

**SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS WORK SESSION
SROA BOARD ROOM
JULY 18, 2025**

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

DIRECTORS VIA ZOOM: Veronica Jacknow

STAFF: James Lewis, Keith Kessariss, Susan Berger, Jacki Bue, 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): 6

OWNERS FORUM

Mary Beth Collon, 6 McNary Lane, as an owner and a member of the Design Committee discussed comments made by one of the Board members at the June SROA Board meeting regarding actions of the Design Committee and the committee chair. Ms. Collon feels this was inappropriate, unprofessional, and unproductive to have shared these opinions at a public board meeting. SROA has processes in place to address such complaints and to seek the removal of a Design Committee member which would involve the presentation of the underlying facts supporting such claims and an opportunity for the Design Committee member to contest those claims. None of that happened here. Ms. Collon noted that she cares deeply about the financial and emotional costs her fellow homeowners endure when they undertake a project on their property and she spends significant time preparing her Design Committee presentations and motions. Ms. Collon believes her colleagues on the committee do the same. Ms. Collon noted in her committee role she speaks her mind and casts her vote at every meeting based on her independent assessment of the facts. Ms. Collon noted the number of times that homeowners have thanked the committee for the amount of time and thought the committee puts into their projects, at times having owners reach out to her personally to thank her. Not everyone is happy with the decisions of the Design Committee and that is the nature of that work. The committee is in place to enforce rules and those rules change over time. There is inherently some discretion involved in some of the decisions the committee makes where the rules permit. When they exercise that discretion, they work very hard to support those decisions with reference to specific facts and manual provisions and to provide the rationale. There are processes in place to contest those decisions including re-reviews and appeals. There are also processes in place to seek the removal of the committee members if they are not doing their job.

Theresa Youmans, 15 Big Sky Lane, and as a member of the Design Committee commented that she sees the Board as her neighbors who like the Design Committee members have committed to giving their time, service, and energy in service to the community. Another commonality the Board and Design Committee share is that not all the decisions that they decide on make everyone happy. Ms. Youmans went on to say that the Board has a much wider voice in the Sunriver Scene to explain and defend actions and decisions than the Design Committee does and she feels the decisions, actions and character of other volunteers being called out in the fashion they were at the June meeting was wrong and not how one should treat their neighbor. Additionally, the project in reference was from months even years ago and yet this Board member never chose to bring it up until now in a public forum instead of asking staff to provide the record on the project to determine exactly what the committee's decision was. To suggest that the Design Committee members don't think about the financial impact of an owners project or that the members simply go along

with whatever the chair of the committee wants to do is plainly false. Ms. Youman added that as a widow on a fixed income, she always considers the financial impacts of the committees decision. Even if a committee member does not like a particular rule, they are bound to follow those rules and only use their discretion when the circumstances don't fit the rule or there is unique features to consider.

The Board has asked the Design Committee to review, study and make recommendations on a number of rules in the past few years and they have not failed the Board in their efforts. In closing, Ms. Youmans asked the following and requested follow-up:

- Are board members exempt from the Design Rules?
- Should I treat projects and rule violations by board members any differently than with any other home owner?
- If a board member violates a design rule, gets an unfavorable decision from the committee and then uses a public board meeting to criticize and make accusations against Design Committee members, what does that feel like to you? It feels like retaliation. It feels like intimidation.

Ms. Youman's hopes everyone can move forward from this with respect and decorum.

At this point, Director Mobley asked to make a comment noting he is big on organizational charts because they often express things that are expressed in many words. The governing documents of Sunriver put the Design Committee on the same level as the Board of Directors. That for him has been an important thing to remember, that a lot of mutual respect is in order. Director Mobley's experience over the years he has participated on the Board has been that there is mutual respect and he certainly hopes that continues. Director Mobley thanked the entire Design Committee for the important work that they do.

Beverly Cook, 3 Three Iron Lane as an owner and a member of the Design Committee commented that she has been an alternate member of the Design Committee for the past several years and she is a former member of both the board and the design committee for Salishan, which was John Gray's forerunner to Sunriver.

