

**SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
SROA BOARD ROOM
NOVEMBER 15, 2025**

DIRECTORS PRESENT: Keith Mobley, Bill Burke, Pam Hays, Clark Pederson, Linda Beard, Randy Schneider & Veronica Jacknow

DIRECTORS PRESENT VIA ZOOM: Brad Banta & Dale Harrison

STAFF: James Lewis, Susan Berger & Richie Villagrana

The Board of Directors meeting was called to order at 9:00 a.m.

NUMBER OF OWNER ATTENDEES (not counting the Board members): 5

OWNERS FORUM

Kathy Brown, 9 Quelah Lane, commented on two points: The first was in regard to the Sunriver Resort Maintenance Fee and the agreement that is in place concerning the percentage they pay per an agreement with SROA. Second was in regard to the SROA Board meeting in executive session. Ms. Brown 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 expressed his support for the naming/recognition of the Petanque Courts at Mary McCallum Park for Gary Bigham.

OWNER FORUM FOLLOW-UP FROM PREVIOUS MONTH

Vice President Hays provided updates of the spreadsheet she has created to track owner concerns and responses noting that the most recent requests for follow-up have all been responded to but there are still a couple outstanding from August/September. One of those is an owner wanting answers to all the questions brought up at the Annual Meeting, something Vice President Hays is open to suggestions on. Another one regarding noise from the airport, GM Lewis will respond to.

For this month's owner input, Vice President Hays commented she will respond to Josh Lawson, 1 Umpqua Lane regarding his recommendations for replacing the Owl system with something different.

Gary Orzell, 4 Verdin is requesting SROA push some legislation that would allow sewer companies to be regulated by the PUC. GM Lewis commented that would require a bigger discussion by the Board as to whether they want to push this, hire a lobbyist, etc. Vice President Hays will work with GM Lewis on a response until such time as the Board wants to take the issue up further.

Treasurer Pederson will respond to Kathy Brown regarding her questions about the Resort's assessments.

Treasurer Pederson will also follow up with Gwen Gamble, 34 Fremont Crossing regarding the ok by the board to name the pétanque courts for past owner and former board member Gary Bigham. Public Works taking the lead on the design of the small sign that will be installed at the courts.

Bill Weymer, 10 Aquila Lodge spoke about fire preparedness and his desire to have a fire task force and for owners to have the ability to remove more trees that are close to their house. Mr. Weymer was in attendance at today's meeting and was given the opportunity to speak and he indicated that no response is currently necessary since there will be a presentation by Natural Resources Director Patti Gentiluomo and Fire Operations Chief Rod Bjvorik at the December work session.

GM Lewis will follow up with Paul Conte, 7 & 8 McKenzie Lane.

BOARD ACTION
BOARD MEETING MINUTES

Director Pederson moved to approve the minutes of the October 17, 2025, board work session minutes as corrected. Seconded by Director Schneider, the motion passed with eight yea votes. President Burke, who was absent from that meeting, abstained.

Director Pederson moved to approve the minutes of the October 18, 2025, board meeting minutes as corrected. Seconded by Director Banta, the motion passed with eight yea votes. President Burke, who was absent from that meeting, abstained.

BOARD ACTION
FINANCIALS

Treasurer Pederson reported financials are in very good shape and trends have not changed in the month of October. The operating budget had a deficit of \$51,021, which is \$6,034 more than we anticipated. Materials and services on the expense side were \$39,345 over budget. Part of that has to do with road striping and CDL training. Year to date, our expenses are \$135,497 which is \$115k better than budget largely due to legal and salary savings. Non-operating expenses currently reflect a deficit which is mostly a timing issue of ladder fuel reduction on commons wrapping up for the year. We will have the remainder of those bills coming in next month. Year-to-date, we have a surplus of \$151,964.

Treasurer Pederson reviewed the key data sheet and financial statement for November including the replacement reserves, cash/investment balances and the aging summary and offered to answer any questions from the Board.

For the month ended October 31, 2025, there was a net operating surplus of \$51,021, which was \$6,034 worse than the budgeted amount. Operating revenues were over budget by \$26,846 due to Recreation Plus Program (RPP), compliance fines, and bulk fiber billings. Operating expenses were over budget by \$32,880 for the month. Salaries and wages were under budget by \$9,283 due to savings in burden. Material and services expenses were over budget by \$39,345 due to collection fees, road striping, public works CDL training, and bulk fiber billings.

