

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

DIRECTORS PRESENT: Keith Mobley, Gerhard Beenen, Scott Gillies & Larry Ishmael

DIRECTORS PRESENT VIA ZOOM: Julianna Hayes, Bill Burke & Clark Pederson

DIRECTORS PRESENT VIA ZOOM WHO ARRIVED LATE: Linda Beard & Tony De Alicante

STAFF: James Lewis, Keith Kessarais, Patti Gentiluomo, Kellie Allen, Mark Smith, Susan Berger & Jesus Mendoza

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

OWNERS IN ATTENDANCE: 6

OWNERS FORUM: No owners addressed the Board

PUBLIC WORKS EMPLOYEES – INTRODUCTION

Public Works (PW) Director Mark Smith noted that a number of the Public Works Department team members were in attendance today to be introduced to the Board. The Public Works Department is responsible for the maintenance of roads, pathways, parks, pools, and all building maintenance just to list a few of their many responsibilities. The department operates seven days a week with a total crew of 18 people, some of whom are not in attendance today as it is their regular day off.

The crews are shifting to the winter scheduling which includes some staff being at work as early as 5:00 A.M. Additionally, a lot of these employees are on call in the winter in the event we receive snowfall that needs to be addressed. As many of our recreational amenities are put to bed for the winter, the team is now gearing up for all the things winter can bring.

PW Director Smith then invited his staff to introduce themselves and to share something with the group.

Torry Berger was first to introduce himself and noted he has been working in the Public Works Department for almost 25 years. A small sample of his responsibilities include operating a variety of equipment including the plows, sander, dump truck, and street sweeper, assisting with removing hazard trees and striving to make Sunriver look its best at all times.

Michael Fatino has been with the Public Works Department for approximately three months and during that time has been working on getting his Commercial Driver's License (CDL) as well as learning to operate various pieces of equipment. He is enjoying his employment commenting on how every day is different and he is learning a lot of new skills he did not have before.

Angela Hacking worked her second season out at the river access location this summer and has since become a floater helping out wherever there is a need. This includes helping out at SHARC, in the Public Works office and wherever a gap needs to be filled on a particular day.

Austin Zenner has been with SROA in the Public Works Department for approximately two and a half months. Mr. Zenner echoed what Mr. Fatino said about learning a variety of new skills and enjoying the

assortment of different type projects they do on a regular basis. Mr. Zenner has gotten his CDL and is ready to assist as needed this winter.

Nick Nyden who has been with SROA between seven and eight months works in the Fleet Services arm of Public Works maintaining vehicles for both SROA and the Fire Department doing both general maintenance as well as repairs.

Kris Aalmo who has been at SROA for almost a year works both as an Aqua Tech at SHARC and the Member Pool under the auspices of the Public Works Department and also as a PW Tech as needed. Currently, they are in the process of winterizing all the recreational amenities for winter.

Chad Dlouhy is a lead tech in Public Works and has been with SROA for almost 20 years. He assists Supervisor Perry Thatcher with a lot of the road and pathway maintenance schedules, signage, and flagging. Mr. Dlouhy echoed what previous workmates said regarding the wide variety of projects and assignments the Public Works Department is responsible for.

Ethan Devoll, who is also a lead tech, has been with SROA for four years. Mr. Devoll is mainly responsible for the parks including frequent safety checks and general maintenance. Currently, his crew is assisting with getting the new bathroom in place at Mary McCallum Park aka the Owners Park.

Perry Thatcher, Lead Operations Supervisor who has been with SROA for 29 years noted he gets to see pretty much everything from his vantage point, and he is excited to be working with such an awesome crew of people. Whether roadbuilding, snow plowing, minding the tennis and pickleball courts or picking up ladder fuels, this is a pretty amazing group of folks that he has the pleasure of working with.

