

**SUNRIVER OWNERS ASSOCIATION  
BOARD OF DIRECTORS WORK SESSION  
SROA BOARD ROOM  
NOVEMBER 19, 2021**

**DIRECTORS PRESENT:** Keith Mobley, Mike Gocke, Clark Pederson, Scott Gillies, Mark Murray, Bill Burke, Tony De Alicante and Paul Coughlin. Absent: Gerhard Beenen

**STAFF:** James Lewis, Keith Kessararis, Joe Healy, Jesus Mendoza, Mark Smith, Kellie Allen, Susan Berger & Leigh Anne Dennis

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

**OWNERS IN ATTENDANCE:** 4

**OWNERS FORUM:** Randy Schneider, 6 Dixie Mtn Lane, thanked the Board for their recognition of the many volunteers to SROA committees and taskforces. He also suggested SROA recognize the Veterans Day holiday by closing the offices, or at least allowing SROA employees who are veterans to have the day off. His last comment was in regard to parcel deliveries to homes in Sunriver and the confusion between the Sunriver two-digit address and the Deschutes County five-digit address.

Ray Johnson, 4 Muir Lane questioned the progress being made with local bike rental companies regarding bike reflectors being added to all bikes for visibility during dark hours. He also wanted to know steps are being taken to direct bicyclists and pedestrians to pathways instead of roads. His last comment asked the Board to continue work toward SROA developing its own fiber telecommunications system and not re-engaging with Bend Broadband.

**ADMISSIONS MODEL WORKGROUP UPDATE**

Assistant GM Kessararis provided a breakdown of current recreation statistics through the end of October.

A total of 6,574 Member Preference Program (MPP) cards were issued through the end of October 2021. This is approximately 1,375 more cards than this same time in 2020 but is a bit of an anomaly since SHARC was closed due to the pandemic in 2020. Of these, 5,487 were renewals and 1,087 were new cards. Part of this can be attributed to the significant number of properties that have changed hands in the past year. Member Preference Revenue is currently at \$457,478 or 115% of budget.

While current MPP cards are good through the end of January 2022, the Member Services office will begin selling the 2022 MPP cards and/or updates around the 15<sup>th</sup> of December. Owners can purchase or update their Member Preference Program (MPP) cards in person at SHARC, over the phone, 541-585-5000 and online at [sunriversharc.com](http://sunriversharc.com) > Programs > SROA Member Preference Program. Reservations are no longer necessary at the Member Services office.

In terms of the Recreation Plus Program, as of October 31<sup>st</sup>, there are a total of 842 properties signed up for the program. Revenue currently stands at \$2,008,959 which is 104% of the 2021 budget.

SHARC hosted a total of 3,394 attendees to the facility in the month of October. Year to date through the end of October, 93,883 people have utilized the SHARC facility.

Mr. Kessararis noted that the number of new MPP cards as well as Extended Family passes are both up considerably this year with \$42,202 in revenue for new extended family passes and \$48,339 in revenue

for renewal of existing extended family passes again illustrating the desire of owners and their families to enjoy the amenities available to them by way of those passes.

All combined, MPP and Extended Family, there have been over 7,000 cards issued which is more than in any previous season.

Through the end of October 2021, 58,730 paper guest passes had been issued and of those 6,602 have been redeemed at SHARC and 4,609 were redeemed at the Member Pool which is now closed for the season.

### **TELECOMMUNICATIONS TASKFORCE UPDATE**

Director Beenen reported the taskforce continues to meet on a regular basis and progress is being made both with Bend Broadband (BBB) and with the exploration of SROA owning its own fiber to the home system. Director Beenen commented that by early next year there should be sufficient information to bring a recommendation to the Board which will eventually result in a vote of the owners.

Staff has engaged with an engineering company who will perform a higher-level feasibility analysis that will look at specifications such as design and materials as well as help with an RFP for actual development of an SROA owned system and we anticipate their report by the end of the month which will include a bid package for contractors who may be interested in the project.

Bid packages will go out in December and we hope to have those back by the end of December so by January we will have a clearer idea of what the true costs will be.

