

**SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS WORK SESSION
SROA BOARD ROOM
JANUARY 14, 2022**

DIRECTORS PRESENT: Keith Mobley, Clark Pederson, Scott Gillies, Mark Murray, Bill Burke, and Tony De Alicante

DIRECTORS ATTENDING REMOTELY: Gerhard Beenen & Mike Gocke

DIRECTOR ABSENT: Paul Coughlin

STAFF: James Lewis, Keith Kessarais, Patti Gentiluomo, Mark Smith, Susan Berger, Jesus Mendoza & Leigh Anne Dennis

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

OWNERS IN ATTENDANCE: 4

OWNERS FORUM: No owners addressed the Board.

Dan Hilburn, 4 Tokatee Lane, attended the work session. He is a proponent and one of the presenters of the labyrinth proposal to the Board. He discussed the comments that were received in opposition to the proposal and wanted to address the issues raised therein. He also stated that Sunriver is not meant to be static and is subject to change and adaption. He described the physical attributes of the site and why they are appropriate to address all concerns. He urged the Board to approve the proposal.

GM Lewis read several letters into the record:

Randy Schneider, 6 Dixie Mtn. Lane suggested the labyrinth be tabled for now and be considered as part of the next update of the Infrastructure and Amenities Master Plan. Regarding the proposed leash law, he cautioned the requirement of leashes on pathways as there are no fenced yards and plentiful common areas for owners to let their dogs explore. Additionally, he feels a rule such as this will be difficult to enforce.

Dave and Marty Kreps, 10 Splitrock Lane, noted their property abuts the area adjacent to the proposed labyrinth site and they believe it is unnecessary. They cite the many miles of pathways, open spaces and benches located throughout Sunriver providing numerous opportunities for thought and contemplation. They additionally cited the Deschutes River and surrounding National Forest as available areas to converge with nature. They believe that other considerations, such as an off-leash dog park should be a high priority.

Kate MacKenzie, 12 Quartz Mtn. Lane, noted her opposition to the labyrinth proposed on SROA common property based on concerns of loss of habitat for Mule Deer and also whether or not special interest groups should be allowed to establish uses such as what is being proposed on commons. She suggested a community vote for a project such as this.

Doug Hurl, 9 Prostaff Lane, submitted comments in opposition to the labyrinth stating it's whimsical and the natural condition of Sunriver should be allowed to continue as is.

Jerry Rosette, 2 Irish Mtn. Lane wrote in opposition to the proposed labyrinth citing safety issues, affects on existing animal habitat, kids partying at night, mountain bikes entering the site, fire danger and cost of maintenance. He also noted he feels the commons are for viewing and for wildlife and should be left that way.

Brenda McCarthy, 4 Pine Bough Lane, feels the labyrinth would be a lovely addition to Sunriver and would engage both owners and visitors more closely to the natural environment. While open spaces are aesthetically pleasing, a labyrinth appeals to the mind, body, and spirit. She believes such a space would be a welcome relief for most and further believes the original native inhabitants of Sunriver would approve.

Holly Hendricks, 8 Parkland Lane, believes the labyrinth would bring something new and unique to the growing Sunriver community. She stated that things have continually changed over the course of Sunriver development and that changes have made Sunriver a better place. She believes that the labyrinth offers another opportunity that encourages slowing down and connecting to each other and the earth. She stated that the existing activity in the area would make any impacts from the labyrinth negligible. She also stated that the Board should not consider arguments about impact to property values more than enhancing the quality of life. As compared to the boisterous activities in Sunriver, the labyrinth could provide calm passive recreation.

Sherri Youmans, 27 Topflite Lane, expressed her support for the labyrinth and believes that it would be a wonderful outdoor opportunity for Sunriver. She encouraged the Board to give their full support to the proposed project.

Mark Lemley, 18 Muir Lane, believes that too much time has been spent on the recycle center and that it is time to close it. By closing the facility, other opportunities such as collection at the home may materialize. He stated that without a fence, camera and an attendant, there is no solution to the problems currently being experienced at the center. He was also not in favor of the proposed new facility that was not approved by owners in 2021. He feels SROA has more critical responsibilities than this that they should be using their time on.

Elex Tenney, 14 Kinglet Lane, stated her opposition to the previously proposed new recycle center. Comments toward operating the existing facility were offered and included a gate with card access, an annual maintenance fee, no contractor or vendor use, staffing at the location with a recycling guide to hand out to users, limited days/hours of operation and to continuing to pursue side yard recycling.

ADMISSIONS MODEL WORKGROUP UPDATE

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

Staff started issuing 2022 MPP cards/renewals on December 9, 2021. A total of 493 Member Preference Program for (MPP) cards were issued between the 9th and the 31st of December. That is 43 more than in 2020 and is right on par with 2018 & 2019. Revenue total for 2022 currently stands at \$33,570.