Ms. Cook noted that the number one job of the Design Committee is to uphold the founding principles and over time those can change. That said, they are supposed to be a committee that has a shared vision and their job is to help owners with their projects and many owners are helped by the input they receive from the committee for things such as a suggestion to move a roof line to avoid ice dams or something similar. While most owners are appreciative of that kind of input some are not.

What happened at the board meeting in June is distressing to Ms. Cook as she sees the committee as fellow members of the community who are all subject to the same guidelines and rules. Ms. Cook wondered why this board member, who is the liaison to the Design Committee would not simply address this with the chair instead of in a public meeting forum. To suggest that the committee delights in denying owners projects is blatantly wrong and Ms. Cook noted when she goes to a property she invites the owners, if present, to visit with her about their project, ask questions, show her anything that they have concerns about etc. Ms. Cook noted she is always more than happy to take the time to discuss a project with the owner.

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

Monica Sweet, 6 Colonial Lane, commented on the proposed capital transfer fee that was approved at the June board meeting for consideration as part of a future vote of the owners. Ms. Sweet asked what kind of increase in the owner maintenance fees would be needed to generate the same funds as could be generated by the proposed transfer fee.

Rick McDowell, 16 Sequoia Lane, stated his opposition to the proposed capital transfer fee that was approved at the June board meeting for consideration as part of a future vote of the owners. Mr. McDowell believes the fee is actually a tax and is prevented by state law. Mr. McDowell 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, commented on his opposition to the changes made for golf memberships by Sunriver Resort. Mr. Rajewich discussed the SROA facilities that are used by the Resort (and guests) and noted he feels that there should be some form of monetary compensation to SROA/owners.

Kevin Fox, 5 Summit View Lane commented on his opposition to the changes Sunriver Resort has made to the golf memberships/programs in Sunriver. Mr. Fox believes that the actions taken by SROA toward the Resort in defense of owners has not been adequate. Mr. Fox included some suggestions about how he believes SROA should respond to such actions by the Resort.

Susan Patterson, 5 Loon Lane, commented on the noise generated from jets taking off from the Sunriver airport. Ms. Patterson noted that the noise is disruptive and that there should be some landing/take-off time restrictions in place to cut down on the noise these jets make.

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

PATHWAY SAFETY TASKFORCE REPORT

GM Lewis reminded those in attendance that as part of the SROA Board of Directors 2025 Work Plan, there was a directive to create a taskforce (the Pathway Safety Taskforce) to assess the multiple safety related issues raised about overall pathway use and provide a report, with recommendations for actions, to address the findings as appropriate. The overall goal was to provide logical and specific means to account for any safety concerns that were deemed valid by the taskforce. The taskforce was comprised of community representatives that included a variety of owners (full-time residents, part-time residents, and owners who rent their property and owners who do not rent their property), SSD/police/fire representatives, community partners, SROA Board liaisons and SROA staff.

Over the past five years safety issues have continually been raised with the SROA staff and Board especially since Class 1 E-bikes were specifically permitted on the pathways by SROA Rules & Regs and overall pathway congestion increased during the COVID pandemic.

The taskforce report being presented to the Board today was developed after six separate taskforce meetings, multiple sub-group meetings and extensive discussion by the taskforce. The initial meeting included an identification of relevant safety related issues regarding overall pathway use. The taskforce subsequently reviewed applicable SROA governing documents applicable to pathway development and use. The taskforce also heard from a variety of community partners and those with specific knowledge about the pathway system. The first two meetings provided the taskforce with the basis for informed discussion at later meetings and ultimately the recommendations contained in the report.

As part of the process, a public/virtual forum was held where a presentation on the draft report was provided and owners questions were answered. Additionally, drafts of the report were made available for owner review and comments – comments were provided to the taskforce for consideration prior to the final recommended report being completed.

The final product of the taskforce is a report of findings and recommended actions to consider and include:

- An assessment of users – types of use (pedestrians, bicyclists, other)
- A statistical analysis of the physical condition of pathways
- Identified necessary improvements to the existing pathway system (per the SROA Pathway Master Plan)
- SRPD (bike patrol) use statistics, including bike crashes, injury, calls for service, enforcement/citations
- Limitations/potential for physical improvements
- Limitations/potential for enforcement
- Analysis of Federal, State and local laws that affect pathway use
- Recommended physical improvements
- Recommended rule changes/new rules
- Prioritization – including impact, costs, and timing

The recommended solutions were based on substantial discussion among the taskforce members along three primary topics, those being: rules and enforcement; infrastructure; and communication and education.

