

**SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS WORK SESSION
SROA BOARD ROOM
APRIL 15, 2022**

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

DIRECTOR VIA ZOOM: Julianna Hayes

DIRECTOR ABSENT: Mike Gocke

STAFF: James Lewis, Patti Gentiluomo, Kellie Allen, Mark Smith, Susan Berger, Jesus Mendoza & Leigh Anne Dennis. Keith Kessarar was present via Zoom

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

General Manager Lewis announced he received word from Director Paul Coughlin yesterday informing him that Mr. Coughlin has sold his Sunriver home and will need to resign from the Board.

OWNERS IN ATTENDANCE: 4

OWNERS FORUM:

Cindy McCabe, 13 River Village Condo, spoke on three issues: 1.) She noted the many different fees in Sunriver and expressed concern regarding rising costs; 2.) She stated that she believes that ebikes are not the overall safety concern on pathways (as she has a class 2 ebike that she has ridden) and that it is racing bikes and riders training on the pathways. She added that education about the primary purpose and use of pathways is necessary; and 3.) She expressed concern over firewood piles, especially those that are just rotting and not being used.

Al Klascius, 1 Ollalie Lane, stated that he agreed with the comments made by Cindy McCabe about class 2 ebikes. He stated that he is a member of the Sunriver Police Department Citizens Patrol and that some of the pathway rules are unenforceable (speed limit, classes of ebikes, etc.). He stated that more rules are not necessarily needed and that Oregon statutes could be relied upon and the experience of the citizen patrol, who are out on the pathways, should be relied upon. Mr. Klascius submitted a letter to the Board encapsulating his comments.

John Noordwijk, 16 Bunker Lane stated that the proposed speed limit on the pathways is unenforceable and he believes that class 2 ebikes should be allowed. He cautioned about proposed rule language concerning ADA access as the pathways do not meet ADA access requirements. Lastly, he mentioned the accident data from the SRPD which shows that bike accidents are down and that most accidents are from general inexperience on all bikes and are specifically not tied to ebikes.

Marc Thornsbury, 31 Quelah Condo, clarified his comments from March of the draft Pathway Master Plan. He stated that his suggestions were for planning purposes over time as projects are contemplated and not intended to be an immediate call to action considering financial constraints, etc. He also discussed the maintenance fees and stated that the 6% increase maximum allowed through Board action was intended to account for adjustments in cost of living, etc., and that it was not intended to be consistent.

Joseph Keenan, 1 Trophy Lane asked why skateboards and rollerblades were not allowed on the pathways and requested documentation as to why. He feels they are safe and are used for transportation in addition

to recreation and that there is no accident history for not allowing them. He expressed the same sentiment for class 2 ebikes which he feels are safe and which do not have an accident history in Sunriver. He believes class 2 ebikes should be allowed on SROA pathways as they can provide a positive experience for those that would otherwise have difficulty getting out to use the pathways.

GM Lewis noted that nine letters were submitted to the Board regarding the future of the black tent surrounding the exterior dining deck of the South Bend Bistro in the Sunriver Village. The business owner has been notified that they need to remove the black tent from around the deck area and return the appearance to pre-pandemic operations by April 15th.

These type tents were allowed by SROA and the Village @ Sunriver during the part of the pandemic that required strict social distancing measures by restaurants thus providing them the ability to seat more customers during a time when they were struggling to stay open. However, those social distancing requirements are no longer in effect nor is the need for this type of allowance. SROA notified the Village @ Sunriver and the business owner of the need to remove the temporary accommodation and management at the Village @ Sunriver has informed SROA that they will not be allowing the restaurant to keep the tent in place.

The owner of the business would like to keep the tent in place and has submitted an application to the SROA Design Committee asking for approval to keep the tent, however any approval from SROA would be secondary as SROA cannot review or permit plans on someone's property without the consent of that property owner. The applicant would first have to get the approval of the Village @ Sunriver.

The owner of the business has shared information on social media about the upcoming closure of the tent and naturally, their customers are upset and have been reaching out to SROA and the Village in protest. (Eight of the letters received were in favor of keeping the tent and one was opposed.)