PW Director Mark Smith added that while not all of his crew was able to be here today, he is extremely proud to work with the entire department and is constantly amazed at what all they do to keep Sunriver running smoothly. The diversity of the crew is notable, and they are able to do a lot of work in-house which saves the Association significant money. One example is the cinder storage facility where approximately \$100k in savings was realized by doing the work in-house instead of contracting it out and the same applies to the new bathroom building going in a Mary McCallum Park.

GM Lewis thanked all the Public Works employees, both those in attendance, and those not able to be here today and noted one thing that is evident is the dedication these employees have to their job. Not only does the department operate seven days a week, but these employees also all get a turn at being on call 24/7. A lot of what the Public Works Department provides are essential services to our community.

Director Mobley, who with his wife and dog frequently bicycle, noted that the maintenance of the pathways in Sunriver is by far the best quality of any he frequently rides on. Director Gillies added that he continually hears from owners what an excellent job the Public Works employees do, and those employees deserve a lot of praise for their efforts.

The Board was unanimous in their thanks to the Public Works Department for all they do on behalf of the Association and for taking a few minutes out of their busy day to be here today.

GRAND ILLUMINATION – SR RESORT

Assistant GM Keith Kessar reported the Resort is once again going to be hosting their Grand Illumination Event on Saturday, November 19, 2022. As part of their program, and as they have done in the past, the Resort is requesting approval of a Special Event Permit that would allow them to host and include a fireworks display as part of their program. The Resort feels the fireworks display to be an

integral part of their overall grand celebration on that day noting that this event attracts both visitors and locals who might eat at the Resort, and shop or dine in the Village.

The Resort is asking SROA to offset the fireworks rules for this particular event noting they hire a professional contractor, Sure Shot Fireworks, who perform most of the firework display shows in the area. The fireworks will only be discharged on the Meadows driving range of which the generous size and acreage ensures the fall out area remains within the driving range. Only the contractor and authorities are allowed on the driving range or within the fall out area to ensure the safety of all spectators.

To achieve a permit, the fireworks contractor must submit an informational map including the display, discharge, and fall out area to the Oregon State Fire Marshal. The State Fire Marshal will approve the permit only if the map information and criteria meet state standards. The State Fire Marshal will then review and approve or disapprove the permit. If approved by the state fire marshal, the local Fire Chief and local Police Chief must also approve the permit for it to be complete.

To expand upon the historical precautions and safety measures, Sunriver Fire Chief Tim Moor has agreed to again partner with the Resort and the contractor to add an additional layer of safety and peace of mind. Chief Moor has agreed to be on site and would be given the ultimate authority by Sunriver Resort to partner with Sure Shot Fireworks and oversee the setup and facilitation of the display.

In answer to a question from President Beenen, Assistant GM Kessarar reported the Resort has utilized a laser light show for the past few years but that it just is not the same as fireworks and given the measures they are taking from a safety perspective, they are hopeful the Board will approve their request.

The Resort is also requesting use of the SHARC parking lots for overflow parking on that evening. As our facility is closed by the time this event will take place, it is not a problem for them to use the parking areas that evening.

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

DESIGN COMMITTEE CHARTER – PROPOSED REVISIONS

GM Lewis reported that essentially the additional language that is being requested to be added to the existing charter says that the chair may be considered for reappointment to an additional one-year term if needed to provide continuity or expertise. Without the addition of that language, the chair is currently limited to a one-year term. The current slate of Design Committee members consists of relatively new members that have not acquired the necessary skills to act as chair.

This change would allow experienced members of the Design Committee to continue to run the meetings as newer members get up to speed. These are complex meetings and having a clear understanding on how to apply the criteria, how to run the meetings, etc. is imperative to its operation. It was noted that it takes a good year for one to have a clear understanding of how those meetings operate. Staff supports this proposed change to the charter especially in relation to the expertise perspective.

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

DESIGN MANUAL UPDATE/TOWN HALL CONCEPTS

GM Lewis reported the taskforce working on the Design Manual of Rules & Procedures update/revisions is planning to hold a Town Hall event for owners on Thursday, November 10th. Prior to that event, the work the taskforce will have the final draft completed.