Ultimately the recommended solutions were prioritized based on overall effectiveness and timing to implement as determined by factors such as cost and administrative requirements. Overall, the recommendations were given immediate (within one-year), mid-range (1-3 years), and long-range (3-5 years) goals for implementation. It is important to note that the recommendations are subject to a yearly evaluation for budgetary, staffing, or partner needs with the recommended timing for implementation subject to such consideration – and also weighted against other SROA needs. It must be noted that this report and the recommendations herein were done at a “specific point in time” and are subject to change and updating based on factors such as new technology, changing laws, new vehicles, etc. that occur over time – that the intent is this is a living document that is responsive to changing circumstances.

There are a number of recommendations that the taskforce categorized as “immediate” (within one year) encompassing all three categories: rules and enforcement, infrastructure, and communication and education. Although many of the recommendations included above are listed as “immediate”, the taskforce did recognize that there are some constraints in having all of these in place over the next year. Things such as cost, necessary staffing, volunteers, etc. will affect which suggestions can be practically accomplished within the suggested timeframe.

It is important for the readers to know that in developing this report, it was important for all taskforce members to first become knowledgeable on the existing SROA documents that affect the design, construction, maintenance, and use of the SROA pathways. Additionally, overlapping factors such as Federal, State and local laws, and obstacles to enforcement were crucial in the taskforce's understanding of what could and could not be recommended as potential solutions. Aside from being afforded SROA's applicable governing documents and adopted development plans, the taskforce was also given presentations from the Sunriver Police Department, Sunriver bicycle shop owners, Sunriver property managers, other planned community (Caldera) representatives, etc., so that they had a variety of perspectives to help foster educated discussion. The documents and presentations were also valuable to dispel some misconceptions about pathway use, rule enforcement and safety, and ultimately resulted in recommendations that can be implemented and best serve the community by making the pathways safer.

President Beenen, while not trying to be critical, feels like the effort is very focused on bicycle etiquette. As a frequent bike rider, President Beenen noted he often runs into situations where pedestrians are walking four-wide on the pathways and can be oblivious to what is going on around them despite him ringing the bell on his bike repeatedly and verbally announcing that he passing often times causing him to have to put

on the brakes to not collide with someone. President Beenen asked if the discussion took place as part of this process with the taskforce had any recommendations in that regard as he did not see any. Vice President Burke, who participated on the taskforce noted the taskforce did indeed discuss that issue and he felt the report was balanced in terms of both the different modes of transportation and pedestrians. With any endeavor such as this, there is a learning curve required and nobody ends up getting everything they would like to have. The taskforce was able, through discussions and multiple meetings, to come to consensus on the issues/solutions presented.

GM Lewis added there was indeed discussion on this topic including people walking four abreast, off-leash dogs that are out of control, and pedestrians who have headphones or earbuds on that prohibit them from hearing approaching bikes. The Board held further discussion noting that topic is not specifically addressed as well as it could be and that it is equally important for walkers/pedestrians to be educated on the proper sharing of the pathway system so all can enjoy it.

Taskforce member David Fretwell thanked both the staff and the rest of the taskforce members for the immense amount of hard work that went into this effort noting that the community he lives in Central California is experiencing some of the very same issues. Trying to get consensus is not easy and this group did a great job of working through the different elements that needed to be considered. Mr. Fretwell noted he worked with the communication/education sub-group of the taskforce and there are a variety of things that were recommended, some are low cost, some are high cost, and that has to be considered if they are to be implemented. Mr. Fretwell believes we need a range of things such as updated signage, an interactive pathway map, and possibly trail cams to see what is going on the trails.

