

Board of Directors Actions – October 18, 2025

There were 8 Board members in attendance at the October 18, 2025, meeting – one member was excused. 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 September 2025 Financial Report from the Board Treasurer.
- The Board approved the September 2025 unaudited financials.
- The Board approved a transfer of \$905,860 from the Regular Reserve Fund to the Operating Fund for the 2025 Third Quarter Acquisitions and Contractual Obligations.

COMMITTEE/TASK FORCE MEMBERSHIP ACTIONS

- The Board approved/accepted the resignation of Sherri Serfling from the Design Committee and thanked her for her service as a volunteer.

COMMITTEE/TASK FORCE ACTION REQUESTS

- See below regarding the Rule and Regulation Update Task Force and the IT Task Force.

NON-FINANCIAL

- Approved minutes from the September 17, 2025, Special Board Meeting, the September 19, 2025, Work Session and September 20, 2025, Business Meeting.
- The Board received the monthly General Manager's report for SROA Departments for the month of September 2025.
- The Board received the monthly committee/liason reports for the month of September 2025.
- The Board received the October 2025 Sunriver Service District Report.

- The Board approved the creation/reassembly of the IT Task Force pursuant to a Five Point directive as required by SROA bylaws, as well as the appointment of members as follows:

Owner/Members

1. Jim Fister
2. Susan Jain
3. Perry Olson

Board of Director Liaisons

1. Brad Banta
2. Pam Hayes
3. Keith Mobley

SROA Staff

1. Gary Seifert
2. Jesus Mendoza
3. Jack Colpitt
4. James Lewis

- The Board ratified the appointment of members to the SROA Rule and Regulation Update Task Force pursuant to the unanimous SROA Board written/electronic approval on October 13, 2025, as authorized through the Bylaws of Sunriver Owners Association, Article IV, Section 13. The members include:

Owner/Members

1. Aaron Goldberg
2. Sharon Johnson-May
3. Holly Lekas
4. Vipul Mahajan
5. Mike Mitchell
6. Stephen Murray
7. Stefani Shanberg
8. Greg Slater
9. Bob Stillson
10. Kathie Thatcher
11. Ethan Toven-Lindsey
12. Terrence VanOss

Board of Director Liaisons

1. Brad Banta
2. Keith Mobley
3. Randy Schneider

Covenants Committee Liaisons

1. Tony DeAlicante
2. Jim Gamble
3. Steve Pearson

Sunriver Police Department Liaison

1. Ashley Steinbrecher

Property Manager Liaison

1. Stacy Wesson

SROA Staff

1. Jacki Bue
2. Patti Gentiluomo

3. James Lewis

- The Board approved their 2026 Work Plan as attached hereto.

EXECUTIVE SESSION: An executive session was held at the October 17th work session to consult with legal counsel regarding pending litigation and personnel issues; an executive session was not held at the October 18th business meeting.

OWNERS FORUM - Two owners spoke at the Friday (17th) work session; one spoke at the Saturday (18th) business meeting. There were two owner letters read/summarized into the record at the Friday work session and one at the Saturday business meeting. A brief summary of all comments are as follows:

FRIDAY, OCTOBER 17th:

(LETTERS/COMMENTS READ INTO THE RECORD)

Kathy Brown, #9 Quelah: Ms. Brown requested that the Board require that all Board and Committee meetings be conducted as hybrid meetings (in person and virtual) so that all owners (permanent and part-time resident owners) can stay informed and engaged.

Paul Conte, #7 McKenzie Lane: Mr. Conte commented about the action taken by the Board on October 13th to appoint the Rules and Regulation Task Force outside of the regular meeting process as permitted by SROA bylaws. He stated that the action was in violation of State statute.

(IN PERSON SPEAKERS)

Lori Menalia, #7 Aquila Lodges: Ms. Menalia spoke about fire safety. She believes that some trees are too close to homes and pose a safety concern – from fire, falling branches, etc. She believes that such trees and their proximity to homes can affect fire insurance. She suggested a fire safety task force be created to address the concern.

Elizabeth Liebelt, #1 Aquila Lodges: Ms. Liebelt stated that the owners lounge at SHARC is being used by non-owners during events held at Benham Hall that are open to the public. She suggested that measures be taken to prevent such use by non-owners.

SATURDAY, OCTOBER 18th:

(LETTERS/COMMENTS READ INTO THE RECORD)

Paul Conte, #7 McKenzie Lane: Mr. Conte followed his previous day's letter about the action taken by the Board on October 13th to appoint the Rules and Regulation Task Force outside of the regular meeting process as permitted

by SROA bylaws. He believes the action was invalid and could be subject to legal challenge.

