

**SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS WORK SESSION
SROA BOARD ROOM
AUGUST 15, 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, Mark Smith, Joe Healy, Gary Seifert & Richie Villagrana

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

OWNERS IN ATTENDANCE (not including Board members): 6

OWNERS FORUM

Cindy McCabe, 13 River Village Condo, suggested several actions she would like at Mary McCallum Park including the removal of the old porta potty enclosure, better signage at the gate, what protocol is in place for groups using the park, and an existing opening near the gate. Ms. McCabe would also like to see more benches added along the river, and the addition of a brief biography honoring Mary McCallum to the kiosk that is located there. In regard to pathways, Ms. McCabe noted the crossing at Circle 3 has two road crossings close together that make it dangerous and that needs to be reviewed for safety. Ms. McCabe noted one of the crossings is blocked off so she is hopeful that means it is going to be removed. Ms. McCabe also wondered if anything has been done regarding her request for dogs to be leashed on pathways (dogs are not required to be leashed in Sunriver but are to be under effective voice control). Ms. McCabe also commented that the new golf restrictions the Resort has adopted are indicative that they do not value the relationship with the rest of the community and she added that golf carts on the roads need to follow rules.

Judy Calkins, 1 Lost Lane, commented on renter/visitor use of recycling services. Ms. Calkins stated that visitors do not use the side-yard services because they do not know the rules and throw recyclables into the trash (as do residents) because there is not a recycling facility in Sunriver.

Ron Reimer, 1 Peppermill Circle, commented on the proposed Capital Transfer Fee and the actions of the Resort regarding golf course access. Mr. Reimer believes that capital improvements should be funded with assessments as was done for SHARC and owners have consistently supported such. Mr. Reimer noted the Resort's shift to exclusivity for golf course access and noted that such action moving away from working with owners should result in daily use/facility fees being imposed on Resort guests for equitability with owners who carried the burden of providing amenities for all.

Brian Skeahan, 10 Sequoia Lane, commented on two topics, the Design Review Committee and golf. Mr. Skeahan believes that Design Committee members should be able to accept criticism of their decisions and that they sometimes exhibit stereotypical HOA behavior in being overly controlling and lacking judgement (while also acknowledging it is a tough job). Mr. Skeahan believes the SROA Board accepted the decisions of the Resort regarding golf course access and conveyed that to owners and that this was not a fair/appropriate representation of owners.

Paul Conte, 7 & 8 McKenzie Lane, commented on the Covenants Task Force (actually the Rules & Regulations Taskforce)—requesting the charter (creation document) for the taskforce and also that the

taskforce should take into consideration early in the process the thoughts and concerns of owners and that this should continue throughout the taskforce's work to ensure it is a community document and not just the work of a few owners.

ANNOUNCEMENT OF 2025 SROA ONLINE ELECTION RESULTS & PROCESS

President Beenen reported that the candidates that were elected for a three-year term beginning at the close of tomorrow's Annual Meeting and ending at the close of the Annual Meeting in 2028 are:

Linda Beard (incumbent)
Dale Harrison
Pam Hays

President Beenen congratulated the new Board members, all of whom were in attendance, welcomed them aboard, and thanked them for their participation and willingness to serve.

Mr. Kessarlis reminded those in attendance that this was SROA's first online election, The election was launched in early July and closed last Saturday, August 9th at noon.

Two Election Committee members, Sandra Henderson and Jim Montroy were present on Saturday, August 9th when the election closed and took part in a meeting via Zoom with our partners at Election Trust, the company we used for this year's election. The entire process took approximately 30 minutes.

There were 43 paper ballots received that were scanned first and there were no discrepancies identified in those paper ballots that required the need to be adjudicated. There were a total of 1,623 online ballots cast for a total of 1,666 ballots voted, which is approximately 100-200 more than the number we generally receive in our annual elections of three board members. The Election Committee members watched the online ballot scanning process and it was noted that Election Trust uses the same scanning system as Deschutes County does for its elections. The Election Committee members then certified the election and the SROA President, Vice President and General Manager were notified.

