

**SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
SROA BOARD ROOM
JULY 19, 2025**

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

DIRECTORS PRESENT VIA ZOOM: Veronica Jacknow

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): 5

OWNERS FORUM: Charlie Meyer, 20 Cottonwood Lane, noted he is the Chair of the Design Committee and attended the meeting today to respond to the comments made by Director Linda Beard about Mr. Meyer and the Design Committee at the June board meeting.

Prior to that Board meeting, Linda Beard's administrative submission to the Design Committee was denied by Mr. Meyer during his weekly Design office hours. It was denied because it did not comply with the Design Manual of Rules & Procedures. Upon a re-review, the full Design Committee denied the submission, again for not complying with the Design Manual.

At the June Board meeting, Director Linda Beard made an assertion of a conversation Mr. Meyer supposedly had with someone. According to Mr. Meyer, this assertion was completely fabricated by Director Linda Beard. Mr. Meyer stated there was no conversation and Linda Beard lied to you.

Mr. Meyer went on to say that Linda Beard also made some comments about the Design Committee and those comments were crafted to be as antagonistic and venomous as possible. All the SROA committees strive to make Sunriver a special place and there is no place for this kind of attack. Many Design Committee members first contact with the Design Committee was as an applicant for a new home, remodel, addition, etc. so they have been on that side of the table and understand what it is like.

The Design Committee members work with applicants whether a project is approved, deferred, or denied make suggestions and provide direction to ensure their project complies with the Design Manual of Rules & Procedures.

In summary, Mr. Meyer concluded that Director Linda Beard lied to the Board and disparaged the Design Committee. Mr. Meyer formally requested that Ms. Beard be removed as the Board liaison to the Design Committee.

OWNER FORUM FOLLOW-UP FROM PREVIOUS MONTH

President Beenen, Director Schneider and GM Lewis followed up with the owners who have contacted the Board regarding the Resort's decision to change the golf program in Sunriver. The response explained that the general manager as well as some members of the board have held discussions with the Resort and looked at alternatives for allowing owners to have access to play golf. At this time, the Resort is not interested in entertaining any of those alternatives.

A number of owners have asked why SROA does not take legal action against the Resort. We have consulted with our legal counsel on this matter and we have no position for any legal action against the Resort. There is not anything SROA can do as the Resort is a private entity running a private business in Sunriver and it is their prerogative to run their golf courses as they see fit even if SROA does not agree with it. Owners may feel SROA has influence with the Resort however we do not have leverage with the Resort where in we are buying services from them. Owners on the other hand can make their displeasure known by not availing themselves to the offerings the Resort has.

President Beenen also noted that the Resort pays monthly/yearly maintenance fees on all of their Lodge Condos and River Lodges just as all owners do. Additionally, they pay commercial assessments for their other properties/buildings in Sunriver. They have also been a willing and active partner in a number of infrastructure projects that have and will continue take place inside of Sunriver. They have willingly worked with SROA over the years on easements, sharing of costs for certain projects, etc.

GM Lewis added that we have also pursued a question with the Resort about the possibility of various types of access such as a punch card for a certain number of plays, a weekday membership, and other various options and the answer from the Resort has been no.

Staff followed up with David Heath, 2 Redwood Lane, regarding his concerns about the color and type of deck material he wanted to use at his property.

For July, Director Banta will follow up with Mary Beth Collon, Theresa Youmans, and Beverly Cook regarding their comments made at yesterday's work session regarding comments made at the June meeting by an SROA Board member.

Treasurer Pederson will follow up with Monica Sweet, 6 Colonial Lane and Richard McDowell, 16 Sequioa Lane, regarding their comments related to the proposed capital transfer fee.

Director Schneider will follow up with Steve Rajewich, 11 Shag Bark Lane, and Kevin Fox, 5 Summit View Lane regarding their concerns about Sunriver Resort's changes to its golf program.

Vice President Burke will follow up with Susan Patterson, 5 Loon Lane regarding her concerns about jet noise and her desire for their to be scheduled hours for take off and landing of aircraft so as not to disturb the peace and tranquility of Sunriver.

