

**SUNRIVER OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
SROA BOARD ROOM  
January 15, 2022**

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

**DIRECTORS PRESENT VIA ZOOM:** Gerhard Beenen & Mike Gocke

**DIRECTORS ABSENT:** Paul Coughlin

**STAFF:** James Lewis, Susan Berger & Jesus Mendoza

The Board of Directors meeting was called to order at 9:03 A.M.

**NUMBER OF ATTENDEES:** 5

**OWNERS FORUM:** Dennis Dishaw, 6 Ochoco Lane, stated that he was not in favor of the proposed leash requirement for Sunriver pathways. He noted that Sunriver is a dog friendly environment with most owners being very responsible and self-policing of their dogs and he feels this proposed rule is unnecessary. He also wondered who would enforce the proposed rule.

Jane Boubel, 18 Cultus Lane, provided oral comments and also submitted a written letter to the Board. Her comments were in favor of the proposed labyrinth and indicated that a one-year trial to evaluate any impacts would be appropriate. Ms. Boubel also discussed the update of the SROA Design Manual. She stated that as new homes are built, there should be consideration given to the size and compatibility of new homes to the neighborhood in which they are proposed.

Randy Schneider, 6 Dixie Mtn. Lane, spoke about the recycling center and stated that while he was initially in favor of the new facility, he now thinks that it is time to remove the existing facility and rely on side-yard service when it becomes available.

Kathy Brown, 13 Rogue & 9 Quelah, stated she is also in support of removing the existing recycle center and is in full support of side-yard recycling. She also stated that she believed a comment made at the December Board meeting regarding keeping owners on leashes was disrespectful and warranted action under the SROA civility rule.

**GM Lewis read two letters into the record.**

Dian Barton, 4 Lodgepole Lane, wrote in opposition to the proposed labyrinth proposal. She cited Sunriver's natural setting and offered that there are ample opportunities to quiet one's mind without the addition of a labyrinth. Ms. Barton is also concerned about the affect this proposal would have on the vegetation and the wildlife.

Barbara Brocker, 5 Cedar Lane wrote in support of the proposed labyrinth. Her comments cite the appropriateness of the location as related to the openness of the site and its proximity to the pathways, homes, and available parking areas so as to eliminate illegal parking.

**OWNER FORUM FOLLOW-UP FROM LAST MONTH'S MEETINGS**

GM Lewis reported three letters were read into the record, the first two, from Kate MacKenzie, 12 Quartz Mtn. Lane and Jay Bowerman, 19 Hummingbird Lane were in opposition to the proposed labyrinth. The third was from Ken McClain, 12 Wickiup Lane, questioning the need for fiber optic to the home considering the everchanging technology and wireless formats that are currently and will continue to be available.

Randy Schneider, 6 Dixie Mtn. Lane spoke to firewood in Sunriver suggesting the current five cords allowed be reduced to two and suggested an area be designated as an owner's wood yard for storage of additional wood. In regard to RV storage fees, Mr. Schneider feels they should remain reasonable since owners are not allowed to store their RV's in their driveway. Mr. Schneider also noted he is opposed to the idea of a leash law in Sunriver.

**RECAP OF 1/14/22 BOARD WORK SESSION**

President Mobley reported the Board heard an update on recreation statistics from Assistant GM Kessariss. An update on the work of the Telecommunications Task Force was provided by Director Beenen and President Mobley noted the upcoming Town Hall events scheduled for January 24<sup>th</sup>, 28<sup>th</sup> and February 2<sup>nd</sup> that will provide more information on this topic.

The Board heard from staff regarding additional 2022 capital monies that are being requested to acquire additional shade structures for the Member Pool. The Board held extended discussions on the proposed labyrinth and the first reading to the rules and regulations relative to a leash law. Both of these items are on the agenda for action at today's meeting. The Board also held a lengthy discussion on the topic of recycling in Sunriver.

The Board discussed the COVID-19 vaccination policy for SROA staff members and the need to modify that policy to follow CDC guidelines and include that booster shots are required for staff members to be considered up to date on their vaccines. This item is on the agenda for action today.

The Board also discussed the Town Hall event scheduled for February 8<sup>th</sup> that will discuss the top five highest ranking items related to amenities from the last comprehensive owner survey.

An executive session was held discuss a contractual matter.

**BOARD ACTION**  
**BOARD MEETING MINUTES**

Director Murray moved to approve the minutes of the December 17, 2021, Board Work Session minutes as corrected. Seconded by Director Burke, motion passed unanimously.

Director Burke moved to approve the minutes of the December 18, 2021, Regular Board meeting minutes as corrected. Seconded by Director Gocke, motion passed unanimously.

