

Board of Directors Actions – December 20, 2025

There were 8 Board members in attendance at the December 20, 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 November 2025 Financial Report from the Board Treasurer.
- The Board approved the November 2025 unaudited financials.
- The Board authorized the SROA Controller to purchase \$1 million in U.S. Treasuries with maturities up to 5-years

COMMITTEE/TASK FORCE MEMBERSHIP ACTIONS

- The Board approved/accepted the resignation of Curt Wolf as an alternate member of the Design Committee.
- The Board approved the appointment of Catherine Brucker as an alternate member of the Finance Committee.

COMMITTEE/TASK FORCE ACTION REQUESTS

- None.

NON-FINANCIAL

- Approved minutes from the November 14, 2025, Work Session and November 15, 2025, Business Meeting.
- The Board received the monthly General Manager's report for SROA Departments for the month of November 2025.
- The Board received the monthly committee/liaison reports for the month of November 2025.
- The Board received the November 2025 Sunriver Service District Report from the Board Liaison.

EXECUTIVE SESSION: An executive session was held at the December 19th work session to consult with legal counsel regarding pending litigation,

contractual agreements and personnel issues; an executive session was not held at the December 20th business meeting.

OWNERS FORUM - One owner spoke at the Friday (19th) work session; five owners spoke at the Saturday (20th) business meeting. There were 3 additional owners who submitted comment letters to the Board that were acknowledged as being forwarded to/received by the Board via email and will be included as part of the permanent Board meeting records for the Friday work session; no such letters were acknowledged at the Saturday business meeting. A brief summary of all comments are as follows:

FRIDAY, DECEMBER 19th:

(LETTERS/COMMENTS ACKNOWLEDGED INTO THE RECORD)

Paul Conte, 7&8 McKenzie Lane: Mr. Conte submitted comments on five separate issues, these included: rules for firewood storage; barbed wire fence complaints; clarification on types of trees allowed to be protected; clarification on groups of trees and protections allowed; and, responses from the design committee on suggested design manual rule changes.

Jim Neuberger, 17 Tan Oak Lane: Mr. Neuberger asked for information about maintenance fees paid by the Sunriver Resort and whether or not the Capital Transfer Fee as discussed would apply to the Resort.

Kevin Fox, 5 Summit View Lane: Mr. Fox commented on the Resort golf membership and stated that SROA had an inadequate response.

(IN PERSON SPEAKERS)

Philo Hall, 17 Virginia Rail Lane: Mr. Hall spoke to 3 issues: he asked if SROA could initiate a community session with the Sunriver Resort Managing Partner, Tom O'Shea, for a discussion of issues; he believes there is too much focus on Ponderosa Pine trees for preservation and others are also viable; and, since COVID, there is less civility and more divisiveness and he complimented the Board and staff response to that.

SATURDAY, NOVEMBER 15th:

(LETTERS/COMMENTS READ INTO THE RECORD)

None.

(IN PERSON SPEAKERS)

Bill Weymer, 10 Aquila Lodges: Mr. Weymer spoke about fire safety as a follow up to the previous month and the discussion at the previous day's Board meeting. He submitted written comments as well. He believes that the Board should hear from other agencies about appropriate fire protection for Sunriver

and that there is too much reliance on the SROA Natural Resources Director/Department. He further suggested that SROA create a standing Committee to address such issues and not just a task force.

Gary Lorenz, 61 Wildflower: Mr. Lorenz spoke about the water/sewer rates charged by Sunriver Utilities/NW Natural. He submitted written comments as well. He discussed the lack of PUC oversight on the sewer portion – and that his own sewer rate increased by 3x since 2020. He contacted the PUC and found out that there is a petition process to initiate PUC review – that it requires 20% of owners to sign the petition. He asked the Board to support the petition and assist with such.

Josh Lawson, 7 Umpqua Lane: Mr. Lawson spoke about opening the Member Pool earlier and later in the season as a follow up to his October comments and the discussion at the previous day’s Board meeting. He submitted written comments as well. He stated that the Board declining to further explore the idea of keeping the Member pool open longer during the year did not reflect the desires for further exploration. He disputed the information provided by staff during the work session presentation the previous day. He offered additional season staffing and operational considerations for the Board and stated that the information by staff did not explore such operations. He requested that a task force be created to explore additional options.

Kevin Baker, 42 Oregon Loop: Mr. Baker sat alongside Mr. Lawson (above) and stated that he was there to support Mr. Lawson. He echoed Mr. Lawson’s comments.

Kathy Brown, 9 Quelah Lane: Ms. Brown commented on the maintenance fee agreement between SROA and the SR Resort. She stated that she believes such discussion of the agreement during an executive session violated the SROA bylaws.

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