

**SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS WORK SESSION
SROA BOARD ROOM
DECEMBER 17, 2021**

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

STAFF: James Lewis, Keith Kessarlis, Joe Healy, Patti Gentiluomo, Susan Berger, Jesus Mendoza & Mark Smith

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

OWNERS IN ATTENDANCE: 9

OWNERS FORUM: No owners addressed the Board.

GM Lewis read two letters into the record:

The first was from Kate MacKenzie, 12 Quartz Mtn. Lane writing in opposition to the labyrinth proposed on SROA commons property based on concerns about loss of habitat for Mule Deer and also whether or not special interest groups should be allowed to establish uses on commons. She feels this proposed labyrinth is something all owners should have the opportunity to vote on.

The second letter was from Ken McClain, 12 Wickiup Lane, who questioned the need for a fiber optic to the home internet service in Sunriver that is being contemplated by the Telecommunications Taskforce considering the everchanging technology and wireless formats that are currently and will continue to be available.

President Mobley read a letter from the Owner Enrichment Committee thanking the Board for their recent outreach to recognize owners who volunteer their time on behalf of SROA.

PROPOSED LABYRINTH UPDATE

Dan Hilburn, Katie Keller, and Roy Green were in attendance to speak to the proposal which was introduced to the Board via the annual report of the Owner Enrichment Committee in October. At that meeting they noted the labyrinth project as one of the fourth quarter projects they intended to pursue.

Ms. Keller reported what they are seeking is approval to build a community labyrinth between Circle 2 and Circle 11 noting this location is also between SHARC and Fort Rock Park. Their effort aspires to create a meandering yet clearly delineated path approximately 80 feet in circumference, constructed of all natural materials with native features and vegetation incorporated into the design as much as possible.

Ms. Keller noted there is a sub-committee assigned and they are utilizing the following outline of steps:

1. Permission to proceed – The Sunriver community labyrinth project would like Board permission to construct a labyrinth on the common area between Circles 2 & 11, which is between Fort Rock Park & SHARC.

2. Site location criterion and process – The criterion is such it needs to be accessible by walking path or bicycle, needs to be a common area with a large space that does not infringe on existing uses, homes or natural surroundings and should also be nearby to a parking lot. A wooded, quiet,

somewhat secluded yet accessible area of a mostly flat nature without much underbrush. An announcement was included in the November issue of the Sunriver Scene inviting owners to walk the area and provide their input. A walking tour was held on November 6th and twelve owners participated in this activity, all of whom were supportive of the project. Following the walking tour, the choices were narrowed down to Sites 1 & 3 out of the original four sites selected.

3. Impact on nature & homes – Both of these factors guided the group in their site locations. In regard to nature, the two preferred sites are primarily composed of mature ponderosa pines and bitter brush. No trees will be cut, rather they will be incorporated into the labyrinth with other natural features. The labyrinth pathway will be delineated with split pine logs, approximately six inches high and laid with the flat side down.

4. Letters to neighbors – Anticipating neighbor concerns, sites were chosen that are quite a distance from any homes yet easily accessible by the community. Thirty letters were sent out to owners on Quartz Mtn., Cedar, Lookout, Acacia, Diamond Peak, Lava Top and Dogwood Lanes that have backyards backing up to the common area.

5. Construction Standards – The group envisions a low-profile wood lined path leading to a centerpiece. The path leads to the center which is generally a place to pause for reflection before retracing ones steps back out. A low-profile flat stone will anchor the labyrinth.

6. Cost – This project is fully endorsed by the members of the Owner Enrichment Committee and \$1,500 has been allocated out of their budget for this project. Items may include signage, a bike rack or possibly a bench at the center in lieu of a stone.

7. Design, Timeline & Maintenance – The labyrinth design is an 80-foot diameter circle with winding pathways inside. This is a traditional labyrinth similarly found all around the world. The group would like to see this project start in the spring of 2022 and due to the simple design, volunteers are committed to taking care of maintenance and upkeep.

8. Board Approval – The sub-committee would like to get a commitment from the Board today so they can plan to get started in the spring.

Letters were sent to approximately 30 owners whose homes/property are located adjacent to one of the sites and invited them to provide input. Of the five responses received, four raised concerns about permissibility, parking, aesthetics, negative impacts to habitat and disturbance of the peace and tranquility of their neighborhood and one was in support of the project. Mr. Green noted they have received some additional letters of support since their initial mailing.