Our current contract with BBB expires in July 2022 and includes a contingent five-year extension. Even if the eventual decision is to build our own network it would not be possible to have that system in place prior to July 2022. We do have a proposed service agreement from BBB for a new multi-year contract and continue to discuss a bulk agreement option with them as well.

### **2022 BUDGET UPDATE/DISCUSSION**

GM Lewis reported the Finance Committee has held a series of meetings to discuss the 2022 budget and to ensure we maintain the level of service and facilities expected while saving as many dollars as possible. He thanked the department heads and employees for all they have done to minimize expenditures while maintaining a high level of customer service this past year. He also thanked the department heads for their hard work on bringing a balanced budget to the Board.

Director Beenen reported the Finance Committee worked hard this year along with staff to get to a balanced budget for 2022 without having to raise the maintenance fees more than the 6% allowed without a vote of the owners. He thanked the committee members and staff for their hard work in this regard.

Controller Healy presented a Power Point review of the proposed 2022 budget for the Board and answered a host of questions posed by the Board. Director Murray thanked both the staff and committee members for their hard work on this effort.

This item is on the agenda for action at tomorrow's meeting.

### **2022 MAINTENANCE FEE DISCUSSION**

GM Lewis reported this is another item on the agenda for action at tomorrow's meeting. The Finance Committee, after having held a series of meetings, is recommending a 6% increase to the maintenance fees resulting in a monthly amount of \$148.54. As in the past, a 3% or \$53.48 discount will be offered to

any owner who pays their maintenance fees in full by January 25, 2022. Approximately 55% of the owners pay the full amount at once taking advantage of that 3% discount.

### **2022 FEES FOR SERVICES DISCUSSION**

Assistant GM Kessarar reported there are very few increases scheduled for next year. Member Preference Program cards, extended family, long-term renter, and general gate admissions will see modest increases and there will also be new advertising rates for the Sunriver Scene. Mr. Kessarar reviewed the proposed changes and answered a number of questions posed by the Board.

This item is on the agenda for action at tomorrow's meeting.

### **PATHWAY MASTER PLAN/ TUNNEL UPDATES**

Public Works Director Mark Smith was in attendance to provide an update on the pathway master plan which was last visited in depth in 2013 as well as a review of the tunnel evaluation report.

For the purposes of this update, the community pathway system was divided into five regions to highlight detailed analysis performed through the previous planning projects. These regions feature the existing pathway networks and illustrate the need for additional pathways for safety, access, and recreation.

Mr. Smith then reviewed each region in more detail, illustrating the needs by area, and answering a number of questions the Board had. Mr. Smith also reviewed the tunnel evaluation report noting that the Fort Rock tunnel is scheduled for replacement in 2022.

This updated plan will be posted on the SROA website, [www.sunriverowners.org](http://www.sunriverowners.org) > Owners > Capital & Reserves Projects > Pathway Master Plan where owners can review the plan and submit input on it if they so desire.

### **SROA/SSD RULES ENFORCMENT FOLLOW-UP**

GM Lewis noted that at the end of the summer each year, a meeting is held to discuss the summer's events relative to the SROA Rules & Regulations the Police Department is responsible for enforcing.

This is a requirement of the agreement between SROA, the SSD and Deschutes County and the requirements include attendance at this meeting by representatives from both Boards, the Fire Chief, Police Chief, SSD Administrator and Managing Board Chair, the chair of the Covenants Committee, Magistrate and SROA General Manager.

GM Lewis reminded the Board of the Rules Awareness Taskforce that met last fall and winter to devise tools to better assist the Police Department. These include the addition of the watercraft loading/unloading and nuisance property rules as well as the increase in the amount of the fireworks fines, all aimed at improving the livability in Sunriver.

GM Lewis is happy to report the result of all of those efforts had a very positive effect on reducing the overall number of citations issued this summer. While having zero violations is not realistic, these changes have definitely made a difference and GM Lewis was also happy to report that no properties reached the threshold of falling into the nuisance property rule. This is due in large part to the property management companies taking the lead in addressing issues as they arise eliminating the need to contact the owner.

