

Board of Directors Actions – September 20, 2025

There were 9 Board members in attendance at the September 20, 2025, meeting. The meeting was held live/in person at the Sunriver Homeowners Association Administrative Office and via Zoom and was available for viewing via internet broadcast on Youtube.

At its regular monthly business meeting, the SROA Board of Directors took the following actions:

FINANCIAL

- The Board received the August 2025 Financial Report from the Board Treasurer.
- Approved the August 2025 unaudited financials.
- The Board approved a 3% discount for full payment of 2026 Maintenance Fees prior to January 25, 2026.
- The Board approved an amendment to Section 10. A., of the SROA contract with General Manager, James Lewis, regarding compensation.

COMMITTEE/TASK FORCE MEMBERSHIP ACTIONS

- The Board approved the following committee and task force actions:
 - **Appointments**
 - Finance – Bill Burke as Board Member
 - Finance – John Vogel from alternate to voting member
 - Nominating – Holly Lekas
 - Nominating – Sheri Serfling
 - Nominating – Joe McArthur
 - Nominating – John Hiser
 - **Appointment to Additional Term of Service**
 - Finance – Luis Bayol
 - Finance – Michael Applegate
 - **End of Term of Service**
 - Election – Ann Parrish
 - Election – Jim Montroy
 - Finance – Don Costa
 - Nominating – Debbie Baker
 - Nominating – Ron Angell
 - Nominating – Mike Gocke
 - Nominating – Tony Selle
 - **Resignations**

- Election & Nominating – Pam Hays (due to election to Board)
- **Chair Appointments**
- Covenants – Tony De Alicante
- Design – Charlie Meyer
- Election – Open
- Finance – Clark Pederson
- Nominating – Laureen Anderson
- Nominating Vice Chair – Jane Shoemaker
- Owner Enrichment – Mark Fisler

COMMITTEE/TASK FORCE ACTION REQUESTS

- None.

NON-FINANCIAL

- Approved minutes from the August 15, 2025, Work Session and August 16, 2025, Business Meeting; and, the August 16, 2025 Annual Meeting.
- The Board received the monthly General Manager’s report for SROA Departments for the month of August 2025.
- The Board received the monthly committee/liason reports for the month of August 2025.
- The Board approved revised Board Officer, Task Force liaison and Workgroup liaison assignments.
- The Board approved Resolution 2025-001 designating authorized signatories (Board Members) for SROA accounts.

EXECUTIVE SESSION: An executive session was held at the September 19th work session to consult with legal counsel regarding pending litigation and personnel issues; an executive session was not held at the September 20th business meeting.

OWNERS FORUM - Three owners spoke at the Friday (19th) work session and two spoke at the Saturday (20th) business meeting. There were six owner letters read/summarized into the record at the Friday work session (five owners but six letters). A brief summary of the comments are as follows:

FRIDAY, September 19th:

(LETTERS/COMMENTS READ INTO THE RECORD)

Susy Franich, 21 Maury Mountain Lane: Ms. Franich expressed her belief that the pools (specifically the members pool) should be open longer in the season. She included suggestions about how operations could continue.

Tina Freel, 28 Maury Mountain Lane: Ms. Freel commented that she would like to see the responses provided from the Board members to those who spoke at the Annual meeting – she believes they should be made available for owner viewing.

Michelle Walsh, 5 Fifteenth Tee Lane: Ms. Walsh commented in regard to the proposed Capital Transfer fee. She specifically asked how the Sunriver Resort contributes to the capital projects/amenities in Sunriver and what the transfer fee equivalent would be for the Resort. She believes an auditor should be employed by SROA to examine best practices in relation to the proposed Capital Transfer Fee.

Wayne Greene, 12 Cypress Lane: Mr. Greene stated that over the past year he has noticed less adherence to parking regulations – and that messaging to owners and property managers in this regard needs to be done.

Paul Conte, 7&8 McKenzie Lane: Mr. Conte (two letters) first commented with regard to the SROA Board adjourning into executive session. He provided references to statutes about the requirements for executive session and the need to take action on items from the executive session during an open meeting. Second he commented about his past complaints about barbed wire fences enclosing the meadows/pastures in Sunriver. He stated that there had been no response to his comments and formal complain but also acknowledged that Board member Mobley did reply to him. He believes that there is unequal enforcement of rules between SROA and Resort properties as compared to other owners.

(IN PERSON SPEAKERS)

Kathy Brown, 9 Quelah: Ms. Brown commented that she would like to see the power point presentations provided to the Board made available to the owners – perhaps on the SROA webpage as part of the Board packet. She questioned the maintenance fee agreement between SROA and the Sunriver Resort – she would like an explanation of that agreement.

William Gill, 16 Whistler Lane: Mr. Gill commented about wildfire safety in Sunriver. He believes that there are still more trees that could be removed/thinned within Sunriver. He also suggested SROA meeting with the railroad and US forest service about additional fire protection in the areas adjacent to Sunriver.

Lori Menalia, #7 Aquila Lodges: Ms. Menalia indicated that she would like to see the cost breakdown for elements of the Fort Rock Park phased improvements.

SATURDAY, AUGUST 16th:

Kathy Brown, 9 Quelah Lane: Ms. Brown spoke on two issues: First is her belief that the outdoor pools should be open longer than they are – that they should be open weather dependent. Second she stated that the proposed cabanas that will be considered for installation in 2026 will not solve all the shade needs at SHARC and other improvements will still be needed.

Joe Keenan, 1 Trophy Lane: Mr. Keenan spoke about his opposition to the prohibition on Class 2 and 3 e-bikes on SROA Pathways (more so about Class 2). He acknowledged his request for past information about how the prohibition was first implemented and the extensive packet of information provided to him (meeting minutes, etc.) documenting the Board discussions on such for the past 6 years. He believes there should be a separate task force to further address e-bike use.

PC: Board Members
Committee Chairs
Department Heads & SSD Chiefs
Sunriver Service District Board Chair