Mr. Hilburn and Mr. Green walked the Board through a number of slides illustrating the view looking in all directions from the center of each site and commenting that while neighboring houses may be able to see people walking around the labyrinth, in their opinion it would be no different than people riding or walking the pathway in that same area.

Mr. Green also noted that in regard to that area being a mule deer birthing area, if indeed that is the case, they would certainly be agreeable to the labyrinth being closed off to visitors during that time. Director De Alicante noted SROA's commitment to preserving the environment in Sunriver and likely the same peace and solitude alluded to as a draw for a labyrinth location may be why mule deer find that a suitable place and wondered if that was taken into consideration when these sites were chosen.

GM Lewis added that due to the abundance of open spaces, suitable vegetation, development patterns, etc. in Sunriver, the birthing of fawns throughout Sunriver is well known and while this particular spot has not been studied in depth, it does provide the type setting a doe might seek out which presents concerns over what impact this proposal might have.

Director Gillies inquired as to why Mary McCallum Park is not being seriously considered given the ample common area available, the lack of surrounding houses and most importantly that parking would not be an issue. Mr. Hilburn responded that they considered that site but felt it was too far from the mainstream of things to be the type of labyrinth they are hoping to create. Mr. Green added that most people would have to drive to Mary McCallum Park to visit the labyrinth should it be located there whereas the sites they are proposing, people will be able to park at either Fort Rock Park or SHARC and walk a short ten minutes from those parking lots. Additionally, since owners need to have their MPP card or the code to get into the gate at Mary McCallum, they don't feel it would be as successful if located there as non-owners would not have the opportunity to enjoy it.

Director Beenen inquired as to how to train people to park at SHARC or Fort Rock Park and walk from there to the labyrinth instead of parking roadside or on a residential street closer to the proposed project. Mr. Hilburn responded he thinks adding it to the existing signs on the pathways would be sufficient.

Director Beenen wondered if either of the other parks besides Mary McCallum were considered. Mr. Hilburn noted that Fort Rock Park was considered but it does not lend itself well to what they are envisioning, which is a less populated, more forested area. Additionally, they intend to use existing trees and natural vegetation for this labyrinth as opposed to a traditionally built one that may be more suitable for a site such as Fort Rock Park.

GM Lewis noted that in relation to Mary McCallum Park, the intent of the project is to allow the public, both owners and visitors, to enjoy it. If constructed at Mary McCallum Park, you would be essentially inviting people to an asset that only owners would have access to. As to procedure, this project comes as a recommendation from the Owner Enrichment Committee, which is an official, acknowledged SROA committee. As to permissibility, the Consolidated Plan of Sunriver authorizes the Board to make decisions on use of common area.

By way of background, GM Lewis reported that prior to these sites being selected and this presentation being brought to the Board today, he, along with Natural Resources Director Patti Gentiluomo met at length with Mr. Hilburn, Mr. Green and Ms. Keller and explained the procedural process but also expressed their concerns about parking, noise, disruption to the area, impacts to vegetation and possible damage to the common area. Additionally, it was recommended that a letter be sent to surrounding neighbors. The representatives of this project have followed all the recommendations leading up to this presentation to the Board today.

Director De Alicante is very concerned about the precedent this will set and how that may affect the use of common area in the future. It's hard to close that door once it is opened. Director Burke appreciates all the work that has gone into this effort to date but feels it needs to be researched further and more owner input should be gathered. Additionally, he wonders if this should be considered for inclusion in the Parks Master Plan and assuming a yet to be appointed taskforce for that project will likely do a survey of owners, that might be a good opportunity to inform more owners about the desire for this labyrinth.

Director Gillies noted that as this is described as a temporary style structure, there might be merit in allowing it on a temporary basis for a year and reviewing it at the end of that time frame to discuss any issues that have arisen as a result of approval. If issues warrant removal, it should then be a fairly easy thing to remove. Additionally, if added to the Parks Master Plan, it then becomes the responsibility of

SROA whereas it stands now, members of the OEC have committed to the maintenance and upkeep of the proposed structure.