Director Mobley will follow up with Paul Conte, 7 & 8 McKenzie Lane regarding his concerns regarding House Bill 3144. Mr. Conte also forwarded his concern about the barbed wire fencing that still remains on SROA property. GM Lewis responded that most of the fences Mr. Conte is photographing are on Resort property, not SROA property. SROA is in the process of getting bids to replace the fencing on the east side of the runway that does belong to the Association and those will be replaced with smooth wire fencing beginning on the west side of River Road. In 2024 SROA also removed approximately a third of a mile of old fencing that was no longer in use.

The last submission was from Barbara Siudy, 1 Red Cedar Lane, requesting an amendment to the April 18, 2025, board meeting minutes. There will be the opportunity today if a board member wants to put forward a motion to amend the minutes.

RECAP OF 7/18/25 BOARD WORK SESSION

The Board received a report from the Pathway Safety Taskforce and that is on the agenda for acceptance today. GM Lewis provided the background and direction for the formation of a taskforce to review and

revise the Sunriver Rules & Regulations.

Treasurer Pederson provided an overview of the second quarter capital transfer, the 2024 operating surplus transfer, and the request to allow the SROA Controller the ability to make a longer term investments of up to \$2 million for a Treasury Bond that has a maturity time of five years or less.

Assistant GM Kessarlis provided an update on the completion of the Administration building remodel noting that it came in on time and under budget. Assistant GM Kessarlis also provided a review of the recreation statistics for June.

The Board heard a brief update on the SROA Election which is now open. Owners should have received an email with instructions on how to vote electronically. If an owner has not received the email, they can contact SROA who will assist them as it is not too late to add or change an email address. Paper ballots were mailed to the four owners who specifically requested a paper ballot and any owner SROA did not have an email address. Director Schneider noted that owners should be sure and check their spam/junk folder as that is where he found his notification. The election closes on Saturday, August 9th at noon.

The Board held a brief discussion on the special election for the proposed capital transfer fee and the timing of that election which will be launched in October and close in November. The Board also discussed the need to take every opportunity to educate owners on this issue prior to the ballots going out so they can make an informed decision.

The Board reviewed the agenda for the Annual Meeting to be held on August 16th beginning at 1 P.M. in Benham Hall at SHARC.

A discussion was held regarding the request from an owner to modify the board meeting minutes and board actions from the April 18th meeting.

The Board reviewed today's agenda. An executive session was held to discuss a legal matter and a personnel matter.

BOARD ACTION
BOARD MEETING MINUTES

Director Pederson moved to approve the minutes of the June 20, 2025, board work session minutes as corrected. Seconded by Director Banta, the motion passed unanimously.

Director Pederson moved to approve the minutes of the June 21, 2025, board meeting minutes as corrected. Seconded by Director Mobley, the motion passed unanimously.

BOARD ACTION
FINANCIALS

Treasurer Pederson reported that finances are in good order again this month. Total operating revenue for the month was down by \$3,899 from budget, largely due to lower Member Preference Program sales and a little less event revenue for the month of June than projected. Operating expenses were under budget by \$16,501, the majority of which is attributable to open positions in Recreation and Public Works. Year to date, revenues are higher due to the number of Scene advertisers that paid for the year in advance, park revenue and higher than expected interest rates. Savings were realized in operating expenses due to reduced legal fees.

On the non-operating side, the operating revenue variance was \$8,701 to the positive while non-operating

expenses were over budget by \$13,698 mainly due to some road and pathway work that was not anticipated to occur in June. The bulk of the variance on revenue is interest income, \$35,800 of the \$45k was from interest. For the total net, actuals reflect that we are up \$586,223, year to date which is \$117,836 above budget.

Treasurer Pederson noted that the cash balance currently reflected will increase substantially after the actions to move money from the reserves to operating are approved later today. Treasurer Pederson reviewed the aging summary noting that \$22k of the \$88k over 120 days is attributable to one owner that SROA is in discussions with.

For the month ending June 30, 2025, there was a net operating surplus of \$31,088, which was \$12,602 better than the budget. Operating revenues were under budget by \$3,899, due to Member Preference Program (MPP) pass sales, events, and design review fees. Operating expenses were under budget by \$16,501 for the month. Salaries and wages were under budget by \$14,871 due to open positions in recreation and public works. Material and services expenses were over budget by \$7,778 due to water/sewer charges, UV repair parts at the Member Pool, and pool chemicals. Legal fees were under budget by \$11,981 for the month and \$63,400 year-to-date.

