

Board of Directors Actions – November 15, 2025

There were 9 Board members in attendance at the November 15, 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 October 2025 Financial Report from the Board Treasurer.
- The Board approved the October 2025 unaudited financials.
- The Board approved the 2026 Maintenance Fees as \$172.94 per month, an increase of 4.5% (\$7.45 per property per month) – total fee of \$2,075.28 per year. The Board also approved a discount of \$62.26 to the total maintenance fee for payments made in full by January 25, 2026 – total fee of 2,013.02 per year.
- The Board approved the 2026 Operating Budget.
- The Board approved the 2026 Skypark Assessment amount of \$74.80 per month, an increase of 4.5% (\$3.22 per property per month).

COMMITTEE/TASK FORCE MEMBERSHIP ACTIONS

- The Board approved/accepted the resignation of Jim Gamble from the Covenants Committee and Rule/Regulation Update Task Force and thanked him for his service as a volunteer.
- The Board approved the appointment of Paul Coughlin to the Nominating Committee.

COMMITTEE/TASK FORCE ACTION REQUESTS

- None.

NON-FINANCIAL

- Approved minutes from the October 17, 2025, Work Session and October 18, 2025, Business Meeting.
- The Board received the monthly General Manager's report for SROA Departments for the month of October 2025.

- The Board received the monthly committee/liaison reports for the month of October 2025.
- There was no November 2025 Sunriver Service District Report due to the scheduling of that meeting during the week following the SROA Board meeting.
- The Board approved an Easement Agreement with the Meadow Houses North Condominium for a portion of the pathway alignment between Circles 2 and 3, and further authorized signature by the General Manager.

EXECUTIVE SESSION: An executive session was held at the November 14th work session to consult with legal counsel regarding pending litigation, contractual agreements and legal training; an executive session was not held at the November 15th business meeting.

OWNERS FORUM - Two owners spoke at the Friday (14th) work session; two spoke at the Saturday (15th) business meeting. There were 2 owner letters (same owner) read/summarized into the record at the Friday work session and none at the Saturday business meeting. A brief summary of all comments are as follows:

FRIDAY, NOVEMBER 14th:

(LETTERS/COMMENTS READ INTO THE RECORD)

Paul Conte, #7 McKenzie Lane: Mr. Conte submitted two letters; these were forwarded to the Board via email and are part of the meeting record. Letter one addressed/requested information regarding the tree protection enforcement statistics included in the Design Manual and inquired about the definition of tree – does it include Quaking Aspen. Letter 2 commented about the Rules and Regulation Task Force meeting process. He stated that agenda’s should come out earlier and the information submitted by the subgroups should be in a consistent format for clarity.

(IN PERSON SPEAKERS)

Bill Weymer, #10 Aquilla Lodges: Mr. Weymer spoke about fire safety. He believes that some trees are too close to homes and pose a safety concern – from fire, falling branches, etc. He believes that such trees and their proximity to homes can affect home safety for multiple reasons. He cited a State Fire Marshall’s brochure requesting that such standards be implemented in Sunriver by SROA. He further suggested that SROA create a standing Wildfire Protection Committee.

Gwen Gamble, #34 Fremont Crossing: Ms. Gamble requested that the Petanque court at Mary McCallum park be dedicated/named for Sunriver

resident Gary Bigham who was instrumental in establishing the Petanque courts and the Sunriver Petanque Club. It was suggested that a sign be erected at the court for such..

SATURDAY, NOVEMBER 15th:

(LETTERS/COMMENTS READ INTO THE RECORD)

None.

(IN PERSON SPEAKERS)

Kathy Brown, #9 Quelah Lane: Ms. Brown commented on two points: First was in regard to the Sunriver Resort Maintenance Fees and the agreement that is in place concerning the percentage they pay per an agreement with SROA – she would like information regarding that agreement. Second was in regard to the SROA Board meeting in executive session. She stated that what was discussed therein needed to be stated as the purpose of recessing into the executive session and that anything discussed where decisions needed to be made were then done in open session rather than in the executive session itself.

Tony Selle, #10 Big Sky Lane: Mr. Selle supported the naming/recognition of the Petanque Courts for Gary Bigham.

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