Pathways continue to be very busy just by virtue of so many people being in Sunriver and while some suggestions have been made to place a speed limit on pathways, the police department is not currently able to measure that speed and would be unable to enforce such a rule. We will continue efforts to educate

people about the basic pathway rules and work with local bike shops to do the same. Ebikes will continue to be an issue as they grow in popularity. Currently, only Class 1, pedal assist ebikes are permissible in Sunriver.

The question of doing bike counts on pathways was raised and GM Lewis has been informed by our traffic engineer that those type counts can indeed be done, and would be an important tool for future planning.

Also noted was that the Police Department, like many other employers, had trouble finding enough employees to serve on bike patrol and they were not able to fill all the budgeted positions for 2021. Despite that, the bike patrol employees did a great job and calls were down significantly from 2020.

River access was another item from last year that caused a lot of problems. The adoption of the new watercraft loading/unloading rule made a huge difference in this area. Early on in the season, the GM received a couple calls, but those problems were quickly resolved with additional signage and the presence of a bike patrol officer in the Cardinal Landing Bridge area on a regular basis. While there are always going to be those that push the envelope and end up with an illegal parking citation, for the most part users were respectful of the new rule. Continual education will be necessary.

Additionally, it was suggested that SROA and the SSD continue to work with Deschutes County and the Forest Service on the messaging at Harper Bridge letting users know in advance where they can and cannot exit the river when putting in at that location.

Lastly, the group discussed fire danger and Fire Chief Moor reported that what we currently have in place is working and there were no instances of fireworks this year. Additionally, Chief Moor appreciated the clarification on what is and is not allowed for firepits in Sunriver.

Stacked firewood continues to be a concern and the Covenants Committee is now involved as the current rule, which is contained in the Design Manual of Rules & Procedures, will in all likelihood get moved to the Sunriver Rules & Regulations as part of the results of the review of the Design manual. One of the recommendations is a reduction in the overall amount of wood one owner can have stored on their property at a time from five cords down to two cords, something that will need Board approval. Part of the rationale is reduced fire danger, discouragement of fence building utilizing rounds of wood and the fact that most new homes being built are moving more and more towards gas or electric burning stoves rather than wood burning. The Covenants Committee will meet in early December, and this is one of the items they will be discussing.

Chief Moor is also looking forward to the completion of the review of the Ladder Fuels Reduction Plan that the Natural Resources Department is currently working on.

GM Lewis also commented that the Rules Awareness Taskforce will be getting back together in a couple weeks to review how the past few months have gone based on the recommendations the taskforce helped put in in place and to brainstorm on how we continue to educate visitors and owners of the things they need to know to contribute to the livability of Sunriver during their stay.

#### **SROA/SSD/DESCHUTES COUNTY MANAGEMENT AGREEMENT**

GM Lewis noted this management agreement expires this year and the SSD is proposing some minor changes to the document including their desire to be involved if any changes proposed to the Nominating Committee charter affect the section specific to recruitment of SSD Managing Board members, the clarification of SSD Board member terms, budget requirements to SROA as well as some housekeeping items.

This item is on the agenda for action at tomorrow's meeting.

**REVIEW OF 11/20/21 BOARD MEETING AGENDA**

The Board reviewed the agenda for tomorrow's meeting.

There being no other business, President Mobley asked for a motion to adjourn to Executive Session.

Director Murray moved to recess the public meeting and adjourn into Executive Session under the authority given in the Sunriver Bylaws, Article IV, Section 10 to discuss contractual, personnel and legal matters that may be subject to a claim of privilege. Seconded by Director Burke, motion passed unanimously.

The public meeting recessed at 12:16 P.M.

The public meeting resumed at 1:54 P.M.

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

Director Beenen moved to adjourn the meeting. Seconded by Director Burke, motion passed unanimously.

The meeting adjourned at 1:55 P.M.

Respectfully submitted,

Mark Murray, SROA Secretary