On Monday of this week, Assistant GM Kessarlis along with Executive Assistant Becki Sylvester and Communications Director Susan Berger met via Zoom with the Election Trust staff to recap what we thought worked well and what did not. They have already started working on a fix to the write-in candidate lines being in rotation with the candidates, something that made it a bit confusing for some so going forward it will be a cleaner process.

Assistant GM Kessarlis noted that both of the Election Committee members who represented the committee said they had both voted online and found the process to be extremely easy and they appreciated the swiftness and effectiveness of the online voting. Additionally, this process saved the Association approximately \$2,500.

ADMISSIONS MODEL WORKGROUP UPDATE

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

As of July 31, 2025, a total of 5,576 Member Preference Program (MPP) cards have either been purchased or renewed. Of that total, 5,403 were renewals and 173 were new cards. When including extended household, long-term renter, or commercial passes the total number of cards issued totals 6,299. This is 522 fewer than at the end of July 2024. New MPP cards sales are down and this was the first time Mr. Kessarlis saw no new cards issued in the month of July. Some of that could be related to a somewhat sluggish real estate market and/or people have just not been here yet to purchase their cards. The Admissions Model Workgroup at their meeting this week discussed the possibility of surveying some of the owners who have not updated their MPP cards this year to determine why. Mr. Kessarlis is working with the IT Department to

identify which of those owners we have email addresses on file for, which is approximately 80% or more. That will help staff and the Board with budgeting and planning for next year. At the end of July, the MPP revenue totaled \$614,550 or 93.9% of the annual budget.

We had 3,859 fewer patrons at SHARC in July this year over last year. Assistant GM Kessarlis indicated that some of the MPP numbers are currently inaccurate due to the change in the Jonas system and staff is working on it. SHARC hosted a total of 55,432 attendees at the facility in the month of July compared to 59,291 in 2024, a decrease of 3,859. Of that 55,432, there were 1,996 were member preference, 41,924 were RPP pass holders, 283 were member guests, and 8,012 were gate admissions. Year to date attendance is 73,803 compared to 74,447 in 2024, a decrease of 644.

Regarding the 2025 Recreation Plus Program (RPP), as of July 31, 2025, there were 897 homes and/or condominiums signed up for the program. Of those 818 are renewals and 79 are new properties to the program. Last year at the same time there were 882 properties participating in the program. Mr. Kessarlis also provided a breakdown of the RPP's by the number of bedrooms. RPP revenue is at \$2,619,479 or 101.7% of the 2025 budget. We may see a couple 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 \$434,697 or 66.8% of the budgeted \$650,100 which is attributable in part to seven straight days of thunder storms in July.

By the end of July 2025, staff have issued 51,720 paper guest passes and of those 7,146 have been redeemed at SHARC and 2,729 have been redeemed at the Member Pool.

Year to date, there have been 129,235 guests at the SHARC facility compared to 135,479 by the end of July 2024, a decrease of 6,244 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 July revenue is sitting at \$91,119 or 57.68% of the monthly budgeted amount of \$110,800 and the annual budget of \$157,950. Booked revenue through the end of the year is projected at \$52,972 for private events and \$5,000 for Special Events for a total of \$57,972.

Events Coordinator Beth Heron continues to receive lots of inquiries about the SHARC spaces available for different functions. Mr. Kessarlis noted the highly successful Sunriver Music Festival concert that was held in Benham Hall last weekend with over 200 people in attendance. The performance included an “instrument” petting zoo so kids could come up and see all the instruments and touch them. The concert was excellent, the acoustics sounded great and we are hoping this might become a yearly event.

Uncorked did well despite the numbers being down this year over last year. There was a huge music festival in Redmond that weekend that drew over 100k attendees as well as a large three-day wine event at Central Oregon Community College (COCC). It is tough in the summer time to find a time when you are not competing with other offerings in the area.

We did have a much better food source/pairing tied to the Uncorked event this year than the last time it was held in 2023, the event having been cancelled in 2024 due to smoke from an area wildfire, which also contributed to the move from September to July for the event. The other reason we moved it is because holding it in September conflicts with “crush” season for the wineries so they prefer to do it earlier in the season.

Sales for the upcoming Oktober Fest event on September 26th & 27th got off to a slow start but will pick up as the event gets closer. Visit Central Oregon provided a nice sponsorship for this event and are also helping with co-marketing of the event. Additionally, the SR Area Chamber of Commerce, the SR Business Park and Sunriver Resort are all involved. There will be both a 5k and 10k race along with the events that will take place at SHARC.

