

**SUNRIVER OWNERS ASSOCIATION  
BOARD OF DIRECTORS WORK SESSION  
SROA BOARD ROOM  
FEBRUARY 18, 2022**

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

**DIRECTORS ATTENDING REMOTELY:** Gerhard Beenen & Paul Coughlin

**DIRECTOR ABSENT:** Scott Gillies

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

The meeting was called to order at 9:30 A.M.

**OWNERS IN ATTENDANCE:** 4

President Mobley noted the later start to this month's work session sharing that he, along with several other Board members and SROA staff members attended a breakfast meeting hosted by the LaPine and Sunriver Area Chambers of Commerce. The Deschutes County Commissioners Tony DeBone and Patti Adair along with Tammy Baney from the Central Oregon Intergovernmental Council (COIC) and state economist for Central Oregon Damon Runberg were the guest speakers and a number of interesting facts were shared.

**OWNERS FORUM:**

Bob Stillson, 10 Belknap Lane thanked Recreation Director Leigh Anne Dennis and the entire recreation staff for finding a way to open additional lap swim times on Tuesdays and Wednesdays, which at times has included the Recreation Director being on the lifeguard chair. He believes this shows the willingness of staff to go beyond the call of duty and sends a positive message about the trajectory of SHARC.

Secondly, he is in favor of closing the existing recycle center in Sunriver and allowing that area to be used for needed public works yard improvements.

Lastly, he noted he has been attending board meetings on a regular basis for the past four years. As he listened to the Board discussions during the January meetings regarding the proposed pathway dog leash rule and labyrinth issues, he was appreciative of the in-depth discussion on many points but noted the Board had real difficulty deciding on these issues. He is neutral on the labyrinth proposal and completely understands how that decision was a difficult one for the Board but also shared he was happy that there was not a decision made to require dogs to be leashed on pathways. With no designated dog park in place, he believes that until there is a solid parks master plan where all the issues and potential ramifications have been explored things should be left the way the currently are.

**SUNRIVER NATURE CENTER PRESENTATION**

Abby Rowland, Executive Director of the Sunriver Nature Center, and Observatory (SNCO) was on hand to provide an update for the Board on what has been happening at the SNCO as well as some of the plans for the future of the facility.

Ms. Rowland noted her last visit to an SROA Board meeting was back in 2018 when she was overseeing the philanthropy arm of the SNCO and shared with the Board the plans for expansion of the facility. In

March of 2020 she accepted the role of Executive Director noting that the timing of her appointment in relation to the COVID-19 pandemic brought a lot of challenges but at the same time brought a lot of opportunities.

Ms. Rowland was happy to report that programmatically, 2021 was much better than it was in 2020. In 2020, they saw a huge influx of owners and visitors taking advantage of the opportunity to be outdoors. The inability to host indoor activities, while frustrating, allowed time to really focus on what the priorities of the SNCO were and have been, assess those and put some focus on inside of the facility as well as the campus overall.

A significant amount of general cleanup along with some improvements have taken place over the past couple years including a renewed focus on the native garden. The facility was able to hold the Fungi Fest in October of 2021 that greatly exceeded expectations in regard to attendance with over 1,200 people taking advantage of this offering including a lot of Central Oregon families.

Ms. Rowland shared that the vision of the SNCO encompasses science education, connections, discovery and experience and action. In the past couple years, staff and the SNCO Board have been homing in on how the SNCO brings value to the community and these four areas encompass how they are trying to meet the needs of their constituents. The goal is to ensure the campus is approachable, affordable, and supportive of the environment while supporting action related to conservation. Celebrating the natural environment is an important element of what they hope to pass on while connecting with Sunriver owners, guests, and stake holders.

The facility has added a several new animal ambassadors over the past year and a half including Freya, the Gyrfalcon who arrived last May and recently celebrated her first birthday. The facility has a new approach to their program with a focus on best practices for captive animals and attention to sustainability putting the animals' welfare at the forefront. Freya will be involved in a free-flight program this year and Ms. Rowland extended an invitation to the Board to come and visit the facility.