For the six months ending June 30, 2025, there was a net deficit of \$109,273, which was \$74,729 better than the budgeted amount. Operating revenues were over budget by \$32,377, mainly due to advanced payments for Scene advertising, SHARC admissions, and Recreation Plus Program (RPP) passes. Throughout the first half of 2025, there were ten additional RPP passes sold and 346 fewer MPP passes than at the same point last year. Salaries and burden were under budget by \$11,346 due to open positions and burden savings. Material and services were over budget by \$20,189 for the first six months. Operating interest income is over budget by \$11,534 year to date, and total operating and non-operating interest through the first five months was \$389,081.

As of June 30, 2025, there was a combined operating and non-operating surplus of \$586,322, which was \$117,836 better than budget.

Total assets as of June 30, 2025, were \$41,661,054. Cash and investments totaled \$18,133,717, a decrease of \$360,527 from the previous month. As of June 30, 2025, there was \$18,277,323 invested in Goldman Sachs Financial Square Government Fund and US Treasuries with durations between 90-days and five years with an annual yield of 4.10%. Assets placed in service included administration building remodel, tunnel construction, a 2025 Freightliner, and a 2025 Ford Ranger. Construction in progress included the freightliner truck, administration building remodel, and a new Ford Ranger. The annual RV Storage billing will take place in July.

As of the date of this report, 698 homes have been converted to TDS bulk fiber billing.

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

GENERAL MANAGER'S REPORT

GM Lewis reported his recap is for activities in June.

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 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 and Assistant GM Kessarar met with Josh Willis from Sunriver Resort regarding multiple issues.

GM Lewis conducted the fifth meeting of the Pathway Safety Taskforce.

GM Lewis participated in the June 26th Capital Projects meeting for owners.

GM Lewis participated in interviews for a new Aquatics Manager.

GM Lewis conducted interviews for the Recreation Director position.

GM Lewis participated in a Sunriver You forum on the Pathway Safety Taskforce project.

The Accounting Department presented month ended June 2025 financial statements.

Accounting staff have been available to assist as the rollout of the Jonas Point of Sale (POS) system is implemented for online tennis/pickleball court reservations.

Accounting staff finalized audited statements for December 31, 2024.

The SROA Controller assisted on the proposed capital transfer fee/special election.

The IT department reported there were no significant outages to report.

IT staff moved and installed all staff computers necessary during the Administration building remodel.

The installation of the new AV for SHARC is complete but is being monitored for potential power related (brown out) issues.

IT staff have assisted with the Jonas POS system replacement project.

IT staff are collaborating with Community Development on a database application tracking program.

In the Communications Department, Scene advertising was at \$23,076 (\$27,344 in 2024).

There were 143 reads of the online June Scene including Canada, United Kingdom, and the Czech Republic.

There were 28,000 visits to the SROA/SHARC websites with top pages being admission rates, aquatic hours, plan your visit, tennis/pickleball, Member Pool, café, navigating the pathways. Sunriver Style received 4,959 site visits in the last month. Most visited pages include pathways, river adventures, and what is going on.

Social media: Turf Tunes, aquatics open for the season, fire season begins, Scotch Broom, new tunnel opens, and summer wildlife.

Eblasts: Online Voting Coming, Owner Forums/Sunriver You, Turf Tunes, New Tunnel Open, Speed Reduction on West Core Rd, and Bike Parade Road Closure.

Other projects included putting out 30+ “NO Fireworks Allowed” signs at key locations throughout Sunriver prior to the July 4th holiday.

Scene staff member Shae Callewaert continues to create various marketing materials for the upcoming Oktoberfest event. Staff also participated in the last in-person planning meeting for the summer.

Scene staff created a specific button for mobile users related to highlighting pathway rules. This also helps promote the Komoot pathway routing app.

Moved most of the Scene office from the temporary location at Public Works to their newly remodeled space in the Administration building.

The Community Development Department reports the Design Committee meetings continue to occur on a regular schedule. The first meeting consisted of three re-review submittals. The second meeting included one addition larger than 600 square feet and two re-reviews.

