

**SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
SROA BOARD ROOM
December 20, 2025**

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

DIRECTORS PRESENT VIA ZOOM: Brad Banta

DIRECTORS ABSENT: Veronica Jacknow

STAFF: James Lewis, Susan Berger & Richie Villagrana

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

NUMBER OF OWNER ATTENDEES (not counting the board members): 6

OWNERS FORUM

Bill Weymer, 10 Aquila Lodges: Weymer spoke about fire safety as a follow-up to the previous month and the discussion at the previous day's board work session. 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: Lorenz spoke about the water/sewer rates charged by Sunriver Utilities/NW Natural. He submitted written comments as well. 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. He mentioned the lack of PUC oversight on the sewer portion – and that his own sewer rate has been increased three times since 2020.

Josh Lawson, 7 Umpqua Lane: 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: Baker sat alongside Lawson (above) and stated that he was there to support Lawson.

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

OWNER FORUM FOLLOW-UP FROM PREVIOUS MONTH

Vice President Hays noted that November owner forum responses have been completed. Other follow-ups to be done:

- Paul Conte will be responded to by GM James Lewis and Director Mobley.

- Jim Neuberger will be responded to by Director Pederson.
- Kevin Fox will be responded to by Director Pederson.

OWNER FORUM FOLLOW-UP FOR CURRENT MONTH

- Bill Weymer’s comments about fire safety will be addressed by Director Jacknow and Director Harrison. The proposal of a standing committee will be discussed at a future board meeting.
- Josh Lawson & Kevin Baker’s comments about the Member Pool will be addressed by GM James Lewis, assistant GM Keith Kessarais and Director Harrison and Vice President Hays. This topic will also be reviewed by staff and may be further discussed at a future board meeting.
- Gary Lorenz’s water/sewer rate questions and PUC petition process will be discussed at a future board meeting as an agenda item.
- Kathy Brown’s questions about full transparency and the maintenance fee agreement with Sunriver Resort will be responded to by Director Harrison.

BOARD ACTION
BOARD MEETING MINUTES

Director Pederson moved to approve the minutes of the November 14, 2025, board work session minutes as corrected. Seconded by Director Harrison, the motion passed unanimously.

Director Mobley moved to approve the minutes of the November 15, 2025, board meeting minutes as corrected. Seconded by Director Pederson, the motion passed unanimously.

BOARD ACTION
FINANCIALS

Treasurer Pederson reported that the month ending November 30, 2025, the net operating deficit was \$39,148, which was \$39,604 below budget. Operating revenues were over budget by \$6,112 due to Recreation Plus Program (RPP), compliance fines, and design review fees. Operating expenses were over budget by \$45,716 for the month.

Salaries and wages were under budget by \$13,960 due to open positions in recreation and burden savings. Material and services expenses were over budget by \$48,213 due to collection fees, the river shuttle service, hazard tree removal, guest passes, iPads for Community Development staff and bulk fiber billings,.

Treasurer Pederson noted, year-to-date ending November 30, 2025, that there was a net surplus of \$110,883, which exceeds the budgeted amount by \$90,728. Operating revenue exceeded expectations by \$26,774, primarily due to RPP sales, Scene advertising, bulk fiber internet, design review fees and storage space revenue. The positive variances were offset by lower income from the Member Preference Program (MPP), swimming lessons and special events. Additionally, salaries and burden costs were under budget by \$81,009 – due to open positions and savings in burden expenses. Material and services are over budget by \$59,085 for the first 11 months of 2025. Legal fees were under budget by \$68,922 through November. Operating interest income is over budget by \$5,481 year-to-date, and total operating and non-operating interest was \$665,124 (11 months). In November, \$97,035 was spent on ladder fuel reduction.

As of November 30, 2025, there was a combined operating and non-operating surplus of \$1,100,879, which was \$325,799 better than the budget.

Treasurer Pederson reported total assets were at \$38,285,309 as of November 30. Cash and investments totaled \$15,652,147, a decrease of \$402,401 from the previous month. As of November 30, \$15,533,025 was invested in the Goldman Sachs Financial Square Government Fund and US Treasuries, with

durations ranging from 90 days to 5 years and yielding an annual rate of 3.65%. We also have started receiving 2026 maintenance fee payments and RPP and MPP sales began on December 16.