SNCO will continue its efforts related to the Trumpeter Swan Restoration Program. Sadly, Grace a long-time fixture at the facility was lost in 2021. A new pen, Val arrived in May of 2021 to join cob Gus. The hope is that they will build a nest and have a clutch of cygnets this year.

The comprehensive campaign to expand the SNCO campus is well underway and will include a 7,700 square foot Discovery Center including a planetarium theater and an outdoor learning pavilion on Lake Aspen. Phase I of the project for an expanded observatory has been completed and that expansion has been very beneficial during the pandemic when social distancing has been a requirement.

Ms. Rowland reviewed the items/actions the SNCO provides through a contract to SROA, and which include wildlife rehabilitation and regional support service, support of Arbor Day, War on Weeds and Project Ponderosa, a direct access phone line and email for homeowners to request assistance, and a discount on membership.

Currently they have raised approximately \$4 million of the initial estimated \$5 million dollars needed to complete their expansion project. However, the price of lumber has escalated greatly and as a result they will exceed what was first projected. Also, the effect of the COVID-19 pandemic in relation to how much people were able to donate was definitely felt. That said, Ms. Rowland thanked and applauded the community for having reached the \$4 million dollar mark despite all the challenges of the past couple years. She added that they will break ground on the Discovery Center when they have reached the 80% funded threshold.

In closing, Ms. Rowland noted her willingness to work with and collaborate with SROA going forward and would welcome the opportunity to meet more in depth to achieve shared goals.

### **ADMISSIONS MODEL WORKGROUP UPDATE**

Assistant GM Kessarlis provided a breakdown of current recreation statistics through the end of January.

Sales of 2022 Member Preference Program (MPP) cards/renewals started on December 15, 2021, and a total of 493 owners purchased or renewed their card for 2022 prior to the end of the year. A total of 1,364 Member Preference Program for (MPP) cards were issued through the end of January and when combined with the 493 in December that results in a total of 1,551. This is 668 more than in 2021 when the number of people renewing or purchasing their cards was affected by COVID-19, but it is right on par with previous years. Revenue total for 2022 currently stands at \$105,040 which is 21% of the 2022 budget. It was noted that there was a \$5 increase to the cost of the MPP card this year and with the exception of a few, there has been little to no pushback. Also noted was that there were 119 new cards issued in January, the most since 2018, and no doubt a reflection of the number of properties that have changed hands in the last year or two.

In regard to the 2022 Recreation Plus Program (RPP), as of 12/31/21 there were 129 homes/condos signed up on the program and as of the end of January 2022 there were 536 condos or homes signed up for the RPP. This is an increase of 57 from the end of January of 2021. Mr. Kessarlis also provided a breakdown of the RPP's by the number of bedrooms. Revenue at of the end of January stands at 64% of the 2022 budget.

SHARC hosted a total of 5,834 attendees to the facility in the month of January compared to 642 in 2021 when SHARC was still affected by COVID restrictions that were in place. This was mostly made up of owners and RPP pass holders although staff was able to allow for some gate admissions in January as well.

SHARC is also back to seven day a week operations and additional lap swims have been added to the weekly schedule. Management staff has hired two more lifeguards which is allowing SHARC to offer lap swimming seven days a week. Additionally, two more weekly recreation swims have been added. The department director is working hard to hire more lifeguards and has reached out to some previous employees who have expressed some interest in returning to part-time positions, but it is still hard to find qualified and certified people.

Mr. Kessarlis reported he has had recent conversations with the people that run the SHARC Bite Café, and they fully intend to be opened this season barring any unforeseen circumstances.

Director Burke shared that participating on the Admissions Model Workgroup has given him a clearer perspective on what the department managers are dealing with on a regular basis. He added that it would be nice to have another board member as a part of this group if someone is willing. The group meets once a month for approximately one to two hours, and it is most educational. GM Lewis added that recreation is our most dynamic budget due to the number of outside factors that influence it and this groups provides a good tutorial on the day-to-day operations and what all is involved.

Through the end of January 2022, staff had issued 8,580 paper guest passes and of those 500 have been redeemed at SHARC.