There are currently approximately 235 active projects/building permits (up by 14 from the previous month.)

The number of applications submitted in June was the slightly higher than in 2024 with 93 this year and 92 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.

There are no homes remaining from the 2023 paint survey. Re-inspections of the homes on the 2024 paint survey are being done now. Second letters will be sent in July.

The IT Department has developed an interactive citation document for staff. Training for the new procedure was held in June with a projected implementation date of the August 2025 hearing.

Staff are responding to owner’s questions related to tree protection barriers. A high percentage of the calls are for clarification from owners who want to gain compliance, which is very encouraging to staff.

The Natural Resources (NR) Department facilitated the start-up of the 2025 ladder fuels reduction (LFR) on and tree thinning on commons.

NR staff prepared and mailed Ladder Fuels Reduction (LFR) notice of deficiency reminder postcards number three to owners.

NR staff started bull frog monitoring.

NR staff mapped and sprayed noxious weeds on commons.

NR staff completed private residential noxious weed inspections.

NR staff continued the planning for the 25th annual War on Weeds (WOW) which runs from August 1st through August 14th.

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

In Public Works (PW), the Winners Circle Pocket Park is 60% complete including landscaping, subbase, installing a water line to the drinking fountain and the construction of a drywell. It will be usable later this month and totally completed before summer is over.

Tennis courts were prepped for the Sunriver Solstice Tennis Tournament

The volley ball courts at Fort Rock Park received new sand and the infield of the baseball diamond was redone.

All sports courts are being cleaned on a regular schedule.

PW staff finished the Admin building parking lot including bumpers, striping, and ADA signing.

New seasonal speed reduction signs were posted on West Core Road.

PW staff are chipping a significant amount of LFR materials on a monthly basis.

PW staff refurbished the main entrance map kiosk.

Bids have been received for fall road projects.

In the Fleet Services Department (FS), staff outfitted the replacement Ford Ranger.

FS staff calibrated computer controls for the larger sander truck.

Nick Nyden in the Fleet Services Department completed Elgin sweeper training.

FS staff have had multiple Fire Department vehicle repairs in the past month.

At SHARC, annual maintenance has happened on the overhead door and HRVI.

The surge tank at the Member Pool was modified to reduce water loss during power interruptions.

PW staff assisted staff from the Administration building move from one location to another and then back

again.

Landscaping along Sun Eagle Road is complete.

Cardinal Landing Bridge will be inspected this fall.

In Recreation, 5,507 Member Preference Program (MPP) memberships have been purchased to date and 884 homes are enrolled in the Recreation Plus Program (RPP) program.

Migration to the Jonas Point of Sale (POS) continues with the court reservation module now up and running. Controller Healy is assisting owners who have trouble logging on for the first time.

The second half for June was very busy at SHARC once favorable weather finally arrived. Summer hours started on June 15th.

The interview process for a new Recreation Director is nearing completion. There were 32 applicants out of which five were interviewed.

Our new Aquatics Manager Chris Purdy who started in mid-June is doing a terrific job and has integrated quickly with the management team and his staff.

New tennis pro Stacey Jellen has started along with returning pickleball pro Luis Bayol and new tennis assistant Whitney Smith. The courts have been remarkably busy all summer.

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 July 17th for their regular monthly meeting.

The SSD is continuing to deal with a few items related to their new building. They have installed a temporary fix for the area where they were having flooding issues earlier this year installing sandbags around the area for now. They will have to install an underground tank to solve the problem long-term and that work will occur next spring, with the necessary funds having already been authorized. They have also been completing a number of items required by the SROA Design Committee including painting all the flag poles and removing the spikes from the top of the gate around the parking area.

Annual performance reviews of the Fire Chief and Administrator have been completed. They did not do one for the police chief since he has only been here for a couple of months.

Discussions continue on how to get some art displayed in the Public Safety building and they are once again considering doing a rotating scenario utilizing the Sunriver Art Gallery and some of their different artists work.