**BOARD ACTION**  
**FINANCIALS**

There were no financial statements at this meeting as staff is completing year-end for 2021. The Board will receive the December 2021 as well as the January 2022 unaudited financial statements at their February meeting.

**GENERAL MANAGER'S REPORT**

GM Lewis reported this recap is for activities in December.

Staff continues to monitor and respond to both state and county orders regarding COVID-19 requirements for facility capacity, mask requirements and social distancing requirements.

GM Lewis participated in the Public Utility Commission Settlement Conferences for the proposed rate increases by Sunriver Water.

GM Lewis continues to participate in the Central Oregon Intergovernmental Council (COIC) Board of Directors and Sunriver/Lapine Economic Development (SLED.)

GM Lewis continues to work with SROA legal counsel regarding a number of items.

GM Lewis continues to attend and participate in the regular monthly meetings of the Owner Enrichment, Finance, and Covenants committees as well as the Telecommunications Taskforce.

GM Lewis attended the annual Sunriver Service District (SSD) Managing Board breakfast with the Deschutes County Commissioners where a big point of discussion was funding from Transient Room Tax dollars to the SSD for a new facility.

GM Lewis continued working with the consultant for the update of the Design Manual of Rules & Procedures. The taskforce is scheduled to meet again on December 21<sup>st</sup> to discuss the latest draft of the document. The document is approximately 95% complete with just a few issues yet to resolve.

GM Lewis participated in a virtual meeting with Gail Long at Bend Broadband regarding issues related to a Bulk Service Agreement for service to Sunriver.

GM Lewis conducted annual employee evaluations for all department directors.

In the Accounting Department, Controller Healy presented the November and year-to-date financials to the Finance Committee. Staff mailed/emailed out the 2022 maintenance fee coupons and processed incoming payments. 2022 operating and reserve budgets were completed. Controller Healy continues to work with our insurance brokers regarding the switch over of insurance coverages.

The IT Department worked with the Recreation Department on multiple phone tree scripts for different functions at SHARC and updated the Member Services ID card printer.

In Telecommunications, department Director Olson reported two companies responded to the construction RFP issued with the assistance of Danella Engineering.

Database staff worked with the Community Development Department to consolidate numerous items under one view and worked with the Recreation Department on the yearly update to the membership data base.

Staff is working with Solutions Yes on the 2022 upgrade to Docuware. Staff is also working with Jonas representatives for Clubhouse Online which will allow owners to pay online in the future.

In the Communications Department, Scene advertising was at \$18,462. Total for 2021 was \$245,361 up from \$214,255 in 2020.

The SROA website, [www.sunriverowners.org](http://www.sunriverowners.org) continues to feature a COVID-19 page, which is updated

frequently to ensure the most current information is available.

There were 731 reads of the online November Scene including readers from the El Salvador, Norway, Canada, Germany, Italy, New Zealand, the Philippines, and the US Virgin Islands.

The SROA website was visited by 11,000 users in December with the most popular pages being for weather, Trip check and LFR flagging.

The SHARC website was visited by 9,300 users with the most popular pages being tubing hill sessions, swim sessions, aquatic hours, and indoor aquatics.

Social media and/or website messaging included information about the holiday hours, tubing hill and Benham Hall promotions.

Additional projects for Scene staff included updates to the Telecommunications webpage, creating more signage for SHARC relative to mask requirements and creating winter walking safety posters to be posted at all SROA facilities.

The Community Development Department reports the Design Committee meetings continue to occur on a regular schedule with multiple items on each agenda – the two December meetings had a total of seven items (combined).

There are currently 275 active projects/building permits, down 25 from the previous month of November due to new staff becoming more familiar with review process and becoming more efficient.

Staff continues to issue compliance letters for design and rule violations. Staff participated in Magistrate Hearings as necessary for background on violations and citations.

Community Development staff also continues to help with the Design Manual Update by reviewing and commenting on the drafts of the manual prepared by the project consultant.

In the Natural Resources Department, ladder fuels reduction (LFR) on commons was completed and 2021 data and paperwork were processed.

Natural Resources staff continued flagging property lines and marking trees for the 2022 LFR contract and performed numerous site visits regarding tree removal requests on private properties.

The Public Works Department completed five full snow plows in December.

Several roadside posts have been repaired or replaced and shoulder rock was placed on several road and pathways.

The new Public Works Aqua Team is learning fast and doing great. A leak was addressed in the spa and an overhead door was refurbished.

The Fir Cone drainage project is 100% functional. The landscaping and fairway repair will occur in the spring.

The Public Works Department is down two employees which has had an affect on efficiency and there has been little interest in the open positions.

