

**SUNRIVER OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
SROA BOARD ROOM  
AUGUST 16, 2025**

**DIRECTORS PRESENT:** Gerhard Beenen, Bill Burke, Clark Pederson, Keith Mobley, Brad Banta, Linda Beard, Veronica Jacknow & Randy Schneider (one seat is vacant and was not filled by board appointment, following the resignation of Mark Murray)

**STAFF:** James Lewis, Susan Berger & Jesus Mendoza

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

**NUMBER OF OWNER ATTENDEES (not counting the Board members): 2**

**OWNERS FORUM:** Greg Slater, 13 Fir Cone Lane, commented about the number of trees that have been marked for removal on the Woodlands golf course. Mr. Slater stated that originally 800+ trees had been marked and that half of those trees were removed in the spring of this year. Mr. Slater believes that the additional trees are too many. Mr. Slater asked if the additional removal is allowed and specifically what the Board thinks about the proposed removal.

**OWNER FORUM FOLLOW-UP FROM PREVIOUS MONTH**

Director Banta planned follow-up with Mary Beth Collon, 6 McNary, Theresa Youmans, 15 Big Sky, and Bev Cook, 3 Three Iron regarding their comments relative to the Design Committee once the issue is resolved.

Treasurer Pederson followed up with Monica Sweet, 6 Colonial, and Rick McDowell, 16 Sequoia regarding their questions/concerns about the proposed capital transfer fee. Treasurer Pederson had a very pleasant conversation on the phone with Ms. Sweet. She feels the transfer fee is unfair and she would prefer an increase in maintenance fees instead.

Treasurer Pederson also spoke with Mr. McDowell, who is a relator and who had questions on the legality of a transfer fee. Treasurer Pederson informed Mr. McDowell that it has all be run through our legal counsel to ensure that it is all legal and allowable. Mr. McDowell would rather see a special assessment to owners than an ongoing transfer fee.

Vice President Burke asked Treasurer Pederson to share the numbers he worked out in relation to raising maintenance fees instead of having a capital transfer fee. Treasurer Pederson commented it would require an increase of \$167 per owner per year which is about \$15 per month, an increase of 8.4% on top of the normal approximate 3.5% yearly increase resulting in 12-13% increase in monthly maintenance fees. Treasurer Pederson does not feel that is very feasible or equitable as you would be charging a two-bedroom homeowner the same as a six bedroom homeowner. This would be a continual charge that would be ongoing and would exclude the Village @ Sunriver and the Resort as we have agreements in place limiting their increases to 4%. Treasurer Pederson noted he did share that information with Ms. Sweet as well.

GM Lewis followed up with Paul Conte, 7 & 8 McKenzie Lane regarding his concerns about what recently passed legislation, specifically as it relates to multi-family housing that is currently not permitted

in portions of Sunriver. Mr. Lewis has conveyed to Mr. Conte that what he is concerned about is not applicable to Sunriver, which has been confirmed by legal counsel.

There was a request from Barbara Siudy, 1 Red Cedar Lane to make modifications to the April 18, 2025, Work Session minutes that failed due to lack of a motion.

GM Lewis followed up with Paul Conte regarding his concerns about the Rules & Regulations Taskforce and his desire to see a transparent process that includes ongoing owner input and that committee policies are being followed. President Beenen added one of Mr. Conte's concerns was about non-owners on a taskforce voting on items that affect Sunriver. GM Lewis commented that neither staff members nor community members are allowed to vote and the only outside person participating in this taskforce is Ashley Steinbrecher, Sunriver Community Service Officer.

For this month's input, Treasurer Pederson will follow up with Ron Reimer, 1 Peppermill Circle, regarding his concerns about the transfer fee and golf.

Director Jacknow will follow up with Judy Caulkins, 1 Lost Lane regarding the confusion visitors have with recycling now that there is no longer a central drop site.

Director Banta will follow up with Brian Skeahan, 10 Sequoia Lane regarding his comments relating to the Design Committee and the Resort's new golf membership requirements.