The plan is to put that draft out to the owners and seek comments and/or questions prior to the event on November 10th. A brief presentation at the Town Hall event will highlight the reasons why we are doing the update to this manual, the benefits to the owners such as greater efficiencies in the process, streamlining the processes, followed by going through what some of the major changes to the document are and the reasoning behind the change/changes.

This will serve as notice to the Board that before they see the document presented to them at a meeting, it will go out to the owners for input first.

President Beenen noted what a huge undertaking this project has been and thanked staff as well as the members of the taskforce for all their hard work on this document that affects the overall aesthetic of Sunriver.

FIBER BULK AGREEMENT WITH BEND BROADBAND/TDS BALLOT MEASURE LANGAUGE

President Beenen noted the draft ballot language was included in the binders this month. There has been a lot of back and forth with BBB/TDS. The agreement being provided today is 95% complete with the exception of one issue related to how soon an owner has to sign up for BBB/TDS service once fiber has been brought to their home. As access inside the home is necessary, the thirty days that BBB/TDS desires may not work for some of our owners who may only visit their property once or twice a year. This may also result in double billings, one from SROA and one from BBB/TDS something all parties hope to avoid.

GM Lewis noted the materials regarding the bulk agreement going to a vote of the owners has not changed from previous months and includes the necessary language to authorize the vote of the owners as well as the proposed ballot language. GM Lewis commented that he thinks it is key that they understand the nature of Sunriver. It is different from a neighborhood where its 99% owner occupied year-round. GM Lewis recommends that since we already have a special election coming up in January to deal with the effects of House Bill 2534, regarding discriminatory language in governing documents, that the Board move the resolution forward tomorrow authorizing this to go on that same ballot knowing that we are still working with BBB/TDS on this one primary issue. If the issue is not resolved the Board would still have time to pull that issue off the ballot in the special election.

The Board held further discussions on this topic including the chronic/unresolved issues problem that currently exists and that there will be a better mechanism for obtaining a refund when agreed upon services are not delivered. It was noted that regardless of the obligation for BBB/TDS to resolve the issue, there will be an increase in the number of phone calls to SROA wanting the Association to find resolution to their problem which is going to take additional SROA staff time to address.

Also discussed was the total cost over the length of the contract, concerns about pushback from owners on the increase in their dues to cover their basic service from BBB/TDS, and an observation that we should own the system at the end of the fifteen-year agreement. Also discussed was that there will be pushback from owners who will be required to pay for basic services when some of them do not avail themselves to those services as there are some owners who come to Sunriver for total relaxation and who do not currently subscribe to any services from BBB/TDS. Owners have made it clear they are unwilling to pay the approximate \$5k per property to build our own fiber to the home system leaving little choice but to put the bulk agreement out to a vote of the owners.

Another point made was the extra effort that will be necessary to get accurate information out to owners so they can make an informed decision as there is tremendous potential for misinformation whether accidental or purposeful to spread quickly throughout the community. President Beenen noted there will

be another article on this issue in the November edition of the Scene and he anticipates holding some Town Hall meetings where information can be shared.

GM Lewis noted that logistically if the Board does not approve moving forward with this ballot measure tomorrow, it would not be able to be included on the Special Election ballot in January addressing proposed language changes to the Consolidated Plan as a result of House Bill 2534. This is due to the fact that the Bylaws require the Notice of Election be published in at least three editions of the Scene prior to the vote.

At the June 18, 2022, Board meeting, the Board voted to move the issue to a vote of the owners, which will need to pass by 60% of those who vote to be approved. The exact ballot measure language is what now needs to be decided on. Any services beyond the base charge would be the responsibility of the individual owner.

The ballot measure language is on the agenda for action at tomorrow's meeting.

2023 SROA FEES FOR SERVICES

Assistant GM Kessarlis referred the Board to the information provided in their binders relative to the proposed 2023 SROA rates for services and amenities. Mr. Kessarlis noted that every year the Admissions Model Workgroup discusses rates for the upcoming year at both their September and October meetings.