Due to the length of that correspondence, copies of the individual letters were provided to the Board and the General Manager read the names for those letters into the record as follows: Laura Bailey, 17 Witchhazel Lane, Ross Mercer, 1 Sumac Lane, Daney Breault, 35 Fremont Crossing, Janice Dost, 4 Bachelor Lane, Mark McConnell, 3 Tamarack Lane, Tami Gorman, 8 North Course Lane, Cassie Leonardo, Michaelia Morgan, and Lynn Leschorn (no address provided.)

In answer to a question from Director Burke, GM Lewis commented that if the Bistro wanted to build some type of permanent canopy over their deck, they could certainly apply to do so after having first gotten the approval of the Village @ Sunriver management. Additionally, they can return the deck to pre-pandemic operations utilizing umbrellas and patio heaters immediately if they choose to do so.

BOARD ACTION
APPROVAL OF NEW BOARD MEMBER

Director De Alicante moved to approve the appointment of Julianna Gassman-Hayes to the SROA Board of Directors, filling the vacancy created by Paul Coughlin's resignation. Ms. Hayes' term will be effective from April 15, 2022, to August 20, 2024. Seconded by Director Burke, motion passed unanimously. Welcome Julianna!

LADDER FUELS REDUCTION (LFR) PLAN REVIEW UPDATE

Natural Resources Director Patti Gentiluomo was in attendance and reported that original Ladder Fuels Reduction Plan (LFR) for Sunriver was adopted in 2003. Over the past several months she and her staff have been diligently working to update that plan. This effort has included consultation and review of the LFR plan with our partners and collaborators at the local, county and state level. The partners involved in this review include the Oregon Department of Forestry, Deschutes National Forestry, Project Wildfire, the

Sunriver Fire Department, and the Forest Service who are all aware of both the Sunriver community and the LFR plan.

Sunriver is a Firewise mentor community, sharing our plan with numerous communities throughout the state to use as a template to create their own plan. The aforementioned partners have reviewed the current plan and the different drafts throughout the process and have provided their input in what has turned out to be a great collaborative process. While our plan was considered very aggressive in 2003 and is still aggressive by most standards, updates do need to be made as state and local laws change.

Part of this review included a field trip on the status of vegetation and tree thinning on SROA commons in the spring of 2021 which received a very positive response. Something of concern that did come up during the field trip centered on private properties that have been landscaped and what the issues that presents such as creating a pathway for a structure fire or prohibiting emergency responders from being able to defend the fire.

Taking all the input received in the past several months coupled with the best available science, the Natural Resources Department staff have gone through the entire plan and are very close to having the final draft prepared. Essentially, they have tried to make the document as user friendly as possible. Narrative has been reduced, the document has been divided into sections, resources are being included, and an appendix is being added. Language is being updated in relation to Senate Bill 360 and House Bill 2222 which were effectively replaced by Senate Bill 762 in 2021.

The plan will also now mention “home hardening” which addresses the most vulnerable components of homes with building materials and installation techniques that increase resistance to heat, flames, and embers that accompany most wildfires as well as other home hardening strategies.

Ms. Gentiluomo spoke to importance of the “0-5’ or Zero Zone” that refers to the space immediately outside and around a building in terms of defending that structure. In the wildland urban interface there are two fuels: vegetative and built (such as homes, businesses, churches, and schools).

The definition of the “0-5’ zone” for Sunriver will need to be carefully researched and considered as there are a number of properties that have very mature landscaping that could end up falling within that zone.

Also being proposed is a change that will require the removal of all juniper trees and arborvitae shrubs from private property as well as on commons effective once approved. These are very fire prone plants, and this is a proactive step that can be taken to reduce fire risk. There are some areas on commons that are affected due to encroachments onto commons and those will be addressed moving forward.

In the April edition of the Scene, the center spread provides instructions on creating defensible space including tips on reducing risk, home hardening, ladder fuels reduction and self-assessment tests for both ladder fuels and home hardening. It is particularly important that we really promote the importance of that defensible space and owners assess their properties using the guidelines provided in the Scene this month and address any areas of concern.