Treasurer Pederson will follow up with Cindy McCabe, 13 River Village regarding her input on improvements she would like to see at Mary McCallum Park, dogs on bike paths, and the Resort's decision to change the golf program.

Director Schneider will follow up with Greg Slater, 13 Fir Cone, regarding the number of trees the Resort plans to remove on the Woodlands golf course.

### **RECAP OF 8/15/25 BOARD WORK SESSION**

President Beenen reported the Board started the meeting as always with the Owner Forum followed by the announcement of the election results and how the online voting process worked. We have two new board members, Pam Hays and Dale Harrison as well as incumbent Linda Beard, who were all elected to a three-year term on the Board that will begin at the close of the Annual Meeting later today.

Assistant GM Kessariss provided an update on the recreation and events statistics for July. We are ahead of budget on the Recreation Plus Program (RPP). Member Preference Program (MPP) card sales are down by approximately 500 compared to last year and staff is looking into what shifted this year.

The Board held a discussion on their upcoming Special Board Meeting on September 17th to discuss Capital Projects and the 2026 Work Plan. The Board also held a discussion on the upcoming Sunriver You Forum on October 2<sup>nd</sup> that will address the proposed capital transfer fee and the need for a special election sometime in the first half of 2026.

The Board reviewed the agenda for the Annual Meeting and today's business meeting. An executive session was held to discuss a legal matter and a personnel matter.

### **BOARD ACTION** **BOARD MEETING MINUTES**

Director Burke moved to approve the minutes of the July 18, 2025, board work session minutes as corrected. Seconded by Director Banta, the motion passed unanimously.

Director Banta moved to approve the minutes of the July 19, 2025, board meeting minutes as corrected.  
Seconded by Director Schneider, the motion passed unanimously.

**BOARD ACTION**  
**FINANCIALS**

Treasurer Pederson reported that our finances are in very good shape for the month of July. We finished the month with an operating surplus of \$174,798 which was \$13,806 better than budget. Operating revenue was down by \$23k, \$11k of which was attributable to less Member Preference Program (MPP) passes being sold. We also had a slight reduction in events and swim lessons due to reduced staff. In the operating expense area, we were under budget partly due to open positions, and a reduction in materials and services expenses. For the year, operating expenses are \$79k better than budget due to some of the items previously mentioned.

On the non-operating side, we finished the month with a surplus of \$17,876 better than budget. Some of that is due to timing on ladder fuels reduction payments and asphalt expenses. Year to date, we are ahead of budget by \$60,983, of which \$44k is better than expected interest income. Our two big positives this year have been lower legal fees and better than expected interest income.

We are ahead of last year on cash balances, by the amount of the pathway tunnel that did not happen in 2024. Our portfolio is earning an average of 4.07% interest on those cash balances. Two five-year treasuries were purchased as authorized by the Board in July. One was purchased the day prior to the Fed meeting and one was purchased the day after. Interest rates did not change and we got a 3.965% rate on those two treasuries.

Treasurer Pederson reviewed the aging summary noting a number of the 30 day or less is tied to RV storage invoices that went out the first of July. Those can take a couple of months to catch up as people are often traveling in the summer and may not get their mail right away. We were still working on a settlement with one owner in the over 120 days category, however it now appears that has stalled.

In terms of staff, the Public Works (PW) Department is down two employees and the Recreation Department is down three employees. One of the PW spots has since been filled meaning they are now down just one employee.

For the month ending July 31, 2025, there was a net operating surplus of \$174,798, which was \$13,806 better than the budget. Operating revenues were under budget by \$23,272 due to the Member Preference Program (MPP) sales, events, swim lessons, and SHARC merchandise sales. These negative variances were partially offset by Recreation Plus Program (RPP) pass sales. Operating expenses were under budget by \$37,078 for the month. Salaries and wages were under budget by \$6,870 due to open positions in recreation and public works. Materials and services expenses were under budget by \$22,242 due to savings in election expenses, road resurfacing, and chemicals for the Member Pool. Legal fees were under budget by \$10,896 for the month and \$74,296 year-to-date.