In the Recreation Department, the first half of December was quite slow on average at SHARC but from December 18<sup>th</sup>-31<sup>st</sup>, 6,059 attendees utilized SHARC aquatics. Staff was able to offer limited gate admissions in December of which, 175 attendees took advantage of. Multiple recreation swim sessions sold out over the holidays.

Member Services staff begin selling 2022 Member Preference Program cards/updates on December 15<sup>th</sup>. Owners can purchase or update their Member Preference Program (MPP) card in person at SHARC, over the phone, 541-585-5000 or on the SHARC website, [www.sunriversharc.com](http://www.sunriversharc.com).

New Events Manager Camille Collard has secured bands for our summer five-week Turf Tunes series and work continues for a ticketed concert event, if COVID-19 restrictions allow. The Uncorked Wine, Cheese & Chocolate event is scheduled for September 16-17, 2022.

Holiday snow tubing started on December 18<sup>th</sup> and ran through the 30<sup>th</sup> with an average of 1,100 tube runs per day.

The Crescent Room at SHARC has been returned to a rentable event space for small meetings. The room had been recently utilized to space out fitness equipment, which is no longer a current CDC requirement.

New Recreation Director Leigh Anne Dennis will start her employment with SROA on January 3, 2022.

Director Beenen took a moment to express his appreciation for all that Assistant GM Keith Kessarlis has taken on over the past several months in addition to his own responsibilities.

Copies of GM Lewis' full report were included in the board binders.

#### **LIAISON AND COMMITTEE REPORTS**

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

#### **SUNRIVER SERVICE DISTRICT (SSD) REPORT**

Director De Alicante reported the Managing Board met on Thursday and the main topic of discussion remains a new facility to house both the police and fire departments. They did receive some very good news at that meeting. The Deschutes County Commissioners have voted to provide the district with \$8 million dollars in Transient Room Tax (TRT) dollars over the course of the next three years. By way of background, Director Beenen added that the original request from the SSD to the County was for \$10 million dollars and they emphasized to the Commissioners that Sunriver continues to see record numbers of visitors which in turn puts more strain on the fire and police departments as well. Another issue that was clearly defined to the Commissioners was the current deficiencies that exist in both the police and fire stations.

Currently at least 40 and possibly as much as 60% of the TRT dollars generated as a result of tourism each year come from Sunriver. Sunriver has contributed approximately \$50 million over the past 22 years and received very little back from the county in return to support the infrastructure of the fire and police services. Director Beenen noted the Commissioners understood and agreed with the position of the SSD Managing Board regarding the need for a new shared facility and have shown that support by moving ahead with this \$8 million commitment sooner than was anticipated.

Director Beenen continued that while this is a significant amount of money, the project is estimated to be approximately \$18 million so the SSD will still need to go to the owners and ask them to approve a

capital improvement levy which the SSD Board is hopeful they can get on the May ballot. It was also noted that only Sunriver owners who are registered to vote in Deschutes County will be allowed to vote on this capital improvement levy.

SSD Managing Board member Dennis Dishaw was in attendance and thanked SROA GM Lewis for his help and guidance with how the county process works. His efforts were greatly appreciated by the SSD taskforce members.

The approved minutes of the November 18, 2021, meeting are included in the board binders.

**BOARD ACTION**  
**COMMITTEE APPOINTMENTS**

Director Burke moved approval of the appointments of Mary Condy as a full-time member and Louise Howard as an alternate member of the Owner Enrichment Committee. Seconded by Director Pederson, motion passed unanimously.

**BOARD ACTION**  
**1<sup>st</sup> READING TO SR RULES & REGS – SECTION 3.01 D**

Director Burke moved approval of a first reading to the proposed changes to Section 3.01 D of the Sunriver Rules & Regulations. Seconded by Director Pederson, motion failed with two yay and six nay votes.

Director Gillies moved to amend the motion to remove the “six-foot” requirement for the leash and further moved to add that dogs may be off leash in areas currently designated as parks. Seconded by Director Beenen, motion failed with four yay and four nay votes.

Director De Alicante moved to amend the amendment by completely deleting the last highlighted sentence in Section 3.01D. Seconded by Director Beenen, motion failed with one yay vote and seven nay votes.

The Board held further discussion on this issue including how such a rule would be enforced, the much-needed addition of a dog park in Sunriver, different interpretations of what under effective voice control is, the possibility of adding more pathways or considering seasonal adjustments in leash requirements. Director Beenen thanked the Covenants Committee for their input on this issue and urged the Board to identify a place for an off-leash dog park soon.

**BOARD ACTION**  
**MEMBER POOL SHADE STRUCTURES**

Director Burke moved approval for allocating funds from SROA Reserves in the amount of \$20,915 for a new capital project for additional shade structures (3 total) to be erected at the Member Pool for the 2022 season. Seconded by Director De Alicante.