The main increases in 2023 are related to Recreation. The first increase being proposed is for the Member Preference Program cards. Those started at \$50 back in 2012, were increased to \$55 in 2019 and to \$60 in 2022. This card allows the holder unlimited access to SHARC, the Member Pool, tennis and pickleball courts, river access and discounts at some businesses in the Village. The proposed rate for 2023 is an increase of 25% to \$75 per card/renewal. This increase is necessary in a large part due to the increased cost of pool chemicals, supplies, and labor. Even at \$75 or \$6.25 per month, this is an incredibly good deal although we will no doubt have owners who feel differently about a \$15 increase.

In regard to the Recreation Plus Program (RPP), a 9% increase in rates is being proposed. Current pricing is \$295.50 per card and would go to \$315 per card. As a reminder, the program is based on the number of bedrooms in a property and allows two cards per bedroom plus two additional, so for instance a three-bedroom home would be allowed eight cards. Using the three-bedroom as an illustration, the increase in cost for 2023 would be \$160. Again, like with the MPP when you spread that out over the year, it becomes a very minimal amount and often times owners raise their nightly rate slightly to offset that cost to themselves. Also noted is that the plan for 2023 is to have the facilities stay open an hour later in the day. Director Hayes commented that a slight increase in budgeted café revenue should also be considered as if the facility is open an hour later, she believes more people might take advantage of the café for a dinner opportunity. There is no change in the cost of replacement cards being proposed for 2023.

Extended Family and Long-term Renter Passes are being proposed at \$160 per year a \$30 per year or 29% increase from 2022. The one-week Extended Family Pass would increase from \$75 to \$90 in 2023.

A number of items are being deleted from the offerings that do not really generate the additional usage of our facilities and/or interest so we are trying to consolidate some of our fees to make it less complicated for people who want to access the facilities and also internally for our point-of-sale systems as well.

The recommendation for gate fees is an increase from \$28 to \$30 or if COVID and/or staffing circumstances require us to limit the number of people in SHARC at one time requiring us to hold timed sessions again, the cost would go from \$18 to \$20 per session. Off season gate fees are being proposed at

\$20 or \$14 per session. The rates for Splashy Hour, which runs the last couple of hours of the day, are based off the regular gate fees and are a 50% discount off the approved gate fee.

Central Oregon Sundays, resumed in 2022 after a hiatus the past couple of years due to COVID, offer a discount to anyone who resides in Deschutes, Crook, or Jefferson counties, is being proposed at \$22 for 2023. Year-to-date, 853 individuals attended one or more of the Sunday offerings. This provides an opportunity for “locals” to experience the SHARC facility at a discounted rate on a day of the week that is usually a transition day between families and guests coming in for the upcoming week.

Rental fees for event space at SHARC are being proposed at a significant increase for registered groups/organizations, owners and general public with prices ranging from \$1000-\$2000 for Benham Hall, \$500-\$1000 for the Dillion or Pringle Rooms, \$40-\$80 for the Crescent Room and \$1,500-\$2,500 for the John Gray Amphitheater. Increased cost in operation and the value of the space in comparison to other offerings in Central Oregon are just a couple of the reasons for the increase. What is being proposed at SHARC still comes in well below current pricing for other room rental opportunities in Central Oregon. Staff would appreciate the flexibility to offer an offseason, mid-week discount if those opportunities arise.

Year-to-date there have been 48 events held in the meeting rooms at SHARC. 16 of those were owner events, 27 were non-owner events. There have also been 127 club and organization events the majority of which were in the small Crescent Room for which there is no increase proposed in 2023. Also new in 2023 will be a set-up/tear-down fee for the stage or dance floor which is a two-to-three-person job. Mr. Kessarar noted that staff checked around with other facilities in the area and found that this separate charge is standard in the industry. There will also be a \$10 increase for AV equipment and tech support.