Of these 493, renewals counted for 355 of them, 81 were new cards and the remainder were extended family or long-term renter passes. Due to the lack of gate admissions being available we have seen a significant uptick in the number of extended family passes being purchased.

Recapping some statistics from the end of 2021, Mr. Kessarar noted that a total of 7,371 MPP cards were issued in 2021, the most since the facility opened for business. Director Beenen interjected that the goal

for 2022 is to reach 8,000 new/renewed MMP cards. The 2021 revenue for MPP came in at \$459,572 or 115% of budget and the RPP came in a \$2,010,509 or 104% of budget.

In regard to the 2022 Recreation Plus Program (RPP), as of 12/31/21 there were 129 homes/condos signed up on the program an increase of 33 over the same time in 2020. Mr. Kessarlis also provided a breakdown of the RPP's by the number of bedrooms. We are receiving a significant number of renewals in the mail on a daily basis so there are several renewals that have been received but not put into the system yet. Those will be reflected in the February report which give us a clearer picture of where we stand with RPP's.

SHARC hosted a total of 7,773 attendees to the facility in the month of December compared to 12,099 in December of 2019. The comparison was made to 2019 as the facility was closed for COVID issues during part of December 2020. It was further noted that in 2019, we were open seven days a week instead of five and there were no restrictions on the number of people allowed in the facility at one time. Year-to-date 107,445 people utilized the SHARC facility which was a 36% increase over 2020.

The tubing hill also saw a lot of activity between the 18th and the 30th of December, with 600 tubers utilizing that amenity. The majority of the business at SHARC was experienced over the Christmas holiday and since staff was able to start allowing some gate admissions, we did have 175 users who paid at the gate. Year-to-date \$10,910 was generated from gate admissions.

Through the end of December 2021, 59,080 paper guest passes had been issued and of those 7,528 have been redeemed at SHARC and 4,609 were redeemed at the Member Pool. This equates to a 20.5% redemption rate for the year.

For owners who have not yet purchased or renewed their Member Preference Program (MPP) cards for 2022, they can purchase or update their Member Preference Program (MPP) cards in person at SHARC, or if just renewing it can be done 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 and hours are 8:30 A.M.– 4:30 P.M., seven days a week.

2022 ADDITIONAL CAPITAL REQUEST

Assistant GM Kessarlis explained that while the original plan for the Member Pool called for a total of six shade structures, only three of those were installed in 2021 with the plan being to budget for three more to be installed prior to the 2022 summer season. Due to an oversight during the transition caused by the Recreation Director resigning at the end of summer, this item was inadvertently overlooked in the 2022 capital reserves budget.

Staff is now requesting the Board approve a request to allocate \$20,915 from SROA Reserves for a new capital project to purchase the additional shade structures.

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

TELECOMMUNICATIONS TASKFORCE UPDATE

Director Beenen noted the bid package that was distributed to a number of contractors based on the information provided by the analysis done by Danella Engineering are due back by the end of the business day today. These are bids on the work that would be required for SROA to install their own network and will be very helpful in shaping the discussion with the owners going forward.

Director Beenen went on to report that GM Lewis has been working closely with representatives from TDS Bend Broadband (BBB) on the possibility of a bulk service agreement for Sunriver. With a bulk

agreement, 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 advantage of the bulk agreement is a reduced price for the basic level of service and GM Lewis is hopeful that we should have the agreement back from BBB in the next week or two.

Director Beenen mentioned the upcoming virtual Town Hall Meetings that will be held on January 25th, 28th, and February 2nd from 3:30-5:00 P.M. The goal of these town halls is to inform and educate owners about the proposal to provide fiber-to-the-home service in Sunriver. They will also address the advantages and disadvantages of continuing to work with BBB or to build a new system and there will be an opportunity for owners to ask questions. The objective is to get to a point where the Board will have all the information they need by the April Board meeting, should the decision be made to include something on the July ballot.

OEC PROPOSED LABYRINTH

GM Lewis noted this is a continuation of the discussion from the December 17, 2021 meeting where the Board was provided a presentation by a sub-committee of the Owner Enrichment Committee (OEC) proposing a labyrinth be placed in commons between Circles 2 & 11. The group originally earmarked four possible locations for this natural labyrinth, before ultimately settling on Site 3, as the preferred location for the approximately 80-foot diameter labyrinth which would be outlined in half-round pieces of cut wood.

Since last months meeting some additional comments, both in support and opposition, have been received and those were included in the board books. Director Pederson thanked the sub-committee for staking the area identified as Site 3, making it much easier to visualize what is being proposed. Several Board members remained concerned about the use of commons for this purpose, the disruption to wildlife and vegetation, giving consideration to allowing the project to move forward on a trial basis and the fact that there are already so many existing opportunities to immerse oneself in nature in Sunriver that this might not be necessary.

This item is on the agenda for action at tomorrows meeting.