Through the first 10 months ending October 31, 2025, there was a net surplus of \$135,497, which exceeds the budgeted amount by \$115,798. Operating revenues exceeded expectations by \$14,643, primarily due to Recreation Plus Program (RPP) sales, Scene advertising, bulk fiber, and storage space revenue. The positive variances were offset by lower income from the Member Preference Program (MPP), swim lessons, special events, and fines. Additionally, salaries and burden costs were under budget by \$67,048, owing to open positions and saving in burden expenses. Material and services were over budget by \$19,386 for the first 10 months. Legal fees were under budget by \$77,433 through October. Operating interest income through the first 10 months was \$619,116. \$38,514 and \$134,991 were spent on road projects and ladder fuel reduction, respectively, in October.

As of October 31, 2025, there was a combined operating and non-operating surplus of \$1,000,277, which was \$267,762 better than the budget.

As of this report's date, 1,134 homes have been converted to the bulk fiber billing.

As of October 31, 2025, total assets were \$38,878,501. Cash and investments totaled \$16,045,877, a decrease of \$1,201,849 from the previous month. As of October 31, 2025, \$16,014.843 was invested in the Goldman Sachs Financial Square Government Fund and US Treasuries, with durations ranging from 90-days to five years, yielding a average weighted annual rate of 3.86%. Maintenance Fund Receivable increased by \$16,370 due to compliance fines.

Director Banta moved approval of the unaudited SROA financial statements for the month ending October 31, 2025. Seconded by Director Schneider, motion passed unanimously.

GENERAL MANAGER'S REPORT

GM Lewis reported his recap is for activities in October.

GM Lewis continues working on the necessary easements for the Circles 2 to 3 pathway.

GM Lewis met with Deschutes County staff and consultants regarding further refinements to intersection improvements at Spring River Road and Venture Lane and Spring River Road and South Century Drive, and their next steps for public involvement.

GM Lewis met with Deschutes County and Cascade Disposal staff regarding recycling needs and designs for multi-family/condominium development in Sunriver.

Accounting staff presented the first draft of the 2026 operating and reserve budgets.

Accounting staff continue fielding many TDS customer service calls regarding bulk fiber installations that should be going to TDS. There is an entire webpage dedicated to TDS which we continue to share with owners to find the information they seek. Owners can find a wealth of information by going to www.sunriverowners.org and clicking on Internet Service link on the Community drop down menu.

Controller Healy participated in the County Audit Committee meeting.

The IT Department reported no outages in the month of October.

The IT Task Force has begun meeting focusing on a three-year IT roadmap.

In Communications, our website and social media traffic has slowed down now that we are in the slower season of the year but those continue to be our main point of communication to visitors and owners.

As always, eblasts that are sent out contain only pertinent information and reminders to owners.

Out of the Communications Workgroup has come a request to message events, community calendars, rules, etc. to visitors via a QR code that could be posted in all rentals. President Burke noted that the Communications Workgroup was something that came out of the 2030 Strategic Plan.

There was only one Design Committee meeting held in November, and it consisted of two additions and a new home submittal. GM Lewis noted this illustrates the rewrite of the Design Manual of Rules & Procedures is obviously working as intended as we are having fewer items that have to go in front of the full Design Committee. Many items are now able to be approved administratively, which allows owners to move on their projects more quickly. Additionally, all of the necessary forms owners need along with the entire Design Manual of Rules & Procedures are available on the website under departments – Community Development.

GM Lewis commented that when things are brought up to staff by owners in the community, they in turn meet with the Design Committee, generally on a regular meeting day when no projects have been submitted, to discuss input and/or comments received to determine if they warrant a change to the Design Manual of Rules & Procedures. Staff is compiling that information and in lieu of bringing those items to the Board on a monthly basis, they will bring them to the Board a couple of times a year.

There are currently 225 active projects/building permits in the community, down from the 272 in September. That drop illustrates people are completing their projects and getting their final inspections done prior to winter setting in.

Both the Community Development & Natural Resources staffs have been working with IT staff member and GIS specialist Jack Colpitt with the end goal being to have the ability to gather data and enter information and pictures on a specific property to an iPad while out in the field. This will be much more efficient than the current practice of handwriting notes and then returning to the office and entering all that information into the computer for a given property/properties. In terms of efficiency, time, and productivity, it is a game changer.