General Public rates for tennis and pickleball will increase from \$20 to \$25 for 90-minutes of court time. Owners who play pickleball or tennis are entitled to use the courts for no fee as long as they have a current Member Preference Program card. Pickleball players who are not members of the Sunriver Pickleball Club but who play as guests of Sunriver Pickleball Club members will continue to pay \$10 per time or \$125 for an annual card. There will be a slight increase in equipment rental prices for paddles or racquets and just to illustrate this line-item Mr. Kessarar noted we see approximately \$10k in revenue for paddle, racquet, and hopper rentals. That has dropped a bit this year as more owners who participate in the Recreation Plus Program have added pickleball paddles to their units. Tournament fees for both tennis and pickleball will increase slightly in 2023 mainly to cover costs of facilitating the events. There will also be a modest increase to pickleball instruction fees for owners.

Fort Rock Park fees for both owners and general public will increase in 2023 with owner rates going from \$60 to \$65 for owners and general public going from \$130 to \$140. This fee includes a six-hour time frame, one propane tank for the BBQ and the choice of two amenities: pavilion, softball field, sand volleyball court, etc. Additional amenities can be reserved for an additional \$10 for owners and \$25 for general public per amenity. Additional propane tank rental will increase from \$10 to \$12 to cover the increase in the cost of propane.

Mary McCallum Park is no cost to owners however, propane tank rental will increase as previously noted.

In the Community Development Department, there are a number of changes being proposed to accommodate all the changes being made to the Design Manual of Rules & Procedures. Assistant GM Kessarar noted that due to the fact that the manual will be more streamlined than in the past we are adjusting our fees to accommodate some of the new language in the manual. One of the main changes is that for small projects as a driveway, A/C install, re-roof, new pathway to the trash enclosure, screen wall, etc. will no longer require a \$200 refundable deposit. Owners are issued a building permit that is good for a set amount of time to complete their project. If the owner does not complete their project within the

given 3–6-month timeframe generally allowed for these smaller projects, staff will send a courtesy letter allowing them an additional 30-days to complete the project and if it is not completed by the end of the 30-days the owner can receive a citation. This will eliminate the excessive staff time required to take, process, and then refund those monies. To illustrate, Mr. Kessarar noted there have been approximately 990 of these type projects so far in 2023 which equates to significant Community Development and Accounting staff time.

Review fees cover the cost of staff and Design Committee members going out on property to review projects. Once the preliminary project has been approved by a Design Committee member, then the building permit which is good for a designated amount of time, can be issued. There is also a cost associated with this permit. Refundable construction deposits will continue to be required for enclosed additions, new home builds, demolition projects, etc. Deposits will no longer be required for smaller projects such as adding A/C, windows, roof, landscape, etc. making it easier for owners to complete those smaller projects. The cost of construction permits will double in 2023 as the larger projects are more impactful on the neighboring properties, so we want to make sure owners have the incentive to finish their projects in the timeline outlined in the building permit, which is generally a two-year period. In order to receive a refund of the deposit all items at the property must be in compliance.

Presently a property for sale inspection is a voluntary option and the cost is \$125. These inspections are important and are helpful to buyers who want to know in advance if there is anything on the property they intend to purchase that is out of compliance. Realtors often recommend this inspection to potential buyers and the cost of the inspection can be paid by either the buyer or the seller. The taskforce working on the changes to the Design Manual of Rules & Procedures have had several lengthy discussions on this issue mainly focused on whether the inspections should be mandatory instead of voluntary as it does present some communication/notification challenges. The cost of the inspections will increase to \$175 in 2023 and if the inspections do become mandatory, the cost would increase to \$300. If home sales continue at/or similar to the past three years which has been between 200-300 home sales per year, SROA may need to hire an additional person to ensure the inspections can be completed in a timely manner. There are a lot of moving parts to the situation and the taskforce will continue to work through it in the coming weeks.