Another proposed change would be a requirement for owners to provide a high-profile clearance of at least fourteen feet on all driveways to allow access by emergency response vehicles. Additional recommendations include increasing the spacing between tree trunks from six-eight feet to ten feet both on private and commons and removing lodgepole seedlings up to 4” in diameter as well as any ponderosa pine seedlings within five feet of a structure.

With input from the fire department, staff is proposing a change to firewood stacking refining it to require firewood be stored a minimum of 20' from ANY structure or to the farthest property line during fire season. Another topic of discussion for the Natural Resources staff has been whether or not to continue to allow owners to stack wood using tree trunks or live trees as support as this wood is effectively being stored directly under a canopy which is considered a ladder fuel. Additionally, consideration is also being given to changing the number of cords of firewood allowed to less than the current five cords per year.

Other considerations in the atmosphere in which we are working is that the LFR plan is tied closely to other SROA plans such as the Design Manual of Rules & Procedures, the SR Rules & Regulations as well as a couple of county/state laws that are a little in flux at the moment. In regard to the Design Manual, as that document is also currently being reviewed, staff is endeavoring to be very cognizant of each other while waiting for some guidance from the state on the 0-5' - Zone Zero issue as that will impact the landscaping requirements in the Design Manual of Rules & Procedures but has some overlap into the LFR plan. In addition, future landscape requirements could call for the thinning of additional conifers such as mugo pine or spruce that fall close to structures. The final drafts of the LFR and Design Manual documents will be compared for consistency prior to being brought to the Board for consideration.

The Board of Forestry and the Department of Forestry are currently conducting a public comment period relative to Senate Bill 762 that will go into next week. They are developing risk classifications for the state of Oregon which will include five classifications. They will develop a wildfire risk map and the classifications, once established, will apply to individual properties and tax lots. That map is to be complete by the end of June 2022. Properties who receive a high or extreme listing in the wildfire classification will be required to do defensible space measures which will be determined by the Oregon State Fire Marshall's office. They have until December of 2022 to have those measures in place, and this could necessitate some tweaks to the LFR Plan. Staff will be following this issue closely and will keep the Board apprised.

GM Lewis added that he anticipates both the LFR Plan, and the Design Manual will be brought to the Board in the next couple of months. Once those are in place, we will address changes that will need to be made to the SR Rules & Regulations.

The Board held discussion on the ongoing problem of rotting wood piles and how that can best be addressed in an expeditious manner as well as the process for notifying landscaping companies about changes to the LFR plan.

As always, efforts will be made on an ongoing basis to encourage participation in this added layer of protection. Most items do not require a forest management permit on private property.

Natural Resources staff are happy to come out and do a walk through on owners' properties and help them assess their property as well as make recommendations to make the property safer from a wildfire threat. Owners can call the Natural Resources office to schedule a time or go to the SROA Website, www.sunriverowners.org > Documents & Forms > Online Forms > Tree/Vegetation Removal Request. Complete the form and indicate in the comment section that help is desired with an LFR assessment. Staff will then contact the owner to set up a time for a visit.

The Board thanked Ms. Gentiluomo for being in attendance today to provide this update.

TREE CITY USA

Natural Resources Director Patti Gentiluomo was also in attendance to present the Board with the Tree City USA designation for the 42nd consecutive year by the American Arbor Day Foundation which is sponsored in Oregon by the Oregon State Department of Forestry.

This is due to past and present SROA Boards strong commitment to natural resource management and urban forestry. Healthy forests have been shown to reduce wildfire risk, reduce energy consumption, benefit wildlife, cool air temperatures, clean the air, enhance communities, and contribute to our health.

The award criteria as set by the Arbor Day Foundation includes spending a certain minimum dollar amount per capita on community forestry activities, having ordinances (governing documents) including responsibility for tree care and forest management, proclaiming an Arbor Day week each year, and maintaining a tree board or department.

SROA has ponderosa seedlings available for owners wrapped up nicely in bundles of five. These can be picked up at the SROA Administration Office, 57455 Abbot Drive, but don't wait as they go quickly!