The Sunriver Police Department received 750 calls in the month of July and responded to Caldera and/or Crosswater 17 times in June although that number does include drivers that are being stopped driving down South Century Drive and are pulled over at the entrance to Caldera or Crosswater. The police department is finally fully staffed again. There are six bike patrol members who are riding in groups of three instead of two until all are trained and up to speed. Bike patrol members provided over 300 assists in

June, issued 221 helmet warnings and 581 tunnel violations which gives SROA more impetus to continue the practice of replacing one tunnel per year. The Citizen's Patrol contributed 1,400 hours last month assisting with different events in the community.

The Sunriver Fire Department reports they were a little less busy in June of 2025 compared to 2024. Training is down due as it often gets into an overtime pay situation and the department is trying save some dollars. There was a discussion on a proposal for domestic partners to be included in insurance coverage for the fire department. The collective bargaining agreement negotiations continue.

The SSD will be getting two new board members and two existing board members will serve an additional one-year term and a two-year term to get the rotation of board members back on track so multiple members terms do not all expire in the same year.

The Board held a brief discussion regarding the SSD's, specifically the police departments, desire to include areas outside of Sunriver in their patrol area. This would include Crosswater, Caldera and perhaps areas south and southwest of Sunriver. This would be in an effort to generate more revenue for the department but would require a vote of the registered voters in Deschutes County that would be affected by such a change.

BOARD ACTION

2nd QUARTER CAPITAL ACQUISITIONS TRANSFER

Director Pederson moved approval of the transfer of \$1,830,688.79 from the Regular Reserve Fund and \$141,959 from the SHARC Reserve Fund to the Operating Fund for the 2025 Second Quarter Acquisitions. Seconded by Director Banta, motion passed unanimously.

BOARD ACTION

2024 OPERATING SURPLUS TRANSFER

Director Pederson moved approval of the 2024 year-end transfer of \$151,539 from the Operating Fund to the Reserve Fund. Seconded by Director Schneider, motion passed unanimously.

BOARD ACTION

TREASURY PURCHASE

Director Banta moved to authorize the SROA Controller to purchase \$2 million in U.S. Treasuries with maturities up to five (5) years. Seconded by Director Burke, motion passed unanimously.

BOARD ACTION

SROA RULES & REGS TASKFORCE CREATION

Director Mobley moved to approve the creation of the SROA Rules & Regulations Update Taskforce pursuant to the Five Point Directive attached hereto as allowed and required by the SROA Bylaws. Seconded by Director Burke, motion passed unanimously.

BOARD ACTION

PATHWAY SAFETY TASKFORCE REPORT

Vice President Burke moved to accept the Final Report of the Pathway Safety Taskforce as attached hereto. Seconded by Director Schneider.

Vice President Burke commented that following President Beenen's remarks yesterday regarding the report seeming, in President Beenen's opinion, to not include enough emphasis on the pedestrian etiquette. Vice President Burke said that he reread the report last night and would now like to retract his comments from yesterday commenting that he felt the report was balanced. After rereading the report, he

is not sure it really is as balanced as we might want right now. One of his concerns though is how do we carry that forward for say five years from now when some of the things come up and will it be effective. President Beenen noted he would advocate for there being some statements included in the report with respect to pedestrian etiquette which Director Mobley also voiced his support for. Treasurer Pederson added that the taskforce realizes this is an ongoing thing and not a one-time issue. As such the recommendations should be tried and evaluated for effectiveness.

President Beenen added that the Board has the option of returning the report to the taskforce and requesting some specific modifications or they can accept it but with further action on specific items required as part of the acceptance.

GM Lewis noted he can reconvene the taskforce and ask them to evaluate the need for pedestrian etiquette to be included in the report as part of the recommendations and collect their input and bring that information back to the Board.

President Beenen recapped that as he understands it the Board is willing to accept the report as presented today with direction to further address pedestrian use etiquette on the pathways as well as the modes of transportation allowed on the pathways. GM Lewis will pass this information back to the taskforce and will report back to the Board with their recommendations.

Director Mobley expressed his appreciation for the hard work of this taskforce.

Call for the question. Motion passed unanimously.

OTHER BUSINESS
REQUEST FOR MODIFICATION TO BOARD MINUTES
OF APRIL 18, 2025

President Beenen noted the request from an owner to modify the board minutes of April 18, 2025, board work session and inquired if any of the board members cared to make that motion.

Hearing none, that issue is now closed.

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

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

Respectfully Submitted,

Linda Beard, SROA Secretary