

Board of Directors Actions – September 17, 2022

There were 9 Board members in attendance (two via Zoom/virtual) at the September 17, 2022, meeting. The meeting was held live/in person at the Sunriver Homeowners Association Administrative Office and was available for viewing via internet broadcast on YouTube.

At its regular monthly meeting, the SROA Board of Directors took the following actions:

FINANCIAL

- Received the August 2022 Financial Report
- Approved the August 2022 unaudited financials.
- Approved a 3% discount to owners who make full payment of maintenance fees by January 25, 2023.

BOARD / COMMITTEE MEMBERSHIP ACTIONS

- Accepted/approved the resignations, appointments, and removal of various representatives to the standing Committees as listed on the attachment hereto.
- Acknowledged and thanked those individuals whose terms on various standing Committees ended – as listed on the attachment hereto.

NON-FINANCIAL

- Approved minutes from the August 19, 2022, Work Session and August 20, 2022, Business Meeting.
- The Board received the monthly General Manager's report for SROA Departments for the month of August 2022.
- The Board received the monthly committee/liaison reports for the month of August 2022.
- The Board received the Sunriver Service District report for August 2022.
- The Board approved Resolution 2021-006, authorizing signatories on SROA accounts for 2022/23, including: Gerhard Beenen, President; Bill Burke, Vice-president; Clark Pedersen, Treasurer; Scott Gilles, Secretary; Keith Mobley, Assistant Treasurer; Larry Ishmael, Assistant Secretary; James Lewis, General Manager; and, Keith Kessarlis, Assistant General Manager.

- The Board approved a first reading of proposed changes to Section 4.02 of the Sunriver Rules and Regulations regarding the amount and placement of firewood on individual properties and the fine for violations thereof.
- The Board approved Resolution 2022-007 and corresponding ballot language which directs a vote of the owners for amendments to the SROA Consolidated Plan for conformance with Oregon House Bill 2534 (2021 Legislative session) regarding discriminatory language.
- The Board tabled a motion regarding Resolution 2022-008 and corresponding ballot language that would direct a vote of the owners regarding a Bulk Services Agreement with TDS/Bend Broadband for fiber optic/basic internet service to all residential properties and an increase to monthly maintenance fees of \$35 for such service.

EXECUTIVE SESSION: There was an executive session at the Friday, September 16th work session but not at the Saturday, September 17th meeting.

OWNERS FORUM - Three owners spoke at the Friday (16th) work session and two letters were read into the record. Five owners spoke at the Saturday (17th) business meeting. Additionally, one letter was included in the Board packet distributed prior to the meeting (a letter regarding bicycles on streets, safety and suggested rule changes). A summary of the Friday/Saturday oral comments are as follows:

FRIDAY, September 16th:

Kathy Brown, 9 Quelah: Ms. Brown discussed a need for improved communications between SROA and owners. She stated that topics she previously brought up to the Board were not followed up on. She suggested an owners only portion of the SROA web page forum for owner discussion. She also questioned why the Board packets/binders are private and not available to the owners.

Mike Breen and Jamie Potter, 35 and 36 Circle 4 Ranch Cabins (spoke together): Mr. Breen and Mr. Potter discussed their concerns about continual smoke generated by wood burning all day/every day by the resident at 7 Ranch Cabin. They cited the underlying reason given by the owner but suggested that SROA should adopt a rule banning the burning of wood during the months of June, July and August.

SATURDAY, September 17th:

Randy Schneider, 6 Dixie Mountain Lane: In relation to the proposed new rules regarding limits/placement of firewood, Mr. Schneider suggested that

SROA find a location for a communal wood yard for owners where wood can be stored until needed on individual properties throughout the year.

Patty and Dan Day, 34 Tan Oak Lane (spoke together): Mr. and Mrs. Day spoke to the closure of SHARC, specifically the indoor offerings/fitness room, during the past week of heavy smoke where conditions indoors and outdoors exceeded safe threshold levels. They stated that SROA did not communicate the closures.

Bob Stillson, 10 Belknap Lane: Mr. Stillson spoke on multiple issues. He stated that he understood the staff budget presentation and the rising costs/fees to provide services. He also stated that when presented with the issue of SROA constructing its own fiber optic infrastructure in the community he understood the premise and positive benefits but opposed the proposal. As related to the recognition for the two SROA lifeguards who performed life saving procedures he wanted to point out that much of what the lifeguards do is to prevent accidents from occurring which should also be acknowledged. He also provided a “thank you” for the owner event held at the member’s pool. Lastly, he acknowledged fewer complaints to SROA and SRPD regarding problem properties (noise, etc.) over the past year and attributed it to rules education efforts by SROA.

Cindy McCabe, 13 River Village: Ms. McCabe submitted a letter and petition of owners supporting further improvements at Mary McCallum Park, including: the need for increased water service, paved walkways suitable for ADA access, bike racks, increased signage prohibiting bicycles on pathways and benches along the river.

PC: Board Members
Committee Chairs
Department Heads & SSD Chiefs
Sunriver Service District Board Chair

Committee & Task Force Actions

Terms Expired

Brenda Chapin - Election
Theresa Ciccolo – Election
Kathleen Peters – Election
Steve Peters – Election
Pat Hensley – Covenants & Nominating
Ron Schmid – Nominating
Terrence Van Oss – Nominating

Appointments

Keith Mobley – Finance & Assistant Treasurer
Larry Ishmael – Assistant Secretary
Jim Montroy – Election
Ann Parrish – Election
Susan Quesada – Election
Don Costa – Finance
Julianna Hayes – Finance
Ron Angell – Nominating

Appointments to a Second Committee Term

Bob Nelson – Covenants
Brad Banta – Finance
Luis Bayol – Finance

Chair Appointment

Holly Hendricks – Nominating Committee

Board Liaison Appointments

Covenants - Tony De Alicante
Design - Scott Gillies
Owner Enrichment – Bill Burke
Admissions Model Work Group – Bill Burke & Larry Ishmael
Design Manual Review – Scott Gillies
Telecommunications Task Force – Gerhard Beenen & Keith Mobley
Parks & Recreation Master Plan – Scott Gillies & Bill Burke
IT Technology Task Force – Keith Mobley & Julianna Hayes