Director Jacknow thanked the taskforce for their deep, thorough, and thoughtful work. Director Jacknow wonders if for future taskforces, since we are entrusting these folks with doing a lot of important work, she would really value their insights into what are the vital, critical few top priorities. Director Jacknow counted approximately 40 “immediate” priorities in the report, which is a lot. Director Jacknow is not exactly sure what that would look like but provided an example with this taskforce of perhaps the three sub-groups who could identify their top three priorities or critical recommendations. That would be very helpful for her as a board member. Director Jacknow trusts the work these groups do but perhaps in the future we can come up with some guidelines and/or guardrails around coming up with a crisp, prioritized list for the Board to consider.

Treasurer Pederson in response to Director Jacknow’s comments noted that GM Lewis strongly and repeatedly encouraged the taskforce to prioritize and narrow things down but the taskforce felt all the items they identified were very important.

On another note, Director Jacknow expressed her concerns about the fact that most single walkers/bike riders have earbuds in and perhaps we can encourage or require that only one earbud can be worn when enjoying the pathways so users can still hear what’s going on around them.

Taskforce member Bruce Schroeder commented he has owned his property in Sunriver for 25 years and he wanted to take a moment to thank GM Lewis for keeping the taskforce focused on facts and not reactions that were not founded on facts when considering the different elements of the pathway use issues. Mr. Schroeder noted that both he and his wife are Class 1 ebike riders as his wife’s knee problems no longer allow her to ride a conventional bike. Ebikes have been a blessing for them as they are once again able to enjoy the pathways but something GM Lewis stressed throughout the process was the necessity to focus on the behavior of people and not so much on the equipment they are riding. If a user is not announcing that they are passing on the left or is riding too fast, there is etiquette in place no matter what the mode of transportation and that is what we need to continue to educate owners and visitors about.

Mr. Schroeder feels the report does a nice balance of maintaining the right to use Class 1 ebikes. That train has left the station and ebikes are here to stay. We need to continue to look at the facts and not just have knee jerk reactions.

Taskforce member Kris Besson added for clarification that while there are over 40 immediate needs identified in the report, there are only approximately five that would require a rule change and others are suggestions in the way we message information, educate people, etc.

Taskforce member Greg Slater commented on his appreciation to GM Lewis for his ability to work with a diverse set of working styles amongst the taskforce. Mr. Slater noted that he has had questions from other owners including his wife about what is going to come out of the taskforce efforts and what is going to change. People are expecting to see something and his takeaway is that the people are not going to see the results for quite some time due to the upcoming review of the SR Rules & Regs. Mr. Slater feels that owners are going to be unhappy that there are certain things that we simply can and cannot do. To that end, he would campaign for some true immediate implementation of the elements of the plan that can be done soon. The community needs to know that their ongoing concerns regarding behaviors, ebikes, electric scooters, etc. have been heard and SROA is doing something to raise the visibility to owners, visitors and guests, to know what behaviors are expected in the community.

Mr. Slater added that he is on the pathways a lot and he tries to educate users as he can. Mr. Slater estimates that 95% of the time when he is talking to violators, they have no idea they are breaking rules because they have not been educated about the pathway rules. While the rules are included on maps they are in such small print that they often go unnoticed, so getting those rules in the hands of visitors ahead of time should be one of the primary focuses of this effort.

GM Lewis added that there were a number of comments submitted by owners that were included in the board members packets. The taskforce also received copies of those comments for consideration at their meetings and they were addressed by the taskforce prior to the final report being brought to the Board.

The Board thanked the taskforce for all their hard work on this project and also thanked the taskforce members who were able to be here today for attending.

The complete list of recommendations of the taskforce are addressed in detail in the report which can be found on the SROA website, www.sunriverowners.org > Owners > Current Taskforce Projects.

SR RULES & REGULATIONS REVISIONS TASKFORCE CREATION

GM Lewis reminded the Board that one of the directives from the Board as part of the 2025 Work Plan is to update the SROA Rules and Regulations. The primary goal of the project is to update and clarify the rules and regulations that may be outdated, beyond the norm of acceptable social practices and to reflect the desires of owners about how they want the actions of residents and guests to affect the overall livability of the community. The intended result is for the updated rules and regulations to be clear and objective, and understandable by all. The updated rules and regulations will help owners, visitors, and staff ensure that compliance with the rules is easy to accomplish. Another overarching goal is to retain the high standard of livability that the rules and regulations are intended to ensure which has been part of the underlying history of Sunriver since its inception in 1968.

