

**SUNRIVER OWNERS ASSOCIATION  
BOARD OF DIRECTORS WORK SESSION  
SROA BOARD ROOM  
OCTOBER 17, 2025**

**DIRECTORS PRESENT:** Keith Mobley, Pam Hays, Dale Harrison, Linda Beard, Clark Pederson and Randy Schneider

**DIRECTORS VIA ZOOM:** Veronica Jacknow and Brad Banta

**DIRECTOR ABSENT:** Bill Burke

**STAFF:** James Lewis, Keith Kessar, Susan Berger, Scott Reese, Mark Smith, Richie Villagrana & Gary Seifert via Zoom

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

**OWNERS IN ATTENDANCE (not including Board members): 3**

**OWNERS FORUM**

Lori Menalia, 7 Aquila Lodge commented she feels that the current restrictions on the removal of Ponderosa trees in the community are too strict and owners should be allowed to remove trees that are close to homes. Further, Ms. Menalia feels the Board should appoint an objective permanent fire and home safety committee.

Elizabeth Liebelt, 1 Quelah Condo, commented that during the Fungi Festival at SHARC last weekend there were non-owners in the owners' living room. Ms. Liebelt inquired about how that is monitored during events. Ms. Liebelt suggested periodically announcing that the owners living room is off limits to non-owners.

GM Lewis had two letters to read into the record.

The first letter was from Paul Conte, 7 & 8 McKenzie Lane commenting on the October 14<sup>th</sup> meeting of the Rules & Regulations Taskforce.

The second letter was from Kathy Brown, 9 Quelah Lane requesting that all SROA Board and committee meetings be conducted in a hybrid format, offering both in-person and online attendance options.

**2026 BUDGET UPDATE**

Controller Healy reported the Finance Committee met yesterday and the initial draft of the budget has a deficit, but staff and the Finance Committee are collaboratively exploring revenue and cost-cutting options. A maintenance fee increase is expected. The next meeting for the Finance Committee is on October 30<sup>th</sup> which will be followed by the regular monthly meeting on November 13<sup>th</sup>. If the committee approves the 2026 budget on November 13<sup>th</sup>, it will come to the Board for review on November 14<sup>th</sup> and approval on November 15, 2025.

GM Lewis noted the importance of yesterday's Finance Committee meeting as it provided an opportunity for staff to receive feedback from the Finance Committee members, which helps as staff further refines the budget for 2026 and helps the staff, the Finance Committee and the entire Board understand the challenges so everyone is working towards the same goal.

Treasurer Pederson commented that there are some challenges in coming up with a budget that the Board will support. Reduction of the deficit, hopefully to zero, and what kind of a maintenance fee increase can be agreed to are the two biggest issues as we look at all the decisions and choices to be made. One of the difficulties is the fixed costs that we have no control over. Health insurance is going up 8.8%, electric rates are going up 16%, natural gas is going up 2.6%, and Scene postage and delivery rates are going up 18%, not to mention inflation that is also driving up costs.

#### **IT STRATEGIC PLAN TASKFORCE FORMATION UPDATE**

IT Director Gary Seifert noted the board action request provided in this month's board materials seeking the approval to reconvene the IT Taskforce with a focus on a three-year plan beginning in 2026. The taskforce will meet on a regular basis and will provide the Board with regular reports on their progress. The one potential void they have is around a systems integrator and they may have to enlist a consultant to assist with that void.

#### **ADMISSIONS MODEL WORKGROUP UPDATE**

Assistant GM Kessarlis reported that Member Preference Card (MPP) sales are down by 477 and the Recreation Plus Program is up by 12 homes when compared to the same time last year. The MPP is at 92.3% and the RPP is at 101.9% of the budgeted amounts for 2025.

A survey of owners who had not purchased their MPP cards this year revealed the following reasons: cost vs. value, using RPP passes instead, health reasons, and not here enough to justify the cost.

SHARC admissions were down by 1,400 in September vs. last year, attributed to Labor Day falling on the first day of September.

Gate revenue is currently at 99.5% of budget meaning there should be no problem in meeting that budget number between the Thanksgiving and Christmas holidays.

Café revenue is up \$10k year-to-date to \$117k (19% margin), confirming strong attendance despite no increase in pricing and some software reporting issues.

Events-based rentals are currently at \$128k versus a budget of \$164k. There is approximately \$28k on the books through the end of the year at this time. The discounts provided to owners who use event space totals \$44.5k year-to-date.

The Oktober Fest exceeded expectations with 477 attendees versus the 225 projected and generating a profit of \$2.5k to \$5k. Approximately 250 people participated in the 5k and 10k races and everyone seemed to be having a great time.

Tennis and pickleball are basically done for the season and we finished the summer approximately \$19k better than budget.