Director Pederson shares some of the concerns expressed in the letters the group received. While the intent may be to leave things in a natural state, in reality the natural vegetation will be disturbed in the construction of these proposed pathways leading to the middle of the labyrinth. That is going to create a noticeable change to that portion of the common area and habitat. Additionally, it would be nice if the area could be staked to allow the Board to get a better visual on what is being proposed.

Having taken part in the tour, Director Gillies noted that should the Board consider allowing this project to move forward, he would recommend Site 3 over Site 1 as it is further away from the surrounding homes and is not next to a rock structure that is frequented by children.

The Board thanked the OEC representatives for their presentation today and will take this information under consideration.

SROA COMMONS TREE UPDATE

Natural Resources Director Patti Gentiluomo reported that one of the functions of her department is forest management and wildfire risk reduction. When a healthy forest exists, that in turn lowers the risk of catastrophic wildfire and something Sunriver is committed to. We are in a fire adapted ecosystem in the high desert and our vegetation has adapted to that. Ponderosa pine trees due to their thick bark are a fire adapted species and stand a much better chance of survival in the event of a fire.

Ladder fuels reduction in Sunriver is an ongoing effort done on a six-year rotation schedule with approximately 200 acres going out for bid for treatment in 2021 and of that, 151 of those acres being completed. The backlogged acreage will be included in the 2022 work. The majority of that work in 2021 occurred along the river and thanks to a great working relationship with the Forest Service we are often times able to combine and/or complement each other's efforts.

Essentially, the six-year cycle goes from the south to the north and from the west flanks to east flank of Sunriver while evaluating the perimeter and removing bitterbrush on commons between private properties and the boundaries of Sunriver. Work that occurs along the river is all done in the same year as SROA is required to have a written plan on file with the Department of Forestry due to the riparian areas that are part of the Upper Deschutes Wild and Scenic River Act as well as the fact that it is a fish bearing body of water.

Once the perimeter of property is done, the interior is treated. In 2022, the area from Circle 4 to Circle 6 and Circle 4 to Circle 10 along with the backlogged 49 acres along the river are scheduled for ladder fuels reduction. Staff is pursuing a grant opportunity with Deschutes County and should know some results soon.

In regard to tree removal, each area is walked the year prior to scheduled treatment and trees selected for removal are marked. The majority of this work is done in the fall for work that will occur the following spring/early summer. This start time fluctuates depending on what kind of winter we have. Private property lines are also flagged so contractors don't stray onto private property once they commence tree removal. For instance, in 2021, work occurred alongside 712 residential or condo units which complements and enhances those properties due to the reduced fire danger.

Flagging is rechecked in the spring and winter can take a toll and other times flagging just mysteriously goes missing. Areas to be treated are evaluated from the standpoint of "this area will be treated again in six years and from the standpoint of this area won't be treated again for six years."

The structural composition of trees is of particular importance when staff is doing their evaluations as there can be hazardous trees due to split tops, galls, blights, disease, etc. Depending on the severity of the issue, those can be included as part of fuels reduction efforts in a given area but if is something that is an imminent hazard, it is removed right away. As the vast majority of lodgepole pines have some sort of gall, the worst are removed, and the rest are left. Ponderosa pines that are diseased or compromised are also removed when necessary.

Ms. Gentiluomo also noted that in addition to removing bitterbrush, a highly flammable native species, trees are limbed up and both lodgepole and ponderosa seedlings are removed. Seedlings are removed to reduce competition for light, soil, and water and to separate out canopies. The department also coordinates with the SR Fire Department on removal of trees and/or branches on roadways or lanes that may present issues for an emergency vehicle. Additionally roadside stumps are ground or clearly marked so as not to be hit by a plow in the winter.

Also in the fall, staff inspects private properties for compliance with ladder fuels and noxious weeds. The most recent inspections split the property in half with the north half being completed in 2020 and the south half in 2021.

We work closely with the contractors hired to do the tree removal work, and it was noted that in 2021 they also ran into problems in finding enough employees to complete the work as quickly as they would have liked to.

Owners are allowed to gather up to five cords of wood for their personal use after first obtaining a wood gathering permit and cord tags. These are available both at the Administration office and at SHARC.

Forestry management is a slow process and as the program enters its 26th year in 2022, the Natural Resources staff remains committed to the mission of creating healthy forests while reducing the wildfire risk. Sunriver remains a model for an effective ladder fuels reduction program in the industry.