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](http://sunriversharc.com) >

Programs > SROA Member Preference Program. The Member Services office hours are 8:30 A.M.– 4:30 P.M, seven days a week.

### **TELECOMMUNICATIONS TASK FORCE UPDATE**

Director Beenen reported the taskforce hosted three virtual Town Hall meetings in the past month and approximately 150 owners participated in one of the offerings. John Salzer, a member of the taskforce served as moderator for the events that began with a presentation by Director Beenen providing facts about the matter. Bend Broadband representatives and a number of people who were associated with communities with a fiber to the home network provided presentations/information at all three events and were also involved in the question/answer period of the events. There were a lot of good questions, and the participants did an extremely good job in both their presentations and in answering those questions posed by members of the community.

Additionally, one of the potential ISP's that is interested in participating on a Sunriver owned network, a company called GigabitNow gave a presentation and talked about their approach to providing services on a community owned network which was also done extremely well.

All three events were recorded and are available for viewing on the SROA website, [www.sunriverowners.org](http://www.sunriverowners.org) > Owners > Capital & Reserve Projects > Telecommunications. There will be links to all three events along with a link to the questions and answers from the events. Director Beenen encouraged anyone who was unable to attend one of the town halls to take the time to watch one the presentations as there is a lot of valuable information that will be very helpful to owners wanting to educate themselves about this important community issue. He recommended watching the third offering as some of the questions asked at the first two sessions were incorporated into the information portion of that offering.

The next step will be to do an owner survey. A sub-group of the taskforce got together earlier this week to start formulating questions and they anticipate the survey will go out in early March with a desire to have the results compiled by late March. The survey will be relatively short and will help the taskforce gauge owners interest in the three different options discussed at the Town Halls. Those include a continuation of the standard agreement with Bend Broadband which includes a fifteen-year contract, a bulk agreement with Bend Broadband which would be reflected in the maintenance fees owners pay to SROA or building our own fiber to the home system. Once the survey results are tallied and reviewed the taskforce will make a recommendation to the Board which they hope to do at the April meeting.

Another article on the subject will be published in the March edition of the Scene which is a collaboration between Director Beenen, President Mobley, and GM Lewis with a primary focus of the three options along with good definitions of each.

Director Beenen thanked Assistant GM Kessarlis for all his hard work on making the town halls so successful.

### **PATHWAY MASTER PLAN UPDATE**

Public Works Director Mark Smith reported nothing on the plan that was presented to the Board in November of 2021 has changed however, he has received some written input from owners.

A total of five letters were received and included two who were opposed to the Meadow Road loop pathway, the desire of one writer to have a tunnel put in between Sunriver and the Business Park, which incidentally is County owned, and one expressing the desire to have an additional path between Fox & Grizzly Lanes. The last letter expressed concern about the Meadow Road loop for a variety of reasons including lack of accidents in that area that necessitate the need, the trees that would be lost to construct

such a path and the closeness of the proposed path to some existing property lines. Mr. Smith was surprised that what has historically been categorized as Sunriver number one amenity by owners received so little input. This might reflect satisfaction with the plan, or it may be that they are not fully aware of the plan which was highlighted in the Scene last fall and is available on the SROA website, [www.sunriverowners.org](http://www.sunriverowners.org) > Capital & Reserve Projects > Pathway Master Plan.

Currently the only major project scheduled for this year will be the tunnel replacement at Fort Rock Park. Work will begin in early March and will run through mid-May. Unlike the previous two tunnels that were cast beforehand and dropped into place, this one will be constructed and cast in place. In regard to pathways, the only one scheduled for this year is the walking path at Mary McCallum Park. Beyond that, he believes work in the Meadow Road area would probably be addressed first and might be done in sections as opposed to one big project. This plan will be coming to the Board for approval at a future meeting.

### **RECYCLE UPDATE**

GM Lewis reported he has been told that Cascade Disposal should be starting side-yard recycling in four to six months. It will be necessary for the Deschutes County Commissioners to approve the rate structure. The decision that the Commissioners still have not made is whether the service will be universal, meaning anyone who currently utilizes Cascade Disposal would automatically be charged an additional fee of \$14 per month whether they utilize the service or not or if it will be a subscription service whereby owners would sign up with Cascade Disposal to have the additional service added. The Commissioners are scheduled to make that decision at their February 28<sup>th</sup> meeting. One of the challenges the carting company is currently struggling with is finding enough staffing to cover additional pickups.