### **FEES FOR SERVICES**

The Admissions Model Workgroup is reviewing fees for 2026, focusing on the major revenue streams from Member Preference Program, Recreation Plus Program, and gate admissions to help offset the budget deficit. Gate admission pricing has not changed since 2023 and is a potential area for adjustment.

### **SOUTH CENTURY/VENTURE AND SOUTH CENTURY/SPRING RIVER ROAD ROUNDBOUT UPDATE**

This project has been in the works at the County level for a couple of years and earlier this year, Deschutes County held a public comment period. SROA submitted extensive comments about what was being proposed. The County received hundreds of comments from both owners in Sunriver and our neighbors to the west and south of Sunriver. SROA staff, along with President Bill Burke, met with Deschutes County staff, their engineers, and consultants to discuss the conceptual roundabout design plans for South Century Drive at Spring River Road and South Century at Venture Lane.

GM Lewis was encouraged that the County staff addressed all of the points SROA put in the comment letter submitted noting what made sense and what presented budget constraint problems such as moving utilities and fiber optics. The County did propose some additional conceptual plans at that meeting. The new conceptual plan includes moving the roundabout at South Century Drive and Spring River Road 38 feet south to reduce impact on SROA owners. Noise/headlight mitigating berms will also be added.

The design at Venture Lane and South Century Drive is much more complex due to space constraints and pedestrian safety concerns. A tunnel would require a 15-foot excavation below the road surface, which is difficult due to groundwater and a tunnel raises security concerns for law enforcement. A bridge would not be ADA compliant for bikes. Pedestrians crossing at an intersection are much safer than pedestrians crossing a roundabout. The County will be holding another virtual open house with revised concepts in the next one to two months.

### **2026 BOARD WORK PLAN**

The Board reviewed the draft 2026 work plan, which will be an action item at tomorrow's meeting. GM Lewis noted the importance of the work plan in assisting staff with putting both their budgets and their schedule of work for 2026 together. This work plan is based on the input of the Board and staff as well as the recommendations from the 2030 Strategic Plan.

Director Pederson noted he is happy to see that the first item on the work plan is the implementation of some of the Pathway Safety Taskforce recommendations. This will include increased signage, education, and messaging to encourage people to follow the rules. GM Lewis added that staff will be focusing on the items identified in the report as "immediate" in 2026. GM Lewis also noted that Assistant GM Kessarlis attended the most recent Owner Enrichment Committee meeting to discuss their potential involvement with the proposed Pathway Ambassador Program and the committee members seemed open and receptive to the idea.

Director Jacknow suggested that a wildfire protection taskforce be formed to address owner concerns. GM Lewis suggested having Natural Resources Director Patti Gentiluomo and some of the fire official partners she works with outside of Sunriver come to the November board work session and provide a presentation on what is currently being done in conjunction with the outside entities SROA works with on a regular basis. Director Banta expressed his support for such a taskforce and

offered to serve as a liaison. GM Lewis noted that the Board can approve the work plan as presented tomorrow and after hearing the presentation in November can add the fire protection taskforce to the work plan if deemed appropriate. The work plan is not set in stone and there is a need for flexibility as things can change. After further discussion, the Board agreed to hear the presentation from fire officials in November to better define what the taskforce's scope would be before a final decision is made.

Director Jacknow also questioned the need for the priority of hiring a compliance technician given budget constraints and the need to focus on owner amenities.

#### **BOARD DEVELOPMENT RETREAT**

The Board retreat will be held on January 7 and 8, 2026 at SHARC. The Board agreed on a draft agenda for the retreat focused on board function and teamwork.

A facilitator will be hired and asked to conduct one-on-one pre-retreat calls with board members and also provide a summary report following the retreat.

#### **BOARD EFFICIENCY**

President Burke has requested an efficiency topic be added to the monthly agendas each month and this month's topic is the board meeting minutes. The current board minutes are time-consuming, inconsistent, and some feel may deter potential board candidates. The Board discussed utilizing Fathom to generate a summary and a full transcript of the meetings. The summary could be the official record, while the full transcript could provide historical context. Staff will provide the Board with the summary and full transcripts from this month's meetings so the Board can gain a better understanding of what that might look like.

#### **REVIEW AGENDA FOR 10/18/25 BOARD MEETING**

The Board reviewed the agenda for tomorrow's regular Board meeting. (Hereafter, this item will be removed from the agendas.)

#### **ADJOURN**

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

Director Mobley 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 discuss contractual, personnel, and legal matters that may be subject to a claim of privilege. Seconded by Director Schneider, motion passed unanimously.

The public meeting recessed at 10:55 A.M.

The public meeting reconvened at 12:37 P.M.

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

Director Pederson moved to adjourn the meeting. Seconded by Director Beard, motion passed unanimously.

The meeting adjourned at 12:39 P.M.

Respectfully submitted,

Keith Mobley, Secretary