For the seven months ending July 31, 2025, there was a net surplus of \$65,356 which was \$88,366 better than the budgeted amount. Operating revenues were over budget by \$9,106, mainly due to advanced payments for Scene advertising, SHARC admissions, and RPP passes. There were fifteen additional RPP properties signed up and 480 fewer MPP passes than at the same time last year. Salaries and burden were under budget by \$18,216 due to open positions and burden savings. Materials and services were under budget by \$1,883 for the first six months. A 2015 Ford F150 was sold in July for \$7,500. Operating interest income is over budget by \$12,413 year-to-date, and total operating and non-operating interest through the first seven months was \$453,905.

As of July 31, 2025, there was a combined operating and non-operating surplus of \$1,004,195, which was \$149,349 better than budget.

As of this report, 814 homes have been converted to bulk fiber billing.

Total assets as of July 31, 2025, were \$41,290,845. Cash and investments totaled \$17,957,449, a decrease of \$176,098 from the previous month. As of July 31, 2025, \$17,827,580 was invested in the Goldman Sachs Financial Square Government Fund and US Treasuries with durations ranging from 90-days to five years, yielding an annual rate of 4.07%. Two five-year \$1M treasuries were purchased at the end of July with a yield of 3.965. Annual storage yard billings were processed in July. Construction expenditures included the Winners Circle pocket park and a new Ford Ranger.

Director Mobley moved approval for the unaudited SROA financial statements for the month ending July 31, 2025, as presented. Seconded by Director Banta, motion passed unanimously.

### **GENERAL MANAGER'S REPORT**

GM Lewis reported his recap is for activities in July.

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 ongoing potential settlement agreement language with one owner.

GM Lewis attended and participated in the monthly meetings of the Finance and Covenants 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 met with Tom O'Shea from Sunriver Resort regarding the proposed capital transfer fee which Mr. O'Shea opposes.

GM Lewis participated in the July 24<sup>th</sup> Capital Projects meeting for owners discussing multiple capital items and potential funding sources.

GM Lewis met with the Executive Director and Finance Officer for the Sunriver Nature Center for a quarterly check-in.

GM Lewis met with the Board chair and GM for Caldera to discuss ebike use and rental from local bike shops.

GM Lewis met with Sunriver Service District Managing Board members and the Sunriver Police Chief regarding a proposal for expanding the SSD boundaries for police services.

GM Lewis conducted follow-up interviews for the Recreation Director position.

GM Lewis met with Benjamin Clapa (part owner of the former Sunriver Aquatics/Mavericks property). Mr. Clapa is interested in selling the property.

The Accounting Department presented month end July 2025 financial statements.

Accounting staff continued with TDS bulk fiber billing and communication with owners.

Accounting staff assisted with the Jonas rollout for Point of Sale (POS), inventory, and online court bookings for the Recreation Department.

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

The SROA Controller invested \$2 million in five-year Treasury Bonds.

The IT department reported there were a couple storm related power surges that took out two older uninterruptible power supply (UPS) power systems at SHARC and an older audio power amplifier. Replacement UPS units and amplifier have been ordered and should be received in early August.

A new modem with a new VPN connection has been installed at the Ranch Cabin Tennis Courts after the old Verizon cellular modem stopped working.

Board Room sound quality issues have been traced to the underground conduit connection. A temporary over the carpet fix has been installed and IT staff are working Bend Electric to find a solution.

IT staff installed a Davis Air Quality Index (AQI) sensor at SHARC and updated the SHARC website to reflect the air quality reading. Once testing is completed, the IQ air sensor will be removed.

IT staff modified the Community Development Department's call routing.

In the Communications Department, Scene advertising was at \$22,338 (\$27,584 in 2024).

There were 336 reads of the online July Scene including Ireland, Canada, and Mexico.