Sunriver Brewing will feature a variety of German-themed brews, and German style food including bratwursts and giant pretzels. Face painting will be available for the younger crowd along with family-friendly activities and live music. Tickets are available at BendTicket.com or at the door on the days of the event.

Assistant GM Kessarlis reported tennis/pickleball is sitting at \$1,600 to the positive as of July 31st. This includes lessons, equipment rentals, and general admission. We are approximately \$2,900 down when compared to budget, the majority of which is due to the Sunriver Solstice tournament which happened in June but payment was held up through the United States Tennis Association (USTA) an issue that has since been identified and addressed and those funds were actually finally received yesterday.

Café sales were up for the month of July with SROA's portion increasing by \$7,186.45 over the same time last year. So far things have been very busy in August so we anticipate they will have another good month. People are happy with both the food, the selection, and prices.

Asked to provide a sample of the groups using the event space at SHARC, Mr. Kessarlis commented that the Central Oregon Relator's meet at SHARC on a weekly basis, the Sunriver Women's Club does a couple of big events at SHARC yearly, we have a vascular doctors group that comes on a yearly basis. We just finished a company retreat and next week we have one of the larger medical companies holding an employee event. While some of these are repeat users, we have also added a number of new clientele as well.

The Board thanked Mr. Kessarlis for his thorough reporting on these statistics on a monthly basis. President Beenen thanked Assistant GM Kessarlis noting that in addition to his regular job duties and overseeing the Recreation Department, he also oversaw the remodel of the Administration building which came in on time and on budget. Well done Assistant GM Kessarlis, well done.

CAPITAL TRANSFER FEE – SPECIAL ELECTION
BALLOT MEASURE LANGUAGE DISCUSSION

It was noted that this topic has been moved to Executive Session to allow the Board to hear from our legal counsel over some questions on the ballot language itself. Legal counsel plans to join the meeting this morning at 11 A.M.

SPECIAL BOARD MEETING SEPTEMBER 17TH
CAPITAL PLANNING/2026 WORK PLAN

GM Lewis noted the special meeting on September 17th will begin at 9 A.M. in the Board room and will be a two-fold meeting. The first is capital planning and the second is the 2026 work plan.

GM Lewis commented that last year a 2025 work plan meeting was held in early October following the completion and acceptance of the SROA 2030 Strategic Plan. Items from the Strategic Plan were used along with items recognized by staff and recognized by the Board.

We anticipate the same thing for 2026. GM Lewis will be sending an email to all of the Board members and SROA Department heads that will include the top priorities from the Strategic Plan and that need to be

taken into account when preparing individual lists of priorities. GM Lewis referenced the three-legged stool approach the combining of the Board, staff, and Strategic Plan items. When those three lists are compared you will see the overlap between those and what really rises to the top.

There will also then the other items that may only be on one list or two lists. That is where the discussion comes in. Last year, just as a reminder, the Board looked at the proposed improvements to the Admin building, the pathway safety taskforce and the rules and regulations update taskforce, etc. All of those things that we have either completed or are in the process of completing came out of that meeting last year. It was a very good meeting to have it in early October. This year we are doing it even earlier, which is great as it helps staff shape the budget that is ultimately brought to the Board for approval in November. Having these earlier meetings also speeds up some of the deliberation during the budget process.

Similarly, regarding capital planning, which came out of the budget discussions last year when there were a number of requests such as the Circle 2 to 3 pathway, Fort Rock Park improvements, etc. and how to prioritize and pay for those requests. Staff will provide their input on which items have risen to the top for them. Those items will be shared with the Board for discussion and will include the details such as cost and implementation. The Board items the Board members have prioritized will be considered and discussed as well.

GM Lewis noted that the Special Board Meeting on September 17th is an open meeting and will also be available on You Tube in real time as well as being available for owners to watch after the fact. That will allow owners to weigh in earlier and provide their comments if they choose while allowing staff to put together a budget that is more concise.