(IN PERSON SPEAKERS)

Josh Lawson, #1 Umpqua Lane: Mr. Lawson commented regarding the seasonal opening and availability of the Member Pool – he believes that it should be open extended days/hours and made available to owners. He stated that lifeguards are not necessary since it is a limited member pool and that such would offer less cost for operation. He stated that he is the founder of a Sunriver Owners Facebook page and that a survey of such was 92% in favor of extended days/hours with no lifeguards and a “swim at your own risk” message. Lastly, he requested a task force be created to develop practical fixes to the accessibility – as well as a full cost breakdown for Member pool operations – and an owners vote on such extended operation.

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

SROA Board 2026 Work Plan

Approved October 18, 2025

The following represent the proposals, discussion and direction provided by the SROA Board Directors at the September 17, 2025, Special Meeting, and further discussed at the October 17th Board work session. This list and project descriptions will be used to guide SROA Staff when preparing the final 2026 budget. The budget will reflect the resources necessary (funds, staff, materials, etc.) to complete the Work Plan projects included herein. It is understood that the projects and work plan may be refined when the budget is formally presented to the SROA Finance/Budget Committee and ultimately approved by the SROA Board – in November 2025. However, the list below based on the direction provided by the Board was to help facilitate and streamline initial budget development and further review/discussion by the Finance/Budget Committees and Board toward formal budget adoption in November. As discussed at the meeting, the Work Plan Items were based on the input of owners over the past year(s), as well as specific items suggested by the individual Board and Staff members and the Action Items included in the SROA 2030 Strategic Plan.

A. Work Plan. The Board acknowledged all the updated and new plans that have been developed over the past 5-years – including those begun in 2025 that will be completed in 2026 (Rule and Regulation Update Task Force and IT Strategic Plan Task Force). However, the 2026 focus will be to ensure that the plans/projects completed over the past 5-years can and will be implemented. Such work will ultimately be considered over the next month and reflected in the approved 2026 budget (forthcoming).

1. Implementation of the Pathway Safety Task Force Report. The report identified action items as “immediate”, “mid-range” and “long-range” – or an acknowledgment of issues that have a longer or more involved solution. The immediate items (slated for the first year following the acceptance of the report) identified increased messaging/signs/education as a primary component. Additionally, the establishment of an owner volunteer Pathway Ambassador Program was identified as a key component for education and compliance of pathway rules. A review and update of the SROA Rules and Regulations which is currently underway will consider suggested rule changes as considered in the report. Overall, “implementing the pathway safety task force report” includes multiple items that will eclipse the 2026 timeframe and will require implementation over multiple years as described in the report.
2. Wildfire Safety. Wildfire safety has been an ongoing concern (especially after the recent fire activity leading to evacuation protocols for Sunriver) for many years. It was noted that the SROA Natural Resources Department has been addressing many of these issues for many years in the form of implementing and updating the Ladder Fuel Reduction (LFR) Plan for SROA and private property. This includes SROA administered ladder fuel reduction on SROA common property and inspections/enforcement (citations when necessary) on private properties. The Strategic Plan (process) acknowledged that many of the elements necessary to protect Sunriver from wildfire are/have been implemented for many years. In addition to implementing the LFR Plan, staff routinely coordinates with other agencies (Sunriver Fire Department, Oregon Department of Forestry, U.S. Forest Service, Deschutes County, and participates in State and local efforts in this regard – as well as monitoring and implementing State legislation. The direction was to continue these same efforts, while also making sure that the LFR Plan is kept up to date (a further update is proposed for 2026 to implement relevant legislation and best practices). A final thought was to continue to ramp up efforts on communicating the importance of wildfire safety efforts to Sunriver owners.
3. Communication and Education. These are two separate but very related/overlapping issues. The discussion was general in that SROA needs to keep exploring all options and methods for communicating with our owners and visitors. The idea of continuing to educate our rules to owners and visitors alike was discussed – including the furthering of the Communications Workgroup established in 2025.