Director Mobley moved approval of the unaudited SROA financial statements for the month ending November 30, 2025, as presented. Seconded by Director Harrison, motion passed unanimously.

GENERAL MANAGER'S REPORT

GM Lewis reported his recap is for the association's departmental activities in November.

Administration:

- Holding ongoing/regular monthly meetings with TDS regarding the physical construction and eventual migration of owners to fiber and billing under their SROA account. Main lines are now completed for all properties in Sunriver with drops to approximately 2,600 homes (1,600 remaining). Approximately 1,300 homes now have their fiber service activated. Notifications to owners of their "activation readiness" will continue by TDS and SROA.
- Met with the Meadow House Board chair regarding the final draft easement for the Circle 2 to Circle 3 pathway – approved and now recorded with Deschutes County clerk.
- Met and negotiated Rules Enforcement and Bike Patrol agreements with the Sunriver Service District board chair Jim Fister and Sunriver Police Chief Pete Rasic. Negotiations are on-going.
- Met with legal counsel regarding pending litigation (discussed with board during executive session).
- Met with an owner regarding the status of the ponds on the Woodlands Golf Course.
- Worked on the 2026 SROA budget.

Accounting:

- Presented 2026 operating and reserve budgets to the Finance Committee and the SROA Board of Directors.
- Continued with TDS bulk fiber billings and communication with owners.
- Worked on setting up Member Preference and Recreation Plus program sales.

Communications:

- November Scene advertising was \$19,162.
- Created the 2026 SROA Recreation Guest Passes and firewood load tags.
- Working on new snow stick design for the Public Works camera.
- Worked on new information website page for events.
- Posted 2026 rate changes to SROA/SHARC websites.
- Postponed printing the 2026 Owner Directory pending outcome of any changes as a result from the Rules & Regulations Update Task Force. Also, postponing the printing of new maps for the same reason.

Community Development:

- There are currently approximately 218 active projects/building permits.
- 2025 Paint Survey inspections have been completed. SROA staff will now follow up on those properties noted by Design Committee members.
- Staff continued with paint survey inspections. Letters were to be mailed in early December.
- A meeting was held between IT and Community Development staff to determine in-the-field inspection needs. IT is configuring the hardware for on-site use by staff. The equipment should be ready for use in January.
- Tree protection barrier inspections have been completed. 40 letters and warning citations were issued for properties that remain out of compliance.

Natural Resources:

- Prepared and mailed fifth LFR violation notice to non-compliant properties.

- Completed locating and flagging property lines for the 2026 LFR and tree thinning contracts on commons.
- Completed 2025 Firewise Communities USA recertification.
- Completed annual asbestos awareness training for SROA field staff.
- Completed annual asbestos cap inspection at SHARC.
- Attended ODF/OSU air curtain incinerator demonstration.
- Attended Oregon State Fire Marshall defensible space model code committee meeting.

Information Technology:

- Network infrastructure upgraded at the Member Pool.
- New projector and A/V system installed in the SROA board room.
- Quarterly network penetration security testing was performed.
- Terminated fiber connection to new Public Works gate.
- Ongoing work with the IT Task Force to update the IT Strategic Plan.

Public Works:

- Park safety checks and monthly maintenance completed. Fort Rock Park stayed busy through November due to mild weather conditions.
- All sport courts were winterized except Fort Rock Playground Courts, which continue to be used as long as there is no snow.
- Installing and/or replacing road markers.
- Added a catch basin and fencing to Wildflower tunnel.
- Removed pathway stub to Meadow Houses off River Road per agreement for the proposed Circle 2-3 pathway.
- Winners Circle Pocket Park completed.
- South Century waterfall circle had a rough November. Someone put detergent in the fountain and foam engulfed the circle and spread well into the roadway. The next week the newly refurbished Sunriver sign was peppered with paintballs. Luckily, we had defoamer in stock and, after scrubbing the sign, it look as good as new.
- Prepped the one ton plow/sanding trucks for winter operations.
- Public Works yard fencing/gate work stalled. Completion date delayed by contractor.
- All required PW staff have received their CDLs for the first time in two years.
- Plow training is ongoing and time consuming

Recreation/SHARC:

- Thanksgiving week was busy at SHARC with hundreds of swimmers and people attending the Sunriver Chamber's holiday market.
- New Recreation Operations and Program Manager Colin Sullivan started in his role on Dec. 15. Member Preference and Recreation Plus program renewals begin Dec. 15.
- The Sunriver Pétanque Club is holding Thursday games inside Benham Hall during the winter season.