There were 29,000 visits to the SROA/SHARC websites with top pages being today's schedule, admission rates, aquatic hours, FAQs, weather, pickleball/tennis, and Member Pool.

Sunriver Style received 5,500 site visits in the last month. Most visited pages include river adventures, pathways, and what's going on.

Social media: Oktoberfest, Last Turf Tunes concert, yoga at SHARC, emergency alerts, no fireworks, and wildlife.

Eblasts: Speed reduction on West Core Road, bike parade traffic delay, email ballots sent, and rules and regulations review taskforce members sought.

Other projects included posting the final report of the Pathway Safety Taskforce on the SROA website. Updated the presentation for July's capital projects forum. Communications staff went out and picked up all but a couple of the "No Fireworks" signs that were scattered throughout the community during the month of July.

The Community Development Department reports the Design Committee meetings continue to occur on a regular schedule. There were no projects for the first meeting in July. The second meeting consisted of one re-review of a previous Design Committee decision.

There are currently approximately 250 active projects/building permits (up by 15 from the previous month.)

The number of applications submitted in July was the slightly lower than in 2024 with 86 this year and 93 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.

Continued to discuss with the Design Committee the procedural elements in the new Design Manual of Rules and Procedures (ongoing training).

Re-inspections of the homes on the 2024 paint survey were done and 98 second letters were sent in July.

The IT Department had developed an interactive citation document for staff. The new process has been implemented for the August 6<sup>th</sup> & 7<sup>th</sup> Magistrate hearings and no major issues were brought to light.

Community Development staff have been responding to owner's questions regarding 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 second round of tree protection compliance inspections has begun. Properties that are still out of compliance will be sent a postcard reminder of the items to correct and the deadline for completion of those corrections.

The Natural Resources (NR) Department continued overseeing the 2025 ladder fuels reduction (LFR) and tree thinning on commons.

NR staff completed condominium and commercial property noxious weeds inspections.

NR staff prepared and mailed Ladder Fuels Reduction (LFR) notice of violation letters and citations.

NR staff prepared and mailed noxious weed notice of deficiency letters.

NR staff prepared and mailed noxious weed courtesy letters.

NR staff continue the bull frog monitoring.

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

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 85% complete including 3,500 square feet of pavers. The rock garden and natural balance beam will be completed in the fall.

The Apollo play structure webbing/ropes will need to be replaced this year as it is showing signs of failure. We have made it safe to use until it can be repaired.

All of the sports courts have been very busy and PW crews continue cleaning them on a weekly basis.

Fall road project contracts are being developed.

It took all 31 days of July to finish all the roadside LFR chipping in July. A new round will start again next week.

Ongoing sweeping of roads and pathways necessary after summer storms.

Survey work for the Circle 2 to 3 is nearly complete; easements from three separate entities will be required.

Fleet Services took delivery of a new Ford Escape and sold the one that it replaced.

The clutch and other items were replaced on the chipper.

Two trucks that were replaced were prepared for sale and both were purchased by the City of Bend.

In Facilities/Aquatics, there have been some necessary equipment repairs at the Café at SHARC.

The annual fire suppression service was completed.

The former recycling enclosure has been repaired and painted to house equipment implements.

The fencing contract for the PW yard has been signed and work will be completed by mid-October. This is a reserve item that has been paused for years waiting for decisions on recycling and the completion of the new PW building.

The PW Parks/Landscaping Lead position has been offered and filled by Bryan McLaughlin who comes to SROA with several years of USFS and landscaping background.

In Recreation, 6,299 Member Preference Program (MPP) memberships have been purchased to date and 897 homes are enrolled in the Recreation Plus Program (RPP) program.

Migration to the Jonas Point of Sale (POS) continues. We have been able to make some internal updates to attendance reporting for MPP and RPP as of mid-July.

The month of July was very steady for operations as was witnessed at all our recreation outlets.

Pickleball courts have been consistently reaching close to capacity limits for the morning hours of play each day in July.