Of the 69 communities in Oregon to receive the award, Sunriver is the only unincorporated community included due to Sunriver's early involvement in the program. Congratulations Sunriver!

ADMISSIONS MODEL WORKGROUP UPDATE

Assistant GM Kessarar provided a breakdown of current recreation statistics through the end of March 2022.

As of March 31, 2022, a total of 3,226 owners have purchased or renewed their Member Preference Program (MPP) cards. Of that total, 2,621 were renewals and 226 were new cards. The remainder were Extended Family Pass purchases or renewals and/or Long-term Renter Pass purchases or renewals. This is 600 more than the end of March 2021 when there was still some COVID restrictions in place. It was noted that the Extended Family Pass continues to be a strong performer this year. At the end of March, the MPP revenue totaled \$219,216 or 44% of the annual budget. We will see another push over Memorial Day Weekend and again in mid-June so staff is confident we will hit our 2022 budget number.

In regard to the 2022 Recreation Plus Program (RPP), as of March 31, 2022, there were 870 homes and/or condominiums signed up on the program which is the highest number participating since the SHARC facility opened and is an increase of 105 from the end of March of 2021. Mr. Kessarar also provided a breakdown of the RPP's by the number of bedrooms. Revenue at the end of March stands at \$2,085,524 or 103% of the 2022 budget.

SHARC hosted a total of 9,260 attendees to the facility in the month of March compared to 6,654 in 2021 when SHARC was still affected by COVID restrictions that were in place. Of that 9,260, 2,500 were owners and over 4,800 were RPP pass holders. We had a remarkably busy spring break this year and Mr. Kessarar expressed his kudos to Recreation Director Leigh Anne Dennis and the entire Recreation team at SHARC for a job well done.

While most of this year's attendees have been made up of owners and RPP pass holders there were 850 gate admission entries in March as well. Year to date, 20,464 people have utilized the facility compared to 12,481 in 2021 when stricter COVID restrictions were still in place.

As a reminder, SHARC is back to a seven day a week operation for lap swimming and is open four days a week for recreational swims. The overall goal is to acquire enough staff members to be open seven days a week this year and we are hopeful that we will be able to accommodate a more robust number of gate admissions depending on how COVID restrictions play out this summer.

Through the end of March 2022, staff had issued 21,810 paper guest passes and of those 931 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 > Programs > SROA Member Preference Program. The Member Services office hours are 8:30 A.M.– 4:30 P.M, seven days a week.

RECREATION RECRUITING/STAFFING UPDATE

GM Lewis reported that several SROA staff members were in attendance today to speak to the ongoing recruiting/staffing efforts to hire the number of people needed to operate facilities & departments to guests' expectations.

Recreation Director Leigh Anne Dennis thanked the Board for their decision last month to adjust wages for lifeguards and seasonal employees. Job postings went up two weeks ago and there have already been nine applications for lifeguarding positions. Ms. Dennis feels this is an amazing start since the majority will work Memorial Day weekend, but then will not come on full-time until mid-June when school lets out for the summer. Additionally, there have been three previous staff members who have returned and are already working. GM Lewis agreed about the success to date, noting the increase in pay may allow someone from Bend to be able to afford the gas to drive to Sunriver every day and they may even end up finding fellow employees from Bend with which they can work out some carpooling or ride sharing.

Cascade East Transit will once again provide transportation from La Pine with stops at SHARC, the Resort and the Village. Unfortunately, there have not been a lot of riders in the past, the Resort has rented a number of apartments in La Pine for their foreign workers on temporary visas who will be utilizing the transportation and that might boost SROA employee ridership as well.

HR Director Kellie Allen spoke to the overall difficulty of finding enough seasonal staff. While a number of people are moving to Central Oregon, many others are finding it too expensive to live here anymore and are leaving the area. This is due to housing, inflation, gas prices, etc. and these are often the people who work in the hospitality industry. That leaves less and less people to fill the many positions available out there in a variety of fields. Additionally, commuting to Sunriver remains an obstacle for us. Ms. Allen noted we currently have a number of employees who drive from areas outside such as Powell Butte and Gilchrist and the increase in gas prices puts an additional strain on those folks' paychecks as well. The challenge is finding the balance of being able to both attract and retain quality employees.