President Beenen reminded the Board that when we did the budget last year there were approximately \$5 million in capital items initially requested. The Finance Committee and Board were in agreement that the Association needed to seriously consider spending that much money in a single year. The result was the meetings GM Lewis referred to being held prior to the draft budget coming to the Board for consideration where by the Board could decide how much capital they were comfortable spending and within that, what were the top priorities.

Director Jacknow added that establishing what the Board is comfortable spending on the different proposed capital projects is key to setting the guard rails for the upcoming discussions at the September 17th meeting on what we can afford and what are the ongoing expenses we need to consider. What are the compliance, regulatory, and safety things that must be addressed first and then what is left over for possible enhancements and improvements. This sets the expectations early rather than in the middle of the budget discussions.

GM Lewis expects the meeting to last between two and three hours but he feels it will be time well served as it will cut down on the time necessary as we get further into the budget. GM Lewis commented that he will be sending the Board an email asking for their top five work plan items based on input they have received from owners as well as their individual priorities.

SUNRIVER YOU FORUM – OCTOBER 2ND
CAPITAL TRANSFER FEE – SPECIAL ELECTION BALLOT MEASURE

GM Lewis reported he has been working with Sunriver You representatives to do a virtual forum like we have done in the past to address the proposed capital transfer fee and the special election that will be associated with that. Sunriver You works as the educational arm of the Owner Enrichment Committee and

this will be a good opportunity for us to present information to the owners and provide a question and answer time during the forum.

These forums have proven greatly beneficial in the past for us to get the word out to owners on a variety of issues. This forum will provide SROA that same kind of opportunity to explain how the capital transfer fee is intended to work. This forum will be recorded and be available on the SROA website. Once posted to the website we can eblast owners to make them aware it is available for viewing and include a link to the presentation encouraging them to watch the forum so they can better understand what is being proposed. It is but one piece of what would likely be necessary in the broader campaign to get information to owners on this issue.

GM Lewis along with Controller Joe Healy and Directors Pederson and Burke will participate in that forum. The forum will begin at 4 P.M. on October 2nd and President Beenen encouraged the other Board members to help spread the word of this forum.

Treasurer Pederson noted the initial push to explain the proposal will be at the Annual meeting on Saturday. At that time, we will also inform owners of the upcoming forum on October 2nd and encourage them to bring their questions and participate. GM Lewis added that we will do the virtual forum, in person meetings, have printed materials available and include information on both our website and upcoming editions of the Scene.

REVIEW OF ANNUAL MEETING AGENDA

The Board reviewed the agenda for tomorrow's Annual Meeting that begins at 1:00 P.M. in Benham Hall at SHARC.

REVIEW OF 8/16/25 REGULAR BOARD MEETING AGENDA

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

OTHER BUSINESS

GM Lewis provided a roster of those chosen to serve on the Rules & Regulations Review Taskforce. We received 41 applications from owners wishing to participate. The selection was done by the Board and committee liaisons with staff participation in that discussion. All applications were reviewed and out of those 41 received, twelve individuals were chosen to participate in this effort. All of the taskforce members have been notified and their first meeting will be held on Tuesday, September 9th, which will be an organizational meeting. GM Lewis feels it is a well-rounded group with a good mix of resident and non-resident owners, people who rent their homes and those that do not.

An email was also sent to the folks who were not chosen thanking them for applying and encouraging them participate in other opportunities that might be available.

Director Mobley, as one of the participants in the choosing of members for this taskforce, noted the exceptional qualifications that exist with our owners in Sunriver. Mr. Mobley commented that he was duly impressed with the knowledge and expertise that we have available to us. GM Lewis noted a lot of these folks are new to serving on a taskforce for SROA which is great to see.

ADJOURN

There being no other business, President Beenen asked for a motion to adjourn the public meeting and move into executive session.

Director Beard moved to close the public meeting to owners and reconvene in an Executive Session under the authority given in the SROA Bylaws, Article IV, Section 11 to consult with legal counsel and to consider certain personnel and legal matters. The Board does not anticipate disclosing these deliberations to owners. Seconded by Director Schneider, motion passed unanimously.

The public meeting recessed at 10:37 A.M.

The public meeting reconvened at 12:43 P.M.

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

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

The meeting adjourned at 12:45 P.M.

Respectfully submitted,

Linda Beard, Secretary