SR RULES & REGS PROPOSED FIRST READING TO SECTION 3.01 D

GM Lewis reminded the Board this item is also a continuation from December where it was tabled until today's meeting. This involves a recommendation from the Covenants Committee for the Board to approve 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 as more complaints from owners.

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.

The Board remains concerned that if a real problem doesn't exist, why create a rule. Additionally, there are concerns about who and how this rule would be enforced. Further discussion centered on the six-foot requirement for a leash, the lack of a designated off-leash dog park in Sunriver, and some of the proposed language being confusing. While the Board agreed that all owners should be required to continue to have

a leash with them and are further encouraged to use them especially in the summer months, there was not full agreement for an overall leash law. Most owners do have their dogs on a leash and are considerate of others and they shouldn't be punished for the actions of a few bad actors. These are the ones who should be held accountable. A seasonal leash law idea was also suggested. A number of the Board members feel a bigger problem is pet owners not picking up after their pets or leaving their poop bags along the pathways.

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

RECYCLE FACILITY UPDATE

GM Lewis provided an update on the recycle center and some of the issues experienced over the Christmas holiday which were basically a repeat of what we saw over the Thanksgiving holiday weekend. This time around included a number of Christmas trees disposed of at the site which is not a designated drop site for trees, bags of unallowed household garbage and other non-recyclable items. Additionally, Public Works Director Mark Smith remains concerned about safety, as there are a number of large pieces of equipment coming and going from that area adding to the congestion that already exists. The conceptual plan for the future of the Public Works Department campus, calls for the elimination of recycling from its' current location.

GM Lewis also reminded the Board that currently the county pays Cascade Disposal \$40k per year to service that facility. If changes are made, such as limiting use to Sunriver owners only, relocating and/or gating the facility, etc. that \$40k would go away and all expenses would be borne by SROA. Additionally, if the recycle bins are relocated, SROA would have to submit to Deschutes County for approval to relocate the bins from their current location.

GM Lewis reported he has continued to inquire on a regular basis as to the status of when side-yard recycling will start in Sunriver. There is a Deschutes County Commissioners work session scheduled for January 24th that GM Lewis plans on attending. It is his understanding that Cascade Disposal & the County are to have estimates of what the monthly charge will be for Sunriver owners to take advantage of the side-yard option. Once the County and Cascade Disposal decide on what the rates might be, it will still be a few months before they are able to start those operations as they will need additional vehicles and staff.

COVID-19 UPDATE/EMPLOYEE VACCINATION STATUS

First off, GM Lewis commended the staff at SHARC for their professionalism in dealing with owners and/or visitors, although predominately owners, who blatantly ignore the current mask requirements. Staff has been repeatedly yelled at and berated for simply doing their job and despite these uncalled for and unnecessary acts of childish behavior, staff has done an excellent job of not getting rattled or taking it personally. As a result, GM Lewis has written to a number of owners requesting they comply with the state mandate requiring masks be worn inside. If bad behavior continues, an owner can ultimately have their MPP card revoked. President Mobley asked the general manager to please convey to the staff, the Board's support of them regarding this uncalled-for behavior.

Additionally, GM Lewis noted the need to amend the SROA employee vaccine mandate in regard to booster shots and clarification on what actions employees must take if they are exposed to COVID-19. SROA continues to follow the Centers for Disease & Control (CDC) guidelines which considers a person current on the vaccinations once they have received two doses of the vaccine along with the booster.

Currently, the number of positive cases in Deschutes County is extreme and shows no sign of slowing down for the foreseeable future. GM Lewis' recommendation would be to add the booster as one of the requirements of being fully vaccinated. If the Board agrees with the booster requirement, action can be taken on that item tomorrow's meeting.

FEBRUARY TOWN HALL DISCUSSION

The next Town Hall discussion is scheduled for Tuesday, February 8th and the topic is to be the top five amenity items identified by owners in the most recent comprehensive owner survey. GM Lewis noted the Board needs to decide which members will participate this time. Director Gillies reminded the Board of owners desire to have some Board members participate this time who have not done so in the past so the community can get to know other members of the Board a little better. GM Lewis noted the top five items include improving the recycle center situation, improving the Public Works campus, telecommunications, updating the Pathway Master Plan, and creating a Parks Plan to evaluate both Fort Rock and Mary McCallum parks.

REVIEW OF 1/15/22 AGENDA

The Board reviewed the agenda for tomorrow's meeting.

The Board and General Manager expressed their thanks and appreciation to the Public Works crews for the excellent job they have done in clearing the snow during the recent storms we have had.

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

Director Burke 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 De Alicante, motion passed unanimously.

The public meeting recessed at 11:25 A.M.

The public meeting resumed at 11:48 A.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 Burke, motion passed unanimously.

The meeting adjourned at 11:49 A.M.

Respectfully submitted,

Mark Murray, SROA Secretary