

**SUNRIVER OWNERS ASSOCIATION  
BOARD OF DIRECTORS WORK SESSION  
SROA BOARD ROOM  
December 19, 2025**

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

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

**STAFF:** James Lewis, Keith Kessar, Susan Berger, Patti Gentiluomo, Gary Seifert, Joe Healy, Jacki Bue, Kellie Allen & Richie Villagrana

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

**OWNERS IN ATTENDANCE (not including board members):** 6

The board congratulated executive assistant, Becki Sylvester, on her first grandchild.

**OWNERS FORUM**

**(IN PERSON SPEAKERS)**

**Philo Hall, 17 Virginia Rail Lane:** Hall spoke on three 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 that other species are also viable; and, since COVID, Hall feels there is less civility and more divisiveness in the community, and he thanked and complimented the board and staff response to that.

**(LETTERS/COMMENTS ACKNOWLEDGED INTO THE RECORD)**

**Paul Conte, 7 & 8 McKenzie Lane:** 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 rule for groups of trees and protections allowed; and responses from the Design Committee on recommended amendments to the Design.

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

**Kevin Fox, 5 Summit View Lane:** Fox commented on the Resort golf membership and inadequate response by SROA.

**PRESENTATION BY SROA'S INSURANCE CARRIER – BROWN & BROWN**

The board was provided a presentation by Michael Hughes of Brown & Brown – the association's long-time insurance broker.

Hughes noted that there are limited carriers who are willing to underwrite communities located within a wildfire exposure region such as Sunriver. Thankfully, AIG/ResortGuard, which specializes in HOA communities and has agreed to carry SROA again in 2026 with the following percentage increases:

- Renewal term is at a 4.8% pure premium.

- The total insured increased in value by approximately \$2M (5.7%) based on cost per square foot calculation to keep pace with replacement costs.
- The property rate was kept flat with a 0.6% reduction.
- General liability reflects a 5% increase.
- Auto liability is increasing approximately 8%.
- Cyber liability experienced a 16% increase.

According to Hughes, insurance rates could experience a drop in the coming years as there is more competition out there and some rates are falling in regions prone to large-scale natural disasters (e.g. wildfires, hurricanes) when there are no major events (such as in 2025, compared to previous years).

President Burke thanked SROA Controller Joe Healy and his staff and working with Brown & Brown to put the presentation together.

### **FIRE PROTECTION DISCUSSION**

SROA Natural Resources Director Patti Gentiluomo and Sunriver Fire Chief Bill Boos gave a presentation after an owner requested the board respond to his questions on fire safety in Sunriver and the need for a fire protection task force or committee.

Gentiluomo noted Sunriver’s wildfire mitigation backbone is information from the National Cohesive Strategy and other collaborators to utilize best science to mitigate wildfire risks such as reducing fuel loads on the landscape. In Sunriver, this is done mechanically on an annual basis under the community’s Ladder Fuels Reduction Plan. Sunriver is a fire adapted ecosystem and performs annual reduction activities to reduce impacts to people, infrastructure and the protection of first responders should a wildfire event occur in the community.

Sunriver looks at every parcel/tax lot as each property affects other Sunriver properties. Vegetation, native plants, etc. are removed mechanically and SROA also looks at landscape/ornamentals and built structures (homes) – which also add to the fuel load. The utilization of home hardening techniques help prevent embers, direct flame contact and radiant heat exposure. These are what we think about in respect to fuels reduction, said Gentiluomo.

SROA activities are the mitigation and prevention side while the fire department is prevention and response side.

If you look at the Sunriver Ladder Fuels Reduction Plan, it is the comprehensive document utilized to require and recommend best practices for defensible space on private property. Sunriver’s Rules & Regulations tie into that as well. The Great Meadow Management Plan also ties into this as Sunriver is a forest, meadow and wetland community.

The Community Wildfire Protection Plan (CWPP) is a county document (to be updated in 2026) and was born out of Healthy Forest Restoration Act. The CWPP is a collaborative effort and a guidance document to talk about activities being done on the landscape. Every part of Deschutes County is covered under a county CWPP.