The Board had several questions for Ms. Gentiluomo and thanked her for attending today's meeting. GM Lewis noted the Association is extremely fortunate to have Ms. Gentiluomo on staff and thanked her for her hard work on behalf of SROA.

ADMISSIONS MODEL WORKGROUP UPDATE

Assistant GM Kessarar provided a breakdown of current recreation statistics through the end of November.

A total of 6,594 Member Preference Program (MPP) cards were issued through the end of November. This is approximately 1,385 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, 5,495 were renewals and 1,099 were new cards. Previously the highest number of new cards issued in one season was 647 mostly attributable to the significant number of properties that have changed hands in the past year. Member Preference Revenue is currently at \$458,499 or 115% of budget.

2022 MPP renewal/purchases are available as of December 15th and 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 > Programs > SROA Member Preference Program. Reservations are no longer necessary at the Member Services office.

In terms of the Recreation Plus Program, as of November 30th, there are a total of 842 properties signed up for the program. Revenue currently stands at \$2,009,109 which is 104% of the 2021 budget.

SHARC hosted a total of 5,290 attendees to the facility in the month of November compared to 8,202 in November of 2019. The comparison was made to 2019 as the facility was closed for COVID issues during part of November 2020. While there were 2,912 fewer attendees than in November of 2019, it was also noted that in 2019 the facility was open seven days a week and in 2021 it was only open weekends for recreation swim sessions and only five days a week for lap swimming.

The majority of the business was experienced over the Thanksgiving holiday and since we were able to bring back some gate admissions beginning in October, we did have 283 users who paid at the gate.

Additionally, staffing challenges, particularly with lifeguards, continued to force the facility to be closed two days per week. Year to date, 99,173 people have utilized the SHARC facility.

Through the end of November 2021, 59,080 paper guest passes had been issued and of those 6,893 have been redeemed at SHARC and 4,609 were redeemed at the Member Pool.

TELECOMMUNICATIONS TASKFORCE UPDATE

Director Beenen reported GM Lewis continues to dialogue with Bend Broadband (BBB) regarding a bulk agreement whereby SROA would pay for all homes in Sunriver to receive an agreed upon level of basic service that would then be included as part of the owner maintenance fees. Owners would then be on their own for additional services beyond the agreed upon threshold of service. The big advantage to a bulk agreement is a reduced price for that basic level of service. While the taskforce has not received a number as of yet from BBB, they are pushing for something around the \$30 per month range. Of course, this would first have to be approved by a vote of the owners and is just one of the options being considered.

We can also consider going with an extended agreement similar to what is currently in place with some necessary modifications to address ongoing or unresolved issues owners may be experiencing with BBB, a second option being explored.

Lastly, the taskforce is still researching and considering the option of SROA building their own network that would allow multiple providers the opportunity to offer their products and services.

A bid package has been distributed to a number of contractors based on the information provided by the analysis done by Danella Engineering. We hope to have those bids back by January 2022 as well as the proposed contract from BBB which will allow SROA to move forward with more in-depth education efforts to owners.

SHARC EVENT POLICY AMENDMENT DISCUSSION

Assistant GM Kessarlis directed the Board to the documents in their binders outlining the changes being proposed to the meeting space policy at SHARC. Some of the changes are housekeeping in nature or to align space availability with normal operating hours. One change would be that for larger events that require a multi-day set up/break down the club will be subject to a fee to cover that cost. Additionally, events put on by registered SROA Club/Organized Group that invite non-member participation with paid admissions are to be reserved at the discounted SROA Club/Organized Groups Public Event Rate. This item is on the agenda for action at tomorrow's meeting.

SR RULES & REGS PROPOSED FIRST READING TO SECTION 3.01 D

GM Lewis reported the request before the Board today is to consider approving a first reading to Section 3.01D of the Rules & Regulations which would eliminate the voice control option of dog control and

would require all dogs to be on a leash no longer than six feet. This comes as a result of the huge uptick in pathway users experienced since the pandemic began which has in turn meant more dogs on pathways as well and more complaints from owners.

Voice control is being recommended for elimination as there are very few dogs that are that well trained. Sunriver has lots of wildlife for pets to chase and they will take off after squirrels, rabbits, deer, etc. even when on a leash.