In Natural Resources (NR), the staff utilized the GIS ladder fuel reduction inspection tool to perform annual private property inspections on the south end of the community.

Fourth violation ladder fuel reduction citations were prepared and mailed in October.

NR staff completed the annual asbestos surficial pick-up on commons. This comes from the old Camp Abbot days when asbestos was especially prevalent on the SHARC site. While building that facility effectively “capped” the majority of the asbestos at that site, through natural erosion of the areas around the facility some small pieces make their way to the surface. This is inspected and asbestos found is removed annually with the assistance of an asbestos inspector.

A pre-emergent application has been applied to areas heavily affected by cheatgrass.

October is similar to September in Public Works (PW) with it being a very transitional month as some facilities close and are winterized and vehicles are prepared for winter driving operations.

GM Lewis noted there is a list of bullet points of all the items that PW has been completing that is included in his report.

The fencing/gate work around the Public Works campus, specifically on each side of where the old recycling facility was, is underway. Once completed, those gates will be locked during non-business hours.

The tot pool plumbing repairs are 70% complete with concrete replacement scheduled for next month. Savings to the Association were seen as this project was done in-house.

President Burke noted he is always impressed by how much the PW staff accomplish every month, lending credence to the validity of them not always being able to immediately respond to an owners request. This is especially true if they are experiencing any vacancies on staff. GM Lewis noted his appreciation of acknowledgements of the contributions of those staff members.

GM Lewis encouraged all of the board members to go up and see the Winners Circle pocket park, which is pretty well completed. That project was done completely in-house and is an excellent illustration of what a great job these employees do for the community while also saving significant dollars by not contracting the work out.

Moving to the Recreation Department, they have been closing down and winterizing outdoor operations. There are a number of upcoming events at SHARC that were included in the GM’s report.

Tennis and pickleball nets have been taken down everywhere except for the lower courts at Fort Rock Park near the playground. Those nets will be left up all winter.

LIAISON AND COMMITTEE REPORTS

Copies of the minutes received from committees that met last month were included in the Board binders. Vice President Hays noted her appreciation for how detailed the minutes from the Design Committee meetings are.

SUNRIVER SERVICE DISTRICT (SSD) REPORT

Ex-officio member Randy Schneider commented there will be no report this month as the SSD does not meet until next week.

BOARD ACTION

COMMITTEE APPOINTMENTS/RESIGNATIONS

Director Pederson moved acceptance of the appointment of Paul Coughlin to the Nominating Committee and further moved to accept the resignation of Jim Gamble from the Covenants Committee and the Rules & Regulations Task Force and thank Mr. Gamble for his service to SROA. Seconded by Director Hays, motion passed unanimously.

BOARD ACTION

2026 MAINTENANCE FEES

Director Pederson moved approval of the 2026 Maintenance Fund assessment of \$172.94 per month an increase of 4.5% or \$7.45 per property per month. Further moved to approve a discount of \$62.23 resulting in an annual payment of \$2,013.02 to owners who pay their regular maintenance fees, excluding special purpose assessments, in full by the 25th of January 2026. Seconded by Director Beard, motion passed with eight yea votes: Banta, Beard, Pederson, Burke, Schneider, Harrison, Hays, Mobley and one nay vote: Jacknow.

BOARD ACTION

2026 OPERATING BUDGET

Director Schneider moved approval of the 2026 SROA operating fund and capital expenditure budget as presented and as recommended and approved by the SROA Finance Committee. Seconded by Director Mobley, motion passed with seven yea votes: Beard, Pederson, Burke, Hays, Schneider, Harrison, Mobley and two nay votes: Jacknow and Banta.

Director Hays inquired to the nay votes on the budget. Director Jacknow responded that she is opposed to the increases to the Member Preference and Recreation Plus programs given the data that indicates we are at the limit for those programs, perception, or actual reduction of amenities with the changes to the Resort's golf programs, and the addition of the ¾ time compliance officer position. Director Banta commented that although he did vote yes at the Finance Committee level on this budget, he agrees with Director Jacknow in regard to the increases to the MPP and RPP programs and that is why he chose to vote no today.

