more efficient which might make it easier to recruit people. We should not need to be actively recruiting people for these roles, it should be something they want to do and it should not be perceived as burdensome.

Director Jacknow commented she completely supports this idea and she personally has not served on an executive team or a board where they did not have some sort of opportunity to really develop and nurture relationships with each other, as well as increase the level of trust and collaboration between the group.

When Ms. Jacknow has coached other executives when they are in a new role or at a new company she instructs that for the first 90-days they should just be on a listening campaign and within 100 days they should do some sort of retreat with their executive team. She noted she is often met with looks of disbelief, but generally once they get past the fact that yes, we are all busy, and they take the time to slow down a bit and step away from all the sort of task driven work to really develop meaningful relationships it pays off in the long run. Director Jacknow also offered to assist with the planning of such an event.

In answer to Vice President Burke's question, GM Lewis thinks it is a very appropriate thing to do. Having participated in a number of these type events both from a private and public perspective, one of the key things he has realized is that while SROA is a non-profit organization, we function very much like a municipality. Mr. Lewis believes having a third-party consultant come in and facilitate ideas or situations the Board might not have been exposed to in the private sector would be very beneficial.

Vice President Burke noted that both Directors Jacknow and Banta have expressed an interest in assisting with this effort that he is happy to spearhead along with GM Lewis. Vice President Burke will plan to update the Board next month.

CAPITAL PROJECT PRESENTATIONS FOR OWNERS **JUNE 26TH & JULY 24TH**

GM Lewis commented this is a follow up to the discussions that have occurred with the Board and Finance Committee over the past several months regarding some of the capital items that were not funded for this year. Those include the pathway between Circles 2 & 3, improvements to Fort Rock Park, and improvements to the living and fitness rooms at SHARC as well as modifications to the Member Services office space. Part of that discussion was the desire by the Board to have deeper discussions prior to the budget process starting for 2026 to sort some of these issues out.

On Thursday, June 26th from 4-5:30 P.M. staff and the consultants that prepared the documents relating to the aforementioned three projects will present their findings via a Zoom owner forum. The idea being to

present to owners and allow them to form their own opinions on the proposed projects. That will be followed up by an additional forum on Thursday, July 24th again from 4-5:30 P.M. to allow owners the opportunity to provide their input, prioritize what they feel is the most important, and ask any questions they may have. This will provide a starting point for the Board to hold a special meeting sometime in August related to capital projects where the input received from these two owner forums can be provided to Board well in advance of the first budget meetings.

REVIEW OF 6/21/25 AGENDA

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

ADJOURN

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

Director Beard moved to recess the public meeting and reconvene in Executive Session under the authority given in the SROA Bylaws, Article IV, Section 11. Seconded by Director Pederson, motion passed unanimously.

The public meeting recessed at 11:02 A.M.

The public meeting reconvened at 12:11 P.M.

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 Banta, motion passed unanimously.

The meeting adjourned at 12:12 P.M.

Respectfully submitted,

Linda Beard, Assistant Secretary