Gentiluomo also provided a historical prospective of how Sunriver’s LFR Plan interweaves with large-scale fires in Oregon. In 1991, SROA and the Sunriver Nature Center created a “Fuels Modification Plan” following the 1990 Awbrey Hall Fire. By 1995, the first formal LFR plan was

adopted. In 1996, it was updated again to become more regulatory and provide mandatory guidelines for private property and commons in Sunriver. In 1997, Senate Bill 360 (Oregon Forestland Urban Interface Fire Protection Act) was created and SROA began the oversight of property inspections and compliance and the management of LFR on commons. Since that time, the plan has been revised in 2003, 2023 and is scheduled for another review in 2026. As Gentiluomo stated, “Knowing there will always be changes in science and legislative concepts – we will always react to that.”

Gentiluomo noted that she works with collaborative partners and meets regularly with a variety of local, state and federal agencies, including: Sunriver Fire Department, Project Wildfire Steering Committee, Deschutes County, Oregon Department of Forestry, Oregon State Fire Marshal, US Forest Service, Central Oregon Cohesive Strategy, Firewise, Oregon Parks & Recreation Department and Oregon Department of Fish & Wildlife.

Gentiluomo noted education efforts are constant and ongoing so owners can voluntarily comply and perform a “self-assessment” of their property prior to wildfire season. There have been tailored postcard mailings about fire risks related to juniper and arborvitae and to encourage owners to remove those hazards and to reduce fuels on their property.

Gentiluomo outlined the number of courtesy letters, notice of deficiency and citations were sent out in 2025.

Chief Boos noted a lot of people just don’t do what they need to do. “Embers is what going to burn your house down, not the trees as they can actually catch embers before they reach your home. It’s really the people and homes that are the biggest threat in Sunriver. We are our worst enemies,” he said.

Boos’ concern is a structure fire along with a high wind event. “I’m not as much concerned with a fire off the landscape... We had the Bachelor fire a couple years ago and there was a lot of fuels treatment prior to coming into Sunriver,” he said.

“What’s going to protect your home is defensible space,” said Boos. “It’s like football – prevention is your offense, Sunriver Fire is your defense.”

Gentiluomo noted that when thinking of the zero to five foot defensible space to not ignore your structures (home) to ensure your structure is fire adapted. Are the gutters clear? Do you have Class A roof materials? Do you have 1/8 inch mesh on soffit and foundation vents? It’s important to recognize what you can do with the structure itself.

Boos noted that residents are lucky to live in Sunriver and have the available talent in place, including Gentiluomo and Deputy Chief Bjorvik.

Director Banta and Director Jacknow requested the formation of a fire task force, moving forward.

GM Lewis noted it would take direction of the board to create a task force. It would include the creation of a five-point directive, scope of work and what specifics that would need to be addressed.

Chief Boos agreed with GM Lewis and noted that anyone on the task force would need to be highly educated about fire rated materials, fire science, etc. “It will be a huge time commitment. You already have that talent in the room that works here and you pay them for that,” he said.

GM Lewis noted this could be a topic to discuss further at the January board meeting.

### **MEMBER POOL PRESENTATION**

Following a request from a group of owners to keep the Member Pool open for a longer season (to include April, May and October), the board asked staff for a cost analysis of what that would entail. Assistant General Manager Keith Kessarlis provided a report to the board.

Kessarlis started off and reminded everyone that SHARC provides a year-round indoor pool that is available to owners.

Kessarlis then outlined historical data as far back as 1998 of daily pool operations which, since that time, has averaged a 92 to 95 day season. Today’s operational costs average \$69,836 a month in July and August.

Having an extended open pool in the “shoulder season” months of April, May, September and October would average \$56,476 as it would require a minimum of three lifeguards and one front desk staff. These extra months would require the closure of the tot slide to avoid needing a fourth on-duty guard.

The biggest issue is adequately staffing the pool with lifeguards as most are high school and college age. They are not on summer break until mid-June and generally head back after Labor Day. If there were no lifeguards at all the cost would be approximately \$41,000 a month. At this time, the board is against not having lifeguards on duty due to liability concerns.

Kessarlis noted other costs – even if the pool is closed – includes staff time to install/take off pool covers, chemical balancing, heating, daily cleaning of the facility and janitorial supplies. There are also unknown costs of getting the pool to “temperature” during those cooler months.

Vice President Hays noted the board needs to make a decision or owners will just keep coming back with the same questions.

Director Pederson noted that, to cover the costs financially, it would be an additional 1% increase for every property in maintenance fees. With lifeguards it would be a 1.5% increase.