In regard to commercial projects, there is a review fee, building permit fee and construction deposit all required. There are price increases to these items proposed for 2023 which are very much in line with what other communities charge. As commercial projects have a bigger impact on neighboring properties than residential projects, the goal is to have the job completed in the timeline approved. Commercial projects also require more time for both Design Committee members and staff. Notifications must be sent to owners within a certain distance of the commercial project so there are some hard costs associated as well. Review fees for commercial projects are being proposed for 2023 at \$500 for up to 100 square feet plus \$2 per square foot for any additional square footage. Director Gillies noted he believes the commercial project fees should be at least as much as the residential projects are. If approved by the Board, appeal fees will increase from \$250 to \$300 in 2023.

The Sunriver Scene has reviewed their ad offerings and will eliminate a few that are rarely or never requested. The remaining options will see modest 5% increase in price to cover the cost of printing and delivering the Scene both to Sunriver as well as to owners primary residences. The owner directory will not see any increases in 2023.

In relation to RV storage rates, Assistant GM Kessarar reminded the Board that in 2021 all long-term storage users received new contracts that run July through the following June and included a 30% price increase, the first increase since 2010. Staff is proposing a 10% increase for 2023-2024 rates. New gates have been installed that allow the user to not have to exit their vehicle to prop the gate open, work has been done to the RV storage yards to make sure each space is easily recognizable which included hard

costs for space markers, etc. Additionally, RV storage space users now receive a card similar to their MPP card that is used strictly for opening the gate at the area where their RV is stored. Each owner receives two cards that are then programmed into the gate system. Even with the 30% increase this past year, our rates are still substantially lower than any other options in the region, in most cases we are at approximately 50% of market rate. President Beenen wonders if 10% is enough of an increase or if we should consider more. While he completely supports giving our owners discounts where we can, but half or less than half of what someone would pay elsewhere seems excessive. He feels we should, over time, aim to be at least 75% of current market rate. There are costs associated with maintaining those lots including the cost of the gates, snow removal,

It was also noted that there is a very lengthy waiting list for 25, 30 and 40-foot spots that some owners have been on for two or more years waiting for a spot to open up. Public Works Director Mark Smith noted we have some owners who have been on a waiting list since 2019. There are currently approximately 330 owners who have long-term spots at either the north or south RV lot. Additionally, there are some people who have more than one spot who have been grandfathered in until they give those spots up. There actually were some owners who had three to four spots and we recalled some of those allowing them to have no more than two. As those properties either sell or age out, those scenarios will be eliminated.

Director Pederson correctly pointed out that a good number of owners store their recreational vehicles in Sunriver as opposed to the metropolitan areas they primarily reside because the cost is so cheap here. Staff was directed to compile all the true costs of SROA operating the yards year-round and weigh that against any increase in price. GM Lewis noted that while this item is on the agenda for approval at tomorrow's meeting, the Board could choose to approve all but the long-term RV rates pending further information since the contracts for these leases do not come due until July of 2023, those rates could be approved in November as part of the overall budget for 2023.

SROA has a limited number of short-term RV spots in each yard that are used to accommodate either owners or guests who only need storage for two weeks or less. Currently the rates are \$10 per night for owners and \$25 per night for guests. Staff is proposing an increase for owners to \$15 per night and \$30 per night for general public.

PARKS & RECREATION MASTER PLAN UPDATE

GM Lewis introduced Matt Hastie who joined the meeting via Zoom to provide an update on the efforts of the consultant and the taskforce to date. Mr. Hastie commented he is a project manager at MIG, a firm dedicated to the belief that the environment around us has a profound impact on our lives. MIG creates plans, designs and sustainable environments that support human development. Mr. Hastie has been involved in this type of work for close to 30 years. Parks and recreation management is one of the strengths of MIG, something the firm has done in communities all over the western US.

Sunriver is unique in that it is not a city or county and experiencing a unique set of users at our facilities. There are distinct types of users, different priorities among users, among owners, and among visitors. Additionally, there are