As a matter of gaining substantive input and support for the project, a taskforce comprised of community representatives that includes a variety of owners (full-time residents, part-time residents, and owners who rent their property), existing Covenants Committee members, Sunriver Service District (SSD) police/fire representative, community partners, SROA Board liaisons, and SROA staff representatives.

The five-point directive for the taskforce includes:

- Scope of work with anticipated completion date
- Regulatory background information
- Coordination requirements, accomplishing the assigned task and reporting findings
- Available support
- Other pertinent information (composition of the taskforce)

GM Lewis anticipates the taskforce will hold it's first meeting in late August or early September and the project should take approximately six months. Treasurer Pederson noted that we need to be cognizant of not ignoring the implementation of some of the recommendations of the Pathway Safety Taskforce while waiting for this taskforce to complete their work. Even if something were to change down the road, it is important that we start addressing the issues utilizing those recommendations sooner rather than later.

The Board is being requested to authorize the creation of this taskforce as described and this item is on the agenda for action at tomorrow's business meeting.

SECOND QUARTER CAPITAL TRANSFER DISCUSSION

Treasurer Pederson commented on the quarterly transfer of dollars from the Regular and SHARC Reserve accounts to the operating fund for expenses occurring during the second quarter of 2025.

The list of projects/items was substantial and included such things as the new Wildflower tunnel which came in over budget by approximately \$10k, the Administration building remodel which came in significantly under budget, some public works department equipment and other miscellaneous items.

2024 OPERATING SURPLUS TRANSFER DISCUSSION

Treasurer Pederson reported that now that the 2024 audit is complete it is time to move the surplus from the last calendar year from the operating fund back to the Reserve Fund. The amount for 2024 totaled \$151,539.00 and this request is on the agenda for tomorrow's business meeting.

SROA FINANCIAL INVESTMENT POLICY (BEYOND TWO YEARS)

Treasurer Pederson reported that the Finance Committee met yesterday and had considerable discussion with SROA's money manager about interest rates, cash flow and funds. The Finance Committee approved moving a request forward to the Board to allow the purchase of up to \$2 million in US Treasuries with maturities of up to five years. This item is on the agenda for action at tomorrow's business meeting.

ADMISSIONS MODEL WORKGROUP UPDATE

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

As of June 30, 2025, a total of 4,897 Member Preference Program (MPP) cards have either been purchased or renewed. Of that total, 4,724 were renewals and 173 were new cards. When including extended household, long-term renter, or commercial passes the total number of cards issued totals 5,507. This is 370 fewer than at the end of June 2024. At the end of June, the MPP revenue totaled \$533,835 or 75.9% of the annual budget. We had 1,889 fewer patrons at SHARC in June this year over last year some of which can be attributed to colder weather than expected in part of June. Year to date attendance is 73,803 compared to 74,447 in 2024 an decrease of 644. Assistant GM Kessarlis indicated that MPP numbers are currently inaccurate due to the change in the Jonas system and staff is working on it.

Regarding the 2025 Recreation Plus Program (RPP), as of June 30, 2025, there were 884 homes and/or condominiums signed up for the program. Of those 812 are renewals and 72 are new properties to the program. Last year at the same time there were 874 properties participating in the program. Mr. Kessarlis also provided a breakdown of the RPP's by the number of bedrooms. RPP revenue is at \$2,576,699 or 100% of the 2025 budget. We may see a few additional signups prior to Labor Day but for the most part RPP's that are going to participate this year have already signed up.

Gate revenue is currently sitting at \$189,895 or 29% of the budgeted \$650,100.

SHARC hosted a total of 29,477 attendees at the facility in the month of June compared to 31,366 in 2024, a decrease of 1,889. Of that number, 2,554 were member preference, 20,301 were RPP pass holders, 232 were member guests, 4,118 were gate admissions, and 305 were Central Oregon Sunday users.

By the end of June 2025, staff have issued 45,600 paper guest passes and of those 3,929 have been redeemed at SHARC. (The number of Member Pool paper passes redeemed was not available.)