The Covenants Committee, Police Chief and SROA General Manager as well as SROA legal counsel have all reviewed the proposed change. GM Lewis commented that Police Chief Darling reported his department has not seen significant increases in the number of instances where dogs have caused accidents with bicycles or instances of people being approached or frightened by dogs on the pathways. It was however pointed out that it's possible that interactions are occurring, but people are not reporting such instances.

Further discussion centered on enforceability, the fact that a leash between someone walking a dog and someone on a bicycle would cause a bigger problem and that the proposed language, as written, only specifies pathways. It does not address roadways, common areas, parks, etc. which makes it ripe for confusion. Board members wonder if this would be creating a policy for a problem that may not exist. Additionally, would this be the best use of our police resources. An additional suggestion that came out of the Covenants Committee meeting was that perhaps you could have a "seasonal" leash law that ran between Memorial Day and Labor Day when the community is more crowded.

Other input pointed out that if Sunriver had an official off leash dog park where dog owners could take their pet to run freely, it might make more sense to have a leash law throughout the rest of the community. Additionally, there was a strong feeling that if the rule is going to be changed, it should be applicable to everywhere except one's personal property and not just on pathways.

Three Board members, Director De Alicante, Director Murray, and Director Pederson who will not attend tomorrow's meeting went on the record opposing the proposed change as it currently is written and indicating they would vote no against proceeding with a first reading on this matter.

Director Gillies, who uses the paths frequently with his dog noted that the majority of people are responsible pet owners that use a leash for their dog and keep their dog controlled when they encounter others on the pathways. He did confirm however that he does see instances between dogs and people that are not necessarily harmful in nature and that no doubt goes unreported. He completely supports a dog park and then would likely support a leash law as long as it was applicable to everywhere except the designated dog park and one's private property.

Director Burke feels this is but one of the pathway challenges, and if the Police Chief is supporting it, that would be an indication that he must feel it's enforceable.

Director De Alicante noted what he feels is a bigger problem is people who don't pick up after their dogs and would encourage the addition of more doggie bag dispensers. There was discussion regarding the current rule and reference to dog waste only needing to be picked up if it was within three feet of a pathway. That rule was changed in 2020 to eliminating the three-foot requirements and instead requiring dog owners to remove any pet defecation and dispose of it properly.

RECYCLE FACILITY DISCUSSION

GM Lewis provided a series of pictures that were taken the Monday following the Thanksgiving Day holiday illustrating the horrendous mess that was left at the recycle area due to the bins being full. As the

pictures illustrate, we had a total of four containers available that weekend. Normally on a busy holiday weekend such as this one, we would add additional containers for the weekend.

Owner Ed Pitera, 25 Quelah Lane, and who was in opposition to the upgrade of the recycle center, filed a complaint with Deschutes County Code Enforcement regarding the number of containers being provided at certain times. The county went back to the original land use agreement which stated we are allowed four containers. As a result, the additional two containers were removed from the area prior to the holiday weekend and the pictures provided illustrate what happened as a result.

Going forward we can choose to be in violation of the county code again and order additional containers when it is known the need will be there, we could seek expansion to have more containers allowed on a permanent basis which would face opposition and appeal, we can continue to let this occur and let staff continue to clean it up which keeps them from doing their other tasks and assignments or we can consider completely closing the facility and rely on the side-yard recycling Cascade Disposal is supposed to be offering in the coming months. In talking recently with the new director of solid waste, they still do not have a start date for side-yard recycling.

Public Works Director Mark Smith noted that we had to add additional containers every weekend last summer due to the uptick in the number of visitors to Sunriver in the past couple years, so it's not just the holiday weekends anymore. Mr. Smith also noted that the future plan for the reconfiguration of the Public Works yard and area call for the removal of the recycling from that location.

GM Lewis added he feels we need to continue to push Cascade Disposal and Deschutes County Solid Waste on a start date for offering side-yard recyclables.

REVIEW OF 12/18/21 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 Gocke, motion passed unanimously.

The public meeting recessed at 12:10 P.M.

The public meeting resumed at 1:27 P.M.

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

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

The meeting adjourned at 1:30 P.M.

Respectfully submitted,

Mark Murray, SROA Secretary