Director Murray suggested the needed shade structures be authorized to be purchased out of the existing capital improvement budget and if later in the year we find we are short in that budget, the Board can authorize a new capital project at that time to make up the shortfall.

Director Pederson moved to withdraw the original motion in its entirety and replace it with: I, Director Pederson move approval of allocating funds from the existing capital improvement approved budget for 2022 in the amount of \$20,915 for new capital projects for additional shade structures (3 total) to be

erected at the Member Pool for the 2022 season. Seconded by Director Murray, motion passed unanimously.

Original motion as amended passed unanimously.

**BOARD ACTION**  
**PROPOSED LABYRINTH PROJECT**

Director Gillies moved approval of the Owner Enrichment Committee (OEC) going forward with their request to install a natural labyrinth on commons, at Site “3”, between Circles 2 & 11 pursuant to the plans/design presented to the Board at their December 17, 2021, Board Work Session. Seconded by Director Mobley.

The Board held further discussion on this issue including how approval of this proposal may set a precedent for future requests of uses on commons. Director Burke suggested this proposal instead be included in the 2022 Parks Master Plan to better determine if there is really a desire by owners to have a labyrinth as presently, it seems to be about a 50/50 split between those who would like to see the project move forward and those who are opposed to it.

Jane Boubel, a member of the OEC commented that the committee understands there is a master plan that is underway, but she is confident the committee can commit to getting back to the Board via their annual report, such as they did in 2021, to inform the Board as to whether or not the project has been successful.

Additionally, Ms. Boubel noted that should the labyrinth be installed and should it cause any problems during the summer months, it will be removed. They do not want to create a nuisance; they want to create an experience. She feels this is an appropriate pilot program with a one-year timeline.

Director Beenen moved to amend the motion for the approval to be on a one-year trial basis with reapproval for consideration of a permanent structure required in January 2023. Seconded by Director Gillies, motion carried with 6 yay and 2 nay votes.

Original motion as amended failed with 4 yay and 4 nay votes.

**BOARD ACTION**  
**MANDATORY EMPLOYEE VACCINATION POLICY AMENDMENT**

Director Murray moved approval to amend the SROA mandatory employee vaccination policy to require all current and future employees to be up to date on vaccinations against COVID-19 as determined by the Centers for Disease Control and Prevention. Seconded by Director Beenen, motion passed unanimously.

**BOARD ACTION**  
**RESOLUTION 2022-001 - SUNRIVER WATER MATTER**

GM Lewis reminded the Board that Sunriver Water has proposed a 39.5% increase in their residential rates. The Public Utility Commission (PUC) did a review of that proposal that was based upon past expenditures of what it requires to operate a safe water system for the residents of Sunriver. SROA filed a request to participate as an intervener to that review which was granted. As an intervener, SROA, through its attorneys, participated in settlement agreements with the PUC and Sunriver Water. The basis for the rate increase was scrutinized and some of the rationale leading to that increase were not allowed as a basis. The three parties, SROA, the PUC and Sunriver Water have agreed in principle to a settlement agreement that was brought to the SROA Board of Directors and was discussed in executive session yesterday.

The settled-on rate increase is 21.64% and approval of this resolution encapsulates that the Board agrees with the rationale for the settlement agreement and that rate, and the basis thereof will be a stipulated recommendation to the PUC who must subsequently hold a hearing and actually approve the rate per the settlement agreement. A hearing will be held in February at one of the PUC's regular public meetings where owners will be afforded the opportunity to provide their input. The new rates if approved will be effective beginning May 1, 2023.

Director Gillies moved approval of SROA Resolution 2022.001, regarding the Matter of the proposed Sunriver Water LLC rate increase (Oregon Public Utility Commission Number UW 186).

Be it resolved, the Board of Directors of the Sunriver Owners Association, pursuant to Article IV, Section 6 of the of the Bylaws of the Sunriver Owners Association (revised December 21, 2019), Section 9.01 of the Consolidated Plan of Sunriver (revised August 2021), and Oregon law that:

1. The Board of Directors of the Sunriver Owners Association approves the confidential Term Sheet subject to a written stipulation that is agreeable to SROA and that is filed with the OPUC and adopted as a final order; and

2. The President of the Board of Directors in consultation with the General Manager and legal counsel is authorized to negotiate the final terms of settlement, including any additional or modified terms deemed reasonable or desirable, and to execute all necessary documentation and agreements on behalf of SROA relating to the settlement of the Rate Proceeding.

Seconded by Director Murray, motion passed unanimously.

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

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

The meeting adjourned at 11:19 A.M.

Respectfully Submitted,

Mark Murray, SROA Secretary