As the addition of a recycle container may cause issues for some owners whose garbage can enclosure is not large enough to accommodate another container, staff is suggesting coming up with some standard templates that owners might be able to use without having to go through the design approval process. Owners would still need to notify the Community Development Department that they are going to use one of the approved templates and then they can proceed with the modification without having to go to the Design Committee.

Director De Alicante suggested charging all homeowners \$1 per month to keep the current recycle facility open but limit its use to only Sunriver owners. Director Pederson pointed out that you would still have the current problems unless you gated and fenced the facility and had it manned during hours of operation to verify if the person wanting to drop their recyclables is indeed an owner or a guest of an owner so it's not as simple as just saying limit it to only Sunriver owners.

Public Works Director Mark Smith commented that as plans come together for the redo of the Public Works area, every time there is a suggested change to the current recycle facility, it means that overall plan has to change as well.

GM Lewis feels that we really won't know how well the side yard service will go until it's been launched and has been out there for several months to see what impact it has on the recycle center. He believes it will take approximately a year to really know the impact.

In closing, Public Works Director Mark Smith reminded the Board members that the construction on the new tunnel at Fort Rock Park will start in early March and Circles 4-11 will be closed except to local traffic until early to mid-May.

### **CLASS 2 EBIKES**

President Mobley reported he and his wife have Class 1 ebikes that they very much enjoy riding all over Sunriver and which also allows him to pull their dog in a small trailer behind and still make it up the hills

in an around the community. Having started his ebike journey on a Class 2, which he felt was just too powerful for his needs, he nonetheless believes that as the popularity of ebikes grows and after having met with owners Ronald & Laura Bailey, adamant Class 2 advocates, he believes we need to revisit our rules and regulations to ensure we are following Oregon Vehicle Code provisions and rules.

The Board was provided with proposed changes to the language in Section 2 of the Sunriver Rules & Regulations which, if the Board agrees with, will be forwarded to the Covenants Committee for review.

Basically, this change would modify the existing rule to allow for Class 2 bikes, as allowed by the Oregon Vehicle Code. The only difference between a Class 1 & 2 is that a Class 2 has a throttle whereby you can instantly start the bike up and the Class 1 requires you to peddle up to a certain speed before the motor will kick in. When the Board visited this subject previously, they chose not to include Class 2 bikes out of concern that unexperienced riders who are not familiar with or not use to using a throttle feature could cause harm to themselves and others. It was pointed out by owner Ronald Bailey that with either class bike when you brake, it will shut the motor down and the bike will stop.

An additional section to 2.03 is being suggested that describes expectations regarding safe, respectful, and courteous behavior on the pathways as well as a breakdown of ORS violations that can result if a rider fails to follow those guidelines. Currently, the only two types of ebikes allowed on pathways in Oregon are Class 1 & 2. Also noted from the previous discussion on this issue was that when Class 1 were added, the Board agreed at that time to monitor the activity to determine the impact of that addition to the rules before any other class is added. Either option, Class 1 or 2, do not have the ability to go faster than a maximum of 20 mph so the only difference is the throttle.

Director De Alicante is concerned about more and more ebikes with varying speeds utilizing the pathways if rules are written but are not enforced. He noted he has already had issues on the pathways, generally with elderly folks on ebikes who aren't able to maneuver well and aren't used to riding a bike of that weight. Additionally, if the rule won't be enforced by the Police Department what is the point in adding it? There was also concern expressed that if Class 2 are also allowed, more bike shops will be renting them, owners or property managers might provide them for their guests, etc.

Director Coughlin noted that this is an issue many communities, cities and towns are currently dealing with, and it is only going to get worse noting that the mountain bike versions of ebikes include very wide handlebars and can reach speeds of up to 50 miles per hour. He feels it's only a matter of time before we see those coming into Sunriver as well because unfortunately not everyone makes themselves familiar with the rules of the community they are visiting.