Public Works Director Mark Smith added that his staff members are required to get a Commercial Drivers License (CDL). As a test, he typed "CDL" in a local job search engine and the job offers that pop up are offering \$10k signing bonuses, \$30 per hour starting wages, great working hours, etc., so the competition is really stiff. For him, when his department is down a man or two it eventually can have a trickle-down effect on the other departments, namely Recreation and Natural Resources, that his department supports on a regular and/or daily basis. This can become a real problem especially once winter weather hits and a full crew is needed to meet the expectations of the community.

GM Lewis spoke to his desire to do a three-year financial forecast for all the services we offer and what those actually cost, what other potential revenue opportunities are out there and how can we make sure it all pencils out going into the future. He plans to address this issue in more detail at next month's meeting but envisions a taskforce including some Finance Committee members and Board representation as well as maybe others who might have expertise in this area. He will bring more information on this to the Board in the next month or two.

Director Hayes expressed her desire to make sure we are compensating our full-time core employees in such a way that we do not lose them. She asked about wage studies, which are conducted every three

years. One had just been completed when the pandemic hit, and a lot has changed since then. Director Hayes commented perhaps it would be prudent to do another one soon to ensure we can thoughtfully plan when the budget planning for next year begins so a buffer can be included if necessary.

HR Director Allen added that unfortunately since the pandemic started, we have had to spend a great deal of time being reactionary to what was sometimes changing on a daily basis. Now that things are settling down, more time can be devoted to what James spoke about in regard to creating a three-year plan that would also focus on wages, benefits and keeping the people we currently have. GM Lewis added that in addition to having benefits, the Board did approve a longevity bonus for full-time employees last year as an incentive for those people to stay employed at SROA and \$1-2 raises were approved for technicians, specialists and guest representatives who were at the lower level of the pay scale. The increases that were approved last month and which go in affect on May 1st are for the aquatic staff where we face the stiffest competition in finding the number of employees needed to adequately staff the pools.

Director Pederson noted that \$130,000 has been approved by the Board over the last six months to acknowledge the retention of existing staff and boost the recruiting efforts of new staff members. Director De Alicante added that with the Resort once again offering \$25 per hour for lifeguards as well as a signing bonus, the competition is in our backyard, and we need to remain competitive.

The Board also discussed the fact that the day may come when we have to ask the owners to consider a change to the Consolidated Plan to allow for more than a 6% increase in maintenance fees per year. The necessary legwork that will be required to consider going forward with that will be especially important. GM Lewis' proposed financial forecast would be an excellent tool to determine when that day may come so the Board can more properly prepare. Sunriver's maintenance fees are still some of the lowest in for a planned community in Central Oregon at \$148.54 per month and a most of those fees pay for the essential services necessary to keep Sunriver running.

TELECOMMUNICATIONS TASK FORCE UPDATE

Director Beenen reminded the Board of the numerous town hall meetings held in January and February presenting the options and scenarios to attendees. That was followed in March with a detailed article in the Scene and a survey the results of which he had today.

4500 surveys were sent out and 2065 or 46% were returned. Of that 978 were 2nd home/vacation homeowners, 573 were vacation rental owners, 493 were permanent residents and 21 were unimproved lot owners so there was a good representation of owner types.

Respondents time in Sunriver was well represented too, with 333 spending less than a month per year here, 870 that spend 1-3 months per year, 340 that spend 4-6 months per year and 516 that spend six or more months per year in Sunriver.

It also appears that a suitable number of owners have done their research on the issue with 1,460 reading Scene article/articles, 946 viewing information on the SROA website, 541 getting information from three or more sources, 367 having a telecommunications background and 202 that participated in a town hall event.

1,462 or 73% of the respondents would like to see Sunriver upgrade telecommunications to FTTH (Fiber to the Home). Respondents nearly three to one want to upgrade to FTTH independent of the amount of time they spend in Sunriver each year.