LIAISON AND COMMITTEE REPORTS

Copies of the minutes received from committees that met last month were included in the board binders.

President Burke posed the question about the Owner Enrichment Committee finding a champion to lead a pathway ambassador program as proposed by the Pathway Safety Task Force. A search is currently underway.

SUNRIVER SERVICE DISTRICT (SSD) REPORT

SSD ex-officio board member Randy Schneider reported the following:

- The district is almost done spending money on the public safety facility. Just a few things need to be addressed such as the paint color of the downspout and the apparatus bay exhaust system not

working. Work also needs to be done on the front apron where flooding and erosion is occurring.

- No new movement on the Reserve Study or the proposed police coverage expansion to Caldera Springs and Crosswater.
- The Rules & Enforcement agreement is still being worked out with SROA.
- A new executive assistant was hired with a start date of January 5.
- The fire department is resurrecting its reserve program.
- Police responded to 437 calls for service, which is down from last year.
- A budget review meeting went well but SSD's financials remain a challenge at this time. In response, the district is offering a one-time buyout offer to all district employees.

BOARD ACTION
COMMITTEE MEMBER ACTIONS

Director Pederson moved approval for the resignation of Curt Wolf from the Design Committee. Seconded by Banta. The board thanked Wolf for his longtime service to Sunriver.

Director Pederson moved approval of Catherine Brucker as an alternate to the Finance Committee. Seconded by Director Hays. Pederson noted that Brucker has a background in local government, municipalities and fire/police. President Burke stated she brings a wealth of energy and knowledge to the committee.

BOARD ACTION
US TREASURY PURCHASE

Director Pederson approved authorization of SROA's Controller to purchase \$1 million in U.S. Treasuries with maturities up to 5 years. Seconded by Director Hays, motion passed unanimously.

OTHER BUSINESS
MULTI-USE PATHWAY BETWEEN BEND AND LAVA LANDS

President Burke noted that an article in the Bend Bulletin reported on the approval to extend a paved, multi-use pathway between the south end of Bend to connect to the High Desert Museum and Lava Lands Visitor Center. The \$8.2 million ODOT/Deschutes National Forest project is being funded through a grant. SROA staff, mostly Mark Smith, has been involved in this process due to his participation in the Bicycle and Pedestrian Advisory Committee.

OTHER BUSINESS
E-BIKE USE ON DESCHUTES NATIONAL FOREST TRAILS

President Burke also referenced another Bulletin article that the Deschutes National Forest will now allow Class 1/pedal assist e-bikes on certain bike trails, including the ones on the west side of Cardinal Landing Bridge starting April 1.

President Burke hopes to turn this into a positive for (SROA) and that vacation rentals and local bike shops will take the opportunity to communicate and educate visitors and owners to use their Class 1 bikes on those trails.

GM Lewis noted that there will be new educational signage, rules, etc. to be posted on the pathways prior to summer as recommended by the Pathway Safety Task Force.

OTHER BUSINESS
OWNER HOLIDAY PARTY

President Burke reminded everyone of the December 30 Owner Holiday Party at SHARC.

OTHER BUSINESS

BUDGET IDEAS

Vice President Hays observed that, although staff budget proposals include a ton of data, she would like to see options that include pro/con for zero percent increases, a middle ground and full funding as she feels it would be beneficial to the board in making a decision whether or not to approve any proposed increases. Hays would also like to see a short “benefits vs. risks” summary for any legal agreements so those approving it won’t have to dig to find that information or miss something altogether. Director Harrison agreed it should be considered as he is a new board member. Director Pederson pointed out that that level of (budget) discussion is done at the Finance Committee level prior to being presented to the board. Vice President Hays also pointed out that the owners don’t see those trade-offs along the way. It was agreed the issue should be looked at more.

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 11:01 a.m.

A video of the entire meeting can be viewed on the Sunriver Owners Association’s YouTube page.

Respectfully Submitted,

Keith Mobley, SROA Secretary