4. Additional Revenue Sources. It was acknowledged in 2025 and again in 2026 that the 6% limit on maintenance fee increases won't work for long-term funding of SROA operations, new capital projects and reserves. Additional revenue sources should continue to be explored with the help of a subgroup of the Finance Committee. The establishment of a new Capital Property Transfer Fee as directed by the Board was discussed as a long-term funding method (see below).
5. Capital Transfer Fee Vote. The Board discussed a pending vote of the owners (in early 2026) to amend the SROA Consolidated Plan to establish a fee to be reserved for new capital projects that are beneficial to the entire community. The fee would require a payment of 0.5% of the purchase price of a Sunriver property (for property transactions with a monetary exchange) to SROA for such projects. The Board acknowledged the benefits of such revenue to developing the capital projects addressed above in this document.
6. Circle 2 to 3 Pathway. This includes both design and construction, based on the availability of funds and the timing of such availability. As discussed above in this document, the 2026 elements of this project include the completion of surveying, design, engineering and easements necessary precedent to actual construction (construction estimated currently at \$2 million). This project was recognized as a primary safety concern for the community (for many years) to avoid bicyclists and pedestrians travelling on a narrow section of roadway. The goal is that by completing the necessary design elements for/prior to construction, the project will be ready for construction once the necessary funding is established.
7. Development and Construction of New Capital Projects. The new capital projects that affect the work plan and budget for 2026 are addressed above in this document.
8. Rule Enforcement. Rule enforcement encompasses compliance efforts by SROA staff as related to the adopted Rules and Regulations, Design Manual, Ladder Fuel Reduction Plan and the Noxious Weed Plan. The updating of such documents is key component of compliance. In this vein, a completely revised Design Manual was adopted in June 2023. The Ladder Fuel Reduction Plan was updated in 2023/24 and is scheduled for further updating in 2026 for compliance with recent legislation and to include everchanging best practices. The Rules and Regulations are currently being updated via an approved SROA task force – with completion scheduled for Spring 2026. The Noxious Weed Plan will be updated in 2026. Aside from having relevant, up to date documents, staff to administer such documents is necessary – including staff in the Natural Resources and Community Development Departments, as well as a contractual agreement with the Sunriver Police Department for administering specific rules that do not fall under the realm of Natural Resources and Community Development – many of such rules are tied to statutory requirements of the State. Notwithstanding the enforcement as described, there are multiple elements of such rules that do not fall cleanly under Natural Resources, Community Development or the SRPD. Many of these items fall to the bottom of the priority list for each but are nonetheless important to the community. In addition to lower priority items, increasing non-compliance with “rules” has taxed the existing staff in meeting their primary job roles (such as increasing Ladder Fuel Reduction non-compliance). In order to address this issue, a ¼ time Compliance Technician has been proposed. This position will enforce those rules that are currently lower priority and will assist other staff in their increasing workload as described. Additionally, this position will act proactively rather than reactively in such enforcement (meaning that it will not be solely responding to owner complaints).
9. Continued Maintenance and Preservation of Existing Assets. A Reserve Study is conducted every three years for every capital item with a value exceeding \$3,000 and having a life span longer than three years. Such study will be conducted in 2026. As part of yearly budgeting, staff routinely reviews the Reserve Study and determines if the schedule for replacement for each item is valid – meaning, some items may have a lifespan that exceeds the schedule – in which case such replacement is delayed. These efforts are to ensure quality products and service, but to also spend dollars frugally.

10. Additional Items. The items above are in addition to the annual items that are inherent to community management, such as: road and amenity/infrastructure maintenance, recreation programs, communication elements, design review programming, etc. Also, not included in the above list but very important to association/community management are those elements that are not always visible and forward projecting – these include: IT, HR and Accounting functions. These are very important to the overall success of SROA. These departments must be considered and supported for successful operation of all other departments and work plan items (Board, Staff and Strategic Plan items) as listed and discussed.
11. Evaluation of Efforts and Future Budgeting. The following items were brought up in 2024 and again in 2025 (for 2026) as being important for future SROA operations and budgeting:
 - Cross-training and redundancy of certain Staff positions
 - Setting “guardrails” of what is/is not acceptable for future year consideration prior to the formal yearly budgeting process. Can be done with the Board work plan/goal setting meeting - perhaps in August or September each year (which was the purpose for this Special Meeting of the Board)
 - Create metrics to evaluate the effectiveness/efficiencies of updated processes and to determine if service expectations are being met

B. Suggested Task Forces, Workgroups and Subcommittees

1. Continue the Rule and Regulation Update Task Force – end in early 2026
2. IT Strategic Plan Update Task Force – end in early 2026
3. Communications Workgroup – on-going with periodic meetings
4. Explore Additional Revenue Sources – Subcommittee of the Finance Committee
5. Explore the Creation of a Fire Protection Task Force