93% of respondents use internet for high-bandwidth applications: video streaming = 75%, TDS TV= 54%, work from home = 48%, Internet TV = 43% and video gaming = 15%. These are all applications

that would benefit from FTTH. There were 7.5% of respondents who use internet for low-bandwidth application only.

In regard to the survey question asking whether owners would like to see us renew our agreement with TDS Bend Broadband (BBB) or have SROA own and operate a FTTH system, 1,230 respondents or 63% want BBB to own and operate the system and 618 or 33% would prefer SROA build and own the FTTH system.

In response to the survey question asking if we were to continue with BBB would owners like to see a standard agreement or a bulk services agreement, 694 or 57% want a bulk agreement and 531 or 43% prefer a standard agreement.

In answer to a question as to why owners would not support a FTTH system 1,048 felt \$4,800 is too much money to pay, 837 felt the initial cost was too much, 680 feel the BBB bulk agreement pricing is ok, 525 feel the BBB standard pricing agreement is ok and 614 want to own the network.

When asked how much owners are willing to pay for an SROA FTTH system, 1,019 or approximately 60% are willing to pay up to \$1,500. Others are willing to pay higher amounts ranging from \$2,000 up to the \$4,800 and 683 do not want to have any monetary responsibility at all.

Director Beenen reported that while the taskforce originally thought the survey would provide the direction needed to bring a recommendation to the Board, a new development has come into the picture making that more of a challenge. The Telecommunications taskforce learned that Midstate Electric Coop (MEC) is in the process of evaluating whether or not they might provide broadband telecommunications services throughout their whole region. MEC is currently in the process of engaging with a private company, Conexon, that has historically been working with small electric Coop's in helping them with the process of building fiberoptic networks in their particular service region.

MEC has commissioned Conexon to put together a feasibility study to provide MEC with an estimate of the cost to build the network. MEC anticipates Conexon reporting back to the MEC Board in July with the results of the feasibility study which MEC will then evaluate after which they will decide on whether or not to move forward. Even if MEC does decide to move forward, they do not yet have a construction timeline and while they would use the existing conduit that has been added during construction projects over the past several years, much more would need to be added.

MEC would establish a joint subsidiary with Conexon which is anticipated to take up to six months and will be self-financing. It would be a profit center with the profits to be shared between MEC and Conexon. Service would be provided by Conexon Connect who would provide voice, video, and internet services and would be in direct competition with BBB. Maintenance service would be local. Director Beenen then reviewed the proposed rates for BBB standard, BBB bulk and Conexon Connect. This development has left the taskforce at a crossroad as to how best to move forward.

President Mobley shared his experience in assisting with getting FTTH in place in Maupin where they were fortunate to be able to get some regional solutions money from the state as well as some additional state monies that provided the approximately \$1 million, and that was matched by a private company, LS Networks, along with a contribution of \$25k from the city of Maupin. If Sunriver were able to do something similar, we might be able to get to that \$1,500 "comfort zone" owners seem willing to pay for an SROA owned system.

President Mobley also noted that telecommunications has become a growing concern for many people across the country as they are not receiving adequate service from the multi-million-dollar large

corporations expecting a 15-25% return on capital and caring less about customer service. He feels we need to play out all leads and relationships to have a competitive system that we may not likely have if we just signed another multiyear contract with BBB.

The taskforce has also looked at the possibility of any grant funding available. The answer from Deschutes County and the state have been that Sunriver is not considered an underserved community and as such would not be eligible for any current grant dollars available. Additionally, the taskforce contacted Deschutes County regarding the COVID Cares Package from the federal government that provided \$35 million dollars to the county, a portion of which was specifically targeted to telecommunication services, and the answer was again no due to the same reason as the grant funding.