Ronald Bailey, 17 Witchhazel Lane noted an instance last summer in which he witnessed a patrol car stop to allow three teens on throttle assist bikes cross a roadway and the officer did absolutely nothing. Additionally, Mr. Bailey spoke with some of the bike patrol and those individuals can talk to someone on a throttle assist bike on the pathways if the rider is stopped however they are not able to pursue a rider on a throttle assist bike.

Behavior is the critical element for success and as such it means more signs, more messaging and more education to owners, property managers and guests. Director Coughlin suggested adding language that would prohibit an individual from riding an ebike for a predetermined amount of time if they are cited for reckless and/or dangerous behavior on the pathways. How that would be enforced was not clear.

One other proposed addition to the rules and regulations that is being recommended for forwarding to the Covenants Committee is the addition of a rule requiring that recumbent bikes must have an orange flag atop a pole of not less than five feet in length.

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

**HOUSE BILL 2534- RELATING TO DISCRIMINATORY RESTRICTIONS IN GOVERNING DOCUMENTS**

GM Lewis reported that in 2021, the Oregon Legislature passed House Bill 2534 which relates to the removal of certain discriminatory restrictions in the governing documents of residential condominium developments and planned communities.

Our legal counsel has proposed a compliance plan to identify, gather, conduct term searches and analysis, and amend or restate each governing document containing provisions not allowed by the Act, if any, or execute and record a declaration that Sunriver's governing documents do not contain provisions not allowed by the Act. The timeline proposed is to complete the project prior to the statutory deadline of December 31, 2022.

GM Lewis in his review of our documents does not believe we have language that is prohibited by the Act and recommends moving forward with allowing our legal counsel to do this review as it adds a layer of protection should something arise in the future. While in agreement, some Board members would like to have an estimate or a not to exceed amount established. Director Murray commented he would like to see this project completed by the time of this year's Annual Meeting.

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

**REVIEW OF 2/19/22 AGENDA**

The Board reviewed the agenda for tomorrow's meeting.

**OTHER BUSINESS**

GM Lewis reported SROA recently received a check for \$87k as part of the Caldera settlement. They have done the first phase of their next plat and they are required to pay \$1,250 per platted lot. The total amount is approximately \$425k so as they move forward with the development of more lots, more of those payments will be received.

On another note, the Oregon Department of Forestry has awarded the Central Oregon Shared Stewardship Landscape Resiliency Project \$6.2 million to Central Oregon of which Sunriver will receive \$371k that we will spend toward ladder fuels reduction. This money will essentially cover what we spend on ladder fuels reduction in a given year and will boost our capital reserve fund.

The Sunriver Service District (SSD) is requesting a statement from the SROA Board of Directors for the Voter's Pamphlet that will go out to owners registered to vote in Deschutes County in May. The County Commissioners have approved the SSD moving forward with putting a levy measure on the May ballot.

Lastly, GM Lewis reported that Camille Collard, Events Manager is doing a fabulous job in booking events at SHARC. Due to the increase in business, we are at the point that we need to seriously look at adding back the Event Coordinator position that was eliminated due to COVID. There is a lot of set up, tear down and technical assistance necessary and it is becoming way too much for one person to do on a seven day a week basis if we want to continue to provide first rate service and not have total burnout.

The additional events essentially pay for that position and since our event space is offered to owners at a significant discount, our non-owner paying events subsidize those to a certain degree. GM Lewis is not

asking for action on this tomorrow but wanted to get it on the Board's radar and he will come back to the Board with more detailed information next month.

Director Burke, as a member of the Admissions Model Workgroup, noted how tenuous things are in Recreation especially. If you lose one member, it can have a real ripple affect on the entire operation. GM Lewis noted it is something that is always on his mind and for the whole of SROA operations, not necessarily just Recreation.

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 De Alicante, motion passed unanimously.

The public meeting recessed at 12:29 P.M.

The public meeting resumed at 1:08 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 De Alicante, motion passed unanimously.

The meeting adjourned at 1:09 P.M.

Respectfully submitted,

Mark Murray, SROA Secretary