Year to date, there have been 73,803 guests at the SHARC facility compared to 74,447 by the end of June 2024, a decrease of 644 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 June revenue is sitting at \$62,264 compared to a budget of \$79,300 and an annual budget of \$157,950. Booked revenue through the end of the year is projected at \$60,265 for private events and \$14,500 for Special Events for a total of \$74,765. Events Coordinator Beth Heron continues to receive lots of inquiries about the SHARC spaces available for different functions.

Assistant GM Kessarlis reported tennis/pickleball net profit year to date is down by \$3,256 versus a budget of a negative \$4,067. The majority of that is due to the Sunriver Solstice Tournament revenues that will be reflected in July instead of June. The tournament was a huge success this year with 298 players taking part. Our tennis pro has been busy as has our pickleball instructor. Rentals are also going well for pickleball and tennis.

Café sales have been very good this month and year to date SROA's portion is up \$6,499.97 over last year.

It was noted that, due to a glitch in data collection, some admission numbers are incorrect.

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

ADMINISTRATION BUILDING UPDATE

Assistant GM Kessarlis reported that the Administration building remodel is complete on time and under budget. Everyone has moved back from their temporary locations at Public Works and are getting unpacked and settled. The contractors, Fortress Construction, were great to work with and all necessary inspections have been completed with no issues identified for action. Assistant GM Kessarlis thanked Greg Koozer from Public Works for all his help in making the project run smoothly from a SROA perspective.

The final product looks great and Mr. Kessarlis invited the Board to walk around and have a tour if they haven't had the chance and see the new layout.

Director Mobley noted that it was Mr. Kessariss who was responsible for overseeing this project and thanked him for what a fantastic job he did.

ANNUAL ELECTION UPDATE

GM Lewis reported the electronic ballots went out at midnight on Sunday and there have been 515 online ballots cast since Monday. There was a specific request for a paper ballot from four owners and anyone who SROA did not have an email address for also received a paper ballot that included instructions on how to vote online if they would rather do that. We generally average 1,300-1,500 ballots when voting for board members with no ballot measure included. The election is open for three more weeks, closing on Saturday, August 9th at noon. Up to three reminders will be sent to those people who have not voted prior to the election closing.

Director Banta commented that he was looking for the candidates debate on the SROA website but was unable to find it. GM Lewis explained that Sunriver You is the SROA Board sanctioned educational component for SROA and as such they are responsible for facilitating and recording these offerings. Unfortunately, the stop recording button was inadvertently pressed right after the event started and as such there is no recording of the debate available. Sunriver You representatives have identified what went wrong so it does not happen again in the future.

Director Jacknow thought the online instructions for voting were simple to follow but wondered if it could be restructured so that the write-in lines don't come up as part of the rotation of candidates names as that was very confusing.

SPECIAL ELECTION/ TRANSFER FEE /TIMELINE

GM Lewis reminded the Board that at their last meeting they approved going forward with a Special Election for the proposed Transfer Fee by the end of the year. What was not specified was when the Board wants the 120-day clock to begin for the special election.

As has been discussed previously, if the Board wants this campaign to be successful we need to take some time to provide education on the issue for owners. Back on June 26th we held a Zoom owner forum on capital improvements. Approximately 16 people attended that meeting which was recorded so owners can still go back and view it. Next Thursday, July 24th we have a follow-up meeting and as part of that forum we will go over those projects that we talked about previously as well as some of the second tier capital projects, the costs associated with those and how best to pay for them.

GM Lewis feels it is important to take as many opportunities as possible to help people understand what this transfer fee is all about, what it will be used for, etc. The question now is how much time does the Board want to spend on the educational piece of this prior to holding the vote.

President Beenen added we want Sunriver owners to understand how this can be in their best interest and is a way for all owners to continue to invest in the infrastructure of Sunriver and keep Sunriver relevant. GM Lewis added the more work that can be done in educating owners on the issue prior to the ballot being launched, the better. That way when people do receive their ballot, they will hopefully already know what the ballot measure is about and will not be scrambling to find information. This meeting next week as well the Annual Meeting will provide opportunities to present this information however, the Board does need to approve the ballot measure language as well as the word count on pro/con statements. This should probably take place in August or September.