President Mobley commented he feels that this is a unique opportunity for SROA to own one of the most essential and important utilities in the community. Our electric company is owned by a member cooperative with whom we could cooperate and perhaps find some additional money if things were to play out right. He, along with three other taskforce members feel we should exhaust the possibility of these other options before moving ahead with a vote of the owners. The information provided in the survey results show a pretty clear indication from our owners, but he feels that if asked which of the options is the least cost, you would probably not say community ownership because to his knowledge that wording only appeared once in all the materials that were put out before our owners. The least cost is the one that would avoid the 15-25% capital return to the monopoly provider so while there is an upfront cost, there is a long-term benefit in the bigger picture. Life of fiber is 50-100 years and if a \$4,800 assessment per property were paid over a number of years, the following years would yield great benefit because there would be no payment being made to the monopoly provider. Director Gillies cautioned against not following the survey results in an attempt to compete with the monopoly. If BBB is going to guarantee a price of \$32 per month for 300 Mbps for a ten-year period, will other FTTH systems, once in place, be able to guarantee the same rate or lower?

Director Burke wonders how far out our owners are thinking, maybe five years, possibly ten years but that is an unknown. Additionally, in recent years we have had approximately 250 properties per year change hands which adds a new dynamic of owners yearly who may feel differently.

Director Pederson recapped noting the alternative is we go ahead with a vote of the owners in July on the BBB bulk agreement, or we hold off until July when MEC and Conexon know if they are going to go forward, and then decide next steps and in the meantime the taskforce continues to pursue all other options or opportunities.

The Board held further discussion about the pros and cons of each option, timelines, future costs, etc. Director Gillies asked how much time the taskforce anticipates it may take to exhaust all their options? President Mobley answered that at least until July when MEC will decide on whether or not to move forward and some additional time may be required to get something firm. There are going to be decisions made about funding that could be part of this decision process. Even if MEC does decide to move forward, we still will not know at that point in time exactly what the implications are for Sunriver. Also noted was that if we were to go forward with a bulk agreement and MEC does develop their own system, owners would be able to switch to MEC's offering but they would additionally still be obligated to the BBB monthly amount until the ten-year agreement with BBB expires.

The Board now has the option of voting on this tomorrow if they feel they are ready to move this issue on to a vote of the owners or they could instruct the taskforce to keep working on the issue. GM Lewis added that if the Board were to approve moving forward with asking owners to approve a bulk agreement with BBB, it would be on this summer's ballot in July. The measure would need 60% approval of those that vote to pass. If it fails, you are back to this discussion and the Board will then need to decide if they want

to go with BBB's standard agreement that would not require owner approval, go with MEC/Conexon if it comes to fruition or continue to pursue building our own FTTH system which would require a vote of the owners and could be done via a special election. Otherwise, it would have to wait until the 2023 July ballot. While Director Gillies totally agrees with exhausting all options, he feels strongly there needs to be a stop date so that this just does not go on and on.

OTHER BUSINESS

GM Lewis gave the Board a heads up that next month they will be asked to approve the removal of some trees on commons on the northeast end of the airport runway. This went before the Design Committee, but that body does not have the authority to approve the removal of trees on commons and thus it will come to the Board in May. Director Gillies, Board Liaison to the Design Committee reported that the FAA, since 2013, has been recommending the removal of a number of trees on SROA property, Resort property and Sunriver Nature Center property as they present a safety hazard to planes flying into Sunriver.

To be clear, this is not being done to accommodate larger aircraft, which is based runway specifications, but to provide safer landing conditions for the planes that do land in Sunriver. This is not yet a demand by the FAA but has been a top leading recommendation for several years running and in the meantime the trees continue to grow taller. While Director Gillies is against removing trees, when it becomes a matter of safety, we need to act prudently.

On another note, Director Burke noted that the Central Oregon Trail Alliance (COTA) will be holding their first in-person meeting since the pandemic started at Paulina Park at SHARC on April 26th at 6 P.M. Deschutes County Commissioner Phil Chang will be there to speak about outdoor recreation and natural resource issues.

The Board reviewed the agenda for tomorrow's regular meeting.

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

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

The public meeting recessed at 12:55 P.M.

The public meeting resumed at 1:05 P.M.

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

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

The meeting adjourned at 1:06 P.M.

Respectfully submitted,

Bill Burke, SROA Assistant Secretary