BOARD ACTION

2026 SKYPARK FUND ASSESSMENT

Director Pederson moved to approve the 2026 Skypark Fund assessment of \$74.80 per month, an increase of 4.5% or \$3.22 per property per month. Seconded by Director Schneider, motion passed unanimously.

BOARD ACTION

MEADOW HOUSE NORTH EASEMENT

Director Schneider moved to approve the easement agreement between SROA and Meadow Houses North as attached hereto for a portion of the pathway alignment between Circles 2 and 3 and authorize signature by the SROA General Manager. Seconded by Director Jacknow.

GM Lewis at the President's request commented that a pathway between Circles 2 & 3 has been contemplated by SROA for over 30 years. It is a narrow, dangerous section of roadway that pedestrians and cyclists have to use due to the lack of a pathway.

To accomplish this, SROA will need easements from the Meadow House North Association, the Mtn. View Lodges, and the Resort for sections of their properties where we will need easements in order to construct the pathway.

Having this easement in place gives us the ability to place the alignment to do fencing and a berm along where that new pathway will run to provide some buffer between it and the Meadow Houses. SROA will also remove a stubbed section of a pathway on the north side of River Road, that was intended to be for the benefit of the Meadow House owners and guests but instead has ended up being a problem as it brings people across the road through the Meadow House parking lot to get to other sections of Sunriver. On the west side of River Road there is a similar type of pathway stub that also causes safety concerns in the same fashion and which SROA has agreed to remove. There is no monetary fee required for this easement.

Vice President Hays noted she has two concerns; the first is the uncapped indemnity and the second being a flashing sign at or near the corner of the Circle 3 exit and River Road. Vice President Hays is concerned that may cause complaints by the owners in that area at night, especially given Sunriver's dark sky status. GM Lewis will discuss this issue with Public Works Director Mark Smith to see if there are programable options available that can be set to turn off at night.

GM Lewis noted in response to Vice President Hay's concern about indemnity, he can go back to the Meadow House North Board, who he believes meet again in January of 2026 and ask their Board to consider changing the easement. Depending on the outcome of that, it would then come back to this Board at a future date. As we are not planning to construct the pathway in 2026, that would work out from a timing standpoint.

Vice President Hays is concerned by not having that in place it may prohibit us from getting a cap on indemnity on future easements. It all comes down to risk assessment and whether or not the Board is willing to accept that risk.

The Board held some further discussion on the matter prior to the president calling for the vote:

Motion passed unanimously.

OTHER BUSINESS **ENCROACHMENT ON COMMONS**

Director Schneider brought up the issue of allowing encroachment onto SROA commons when it relates to defensible space. At his home he has an area where to meet the directives of defensible space he would need to encroach onto SROA commons. Director Schneider has spoken to the Natural Resources Department who instructed him that would have to have approval by the Board. Director Schneider brings this to the Board's attention because as SROA continues to

promote defensible space, it may become an issue with more owners.

GM Lewis commented that the Ladder Fuel Reduction plan recommends a five-foot defensible space, but we also have provisions in the Consolidated Plan that allow people to utilize commons for some things. Anything permanent such as removing vegetation and replacing it with rock or something similar for a defensible space needs the approval of the Board. The question then becomes would SROA allow encroachment onto commons to complete that five-foot defensible space recommendation if an owner does not already have that five-foot allowance on their property.

Director Schneider noted he also spoke with the Sunriver Fire Chief, and they also strongly recommend that five-foot defensible space. The Board held further discussion on the issue with Director Banta commenting that if we appoint a Fire Protection Task Force, this is something they should address.

GM Lewis added that a policy could be created with very tight parameters to address this issue without every incident needing to go to the Board for approval.

OTHER BUSINESS

Director Jacknow commented that she believes it is on the agenda for the board retreat to talk about what the differences between work groups, task forces and committees are and what the Board's role is in those different instances. If it is already on that agenda, great, if not she would request that it be added or that there be a discussion about it.

In closing, President Burke noted his appreciation to the rest of the Board members for their patience as he transitions into the role of being president. He is still learning and encouraged all board members, himself included, to remember professional etiquette at the meetings such as identifying yourself when you make or second a motion, not cutting off another speaker, etc.

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

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

The meeting adjourned at 10:35 A.M.

Respectfully Submitted,

Keith Mobley, SROA Secretary