Treasurer Pederson is all for taking the time necessary to make sure we have gotten the word out to owners and encouraged them to watch the video from the prior owner forums or have dialogue with the board and/or staff if they have questions on the proposed measure. Mr. Pederson feels we should have another

owner forum after the annual meeting and he has no problem with not launching the election until September or October in the interest of educating owners about this proposal.

Director Jacknow agrees with Treasurer Pederson commenting she feels we should have another owners forum following the Annual Meeting to allow owners another opportunity to learn about this proposal prior to starting the special election.

President Beenen added that he believes we will have a better feel after the Annual Meeting for whether or not we need to hold additional owner forums prior to the ballots going out. GM Lewis added that we just have to ensure there is time for the announcement of the election to be published in the Scene three times prior to the election closing.

ANNUAL MEETING AGENDA – DISCUSSION

The Board reviewed the agenda for the Annual Meeting to be held on Saturday, August 16th at 1 P.M. in Benham Hall at SHARC. Discussion of the agenda topics was held and it was noted that owners need to fill out the short form utilized for the regular board meetings if they want to address the Board during the Owners Forum portion of the meeting. This will assist the Board and staff with follow-up after the meeting.

BOARD DEVELOPMENT RETREAT DISCUSSION

GM Lewis reported that following the discussion held at last month's meeting regarding the holding of a board retreat, Directors Banta, Burke, and Jacknow offered to help organize and facilitate this function. All were in agreement that this retreat should not happen until the new board members have had a chance to have the board training that GM Lewis conducts as well as the legal training our legal counsel provides meaning it will likely occur after the first of the year.

This would also allow time for the fall Special Board Meeting on Capital Planning, the 2026 Work Plan to be developed, and the finalization of the 2026 budget to occur. It would also allow the new Board members an opportunity to attend a few board meetings so as to better understand basic board functions.

The Board was provided with a proposed outline for the meeting including a draft schedule and discussion points to consider. If the Board desires an outside facilitator, staff needs to know that ahead of time so it can be included in the 2026 budget. Director Jacknow strongly advocates for self-facilitating the meeting and focusing on perhaps three significant discussion topics, where a current board member can be paired with a new board member to co-facilitate. Such a pairing will allow them to collaborate on planning how to lead the discussions. Each session will be unique and beneficial, as everyone will gain from the different perspectives and creativity and Director Jacknow looks forward to assisting with this effort.

OTHER BUSINESS

OWNER REQUEST FOR MODIFICATION TO APRIL

President Beenen reported that owner Barbara Siudy, 1 Red Cedar Lane was unhappy with the April 18, 2025, board work session minutes and Board Actions report where she and another owner, Valerie Tomasi, 6 Plover Lane both spoke regarding their desire for all of Sunriver to be included in a no discharging of firearms rule. Ms. Siudy felt a particular statement Ms. Tomasi made a comment relative to the Board's fiduciary duties should have been included in the minutes or the Board Actions summary.

Executive Assistant Becki Sylvester noted that she is happy to adjust the minutes as the Board sees fit but she feels the Board has a very clear understanding of their fiduciary responsibilities and that to her Ms. Tomasi's main concern was her desire to have the rule changed as currently her home lies half in and half out of the no shooting zone. Additionally, Ms. Sylvester noted that she has not heard anything from Ms. Tomasi in regard to her desire for a change to be made.

President Beenen commented that any of the Board members are welcome to make a motion at tomorrow's meeting to revise the minutes to include this sentence regarding fiduciary responsibilities and he has made Ms. Siudy aware that if a motion is not made, if a motion is made but does not receive a second, or a motion is made and there are not enough votes cast in favor, the issue is closed.

REVIEW OF 7/19/25 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 Schneider 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 11:20 A.M.

The public meeting reconvened at 12:27 P.M.

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

Director Banta moved to adjourn the meeting. Seconded by Director Jacknow, motion passed unanimously.

The meeting adjourned at 12:28 P.M.

Respectfully submitted,

Linda Beard, Secretary