The Member Pool will close for recreational swim sessions post September 1<sup>st</sup>. Lap swim times will be available through the end of the month.

Tennis and Pickleball clinics will be consistently offered through Labor Day with private pickleball lessons available on request.

### **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 does not meet until next week so he will double report next month.

### **BOARD ACTION COMMITTEE APPOINTMENT**

Director Pederson moved approval of the appointment of Tom Pepple as a member of the Covenants Committee. Seconded by Director Burke, motion passed unanimously.

### **BOARD ACTION CERTIFY 2025 2024 ELECTION RESULTS**

Director Pederson moved to certify the results of the 2025 SROA election of three SROA Board members; Linda Beard, Dale Harrison, and Pam Hays for a three-year term beginning at the close of the annual meeting and ending in August 2028. Seconded by Director Jacknow, motion passed unanimously.

### **OTHER BUSINESS**

Director Mobley noted the recent unfortunate conflict was difficult for all. We need to acknowledge that we regret that those things have happened and hope that the parties who have been involved recognize that the effect on all of us collectively is negative, deserving of some apologies, and something we hope will not be repeated.

Director Beard noted that in rereading the minutes from last months meeting relating to the comments that were made by a Design Committee member included mistruths about her and violated the SROA Civility Code. This was started as a result of Ms. Beard witnessing comments made by this Design member to a fellow homeowner regarding a project in Sunriver. Ms. Beard apologized for not addressing this initially in an executive session instead of during an open forum. She was upset by the situation but should not have addressed during a public meeting. Ms. Beard went on that it does not dismiss the fact that it happened and that it was inappropriate and that this person lied about her four times which violates the civility code to her and she feels something more than an apology should be done, something she feels very strongly about.

Ms. Beard added that as far as the other Design Committee members that spoke up last month, they were not there and did not witness what Ms. Beard did. President Beenen and GM Lewis have spoken with the owner and yet nothing has happened. Director Mobley noted that things are happening and are going to happen. Director Mobley went on that while we are not done addressing this situation, we would like to put this unfortunate episode and the difficulties it has created behind us and move on. Director Beard agreed but added that she has been in business for a long time and has always spoken the truth and has never been treated this way before.

Ms. Beard noted she is being asked to remove herself as the Design Committee liaison and that's fine but she is not seeing any repercussion of it or disciplinary action that's involved.

Director Banta noted Director Mobley's appreciation for the volunteer work of the Design Committee and as a past member of that committee Director Banta know first hand that it takes a lot of time to be a

Design Committee member. You have to visit the different sites, look at the plans, assess the lay of the lot, sign that you were there, etc. prior to preparing your motions for the meeting. In his experience on the committee, the members take their job very seriously because they know they are affecting a persons project, possibly the cost, and ultimately what the community looks like. Director Banta appreciates the hard work of those individuals who have been doing that work.

Director Mobley added it is probably one of the most thankless positions in SROA. Vice President Burke noted starting next week, he would like this wrapped up in three or four days. Additionally, he will be recommending that Brad Banta assume the liaison position for the Design Committee going forward.

Treasurer Pederson commented that he feels it is important for owners to know that a letter of censure is going to the committee member as well.

Director Beard went on that she still has a question in regard to the civility matter. In her opinion, she was violated four times, which should result in some fines and is that going to be ignored? Treasurer Pederson responded that the Board made their decision yesterday about what is going to take place.

The last thing in other business was Director Banta taking a moment to acknowledge and thank our outgoing President. President Beenen said he plans to take some time off from serving on things but that he has greatly enjoyed his time on the Board. He has had the opportunity to work with a great bunch of people both in terms of the Board and Finance Committee. President Beenen noted he is leaving with some regrets as he has really had a good time serving. He will not miss it cramping his style the third week of each month and plans to spend more time with his kids and grandchildren.

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

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

The meeting adjourned at 10:25 A.M.

Respectfully Submitted,

Linda Beard, SROA Secretary