GM Lewis said it could also be paid for on a “user” basis.

President Burke stated, “we need to live within our means in a time where we are looking at cutting services.”

Director Schneider and Jacknow mentioned it could be “self-funded” by the owners who actually want to use it. Jacknow also asked if there was enough capacity at SHARC to satisfy them in some way.

In a loose roundtable, all board members were not in favor of keeping the pool open due to the high cost and projected low use of the facility in the shoulder season. Adding the fact that

SHARC's indoor pool is available year-round and the board has a fiduciary duty to keep costs down.

### **BOARD RETREAT UPDATE**

GM Lewis provided a draft agenda for the January 8 board retreat at SHARC. Each board member was interviewed by the meeting facilitator, Allison Cusick of Aspen Wave Strategies, to flesh out and summarize topics for the meeting, such as board roles and responsibilities, decision making and communications styles, staff and committee interactions and board succession planning.

At the end of all this, there will be a report for the board to put into play for board meetings, moving forward.

### **COMMUNITY DEVELOPMENT STATS REVIEW**

Community Development Department Director Jacki Bue introduced her staff: Design Review Planners Shane Bishop and Scott Jackson and department assistant Tarra Forsythe.

Bue gave an update on her monthly and annual statistics going back as far as 1991. She noted that it's a great tool for budgeting, staff levels, what we need to focus on and a synopsis of what we've done each month.

Staff has additional tasks of looking at more general compliance issues relative to Sunriver Rules & Regulations, trash calls, etc. that are not enforced by the police department. We have also added tree protection barriers to the list. Things are trending up, so we have to keep these records.

At any given time, there are 250-300 active projects in Sunriver. If you look at administrative applications, roofs, windows, there are 850 this year and we have to track those. It's a lot of trying to keep track of where these things are in the process.

Escrow (property for sale) inspections are voluntary and allow a seller or buyer to take the plans on file (we have plans for every home in Sunriver)... and hold up to the house and see if it is reflective of what is on site. We also hold up the Design Manual and check if the house meets those rules. It's a report of findings, not necessarily an instant compliance issue. Some mandatory things, such as incorrect exterior lighting, spark arrestors, paint, etc. will be noted and will need to come into compliance.

With new Design Committee rules in effect since 2023, this has allowed more over-the-counter reviews. As a result, the department has received fewer and fewer complaints from owners about their projects.

On the topic of tree protections, Bue noted that there were 323 that were non-compliant. To date, they have only issued 37 warning notifications. "We've sent photos and instructions on how to be compliant. This is one area where people have reached out and made remarkable attempts to be in compliance," said Bue.

Bue also discussed the magistrate meetings and Judicial Council hearings, and the amount of staff time involved with those. As of December 2025, there were 180 magistrate hearings related to the Community Development Department.

Bue noted that most owners do want to comply with rules, but some are just not aware of how things work or know what their options are. It's a small few that "dig in" and refuse to comply.

### **IT TASK FORCE UPDATE**

IT Director Gary Seifert stated the task force was on target and has made a lot of progress and will be ready to present the next three years of IT improvement sat the January board meeting.

### **RULES & REGULATIONS TASK FORCE UPDATE**

GM Lewis said the task force has held its fourth meeting and is in the stage of work within four different subgroups looking at various sections of the rules and regulations, making rewrites, changes, staying the same, etc. We've received feedback on proposed changes, and the subgroups are completing their work to submit final drafts to be compiled into a singular document. This document will go back before the task force again, then to the Covenants Committee for review. A final document will then head to the board for formal review sometime in early spring.

Lewis noted that one process that hasn't been done in the past is requesting owner input right at the start... and that hasn't stopped. There is also a section on website for this project: every agenda, meeting notes, drafts from subgroups and comments from owners are on there and available for anyone to look at in owner response to transparency. I don't know what else we could do.

Once something like this gets to the board we always seem to get those who said, "I didn't get a chance to comment."

### **OTHER BUSINESS**

There being no other business, President Burke 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 11:36 a.m. and moved into Executive Session.  
Executive Session adjourned at 2:25. Public meeting reconvened and, being there was no other business, adjourned at 2:30 p.m.

To watch the work session in its entirety, go to the Sunriver Owners Association YouTube page and click on the "Live" tab.

Respectfully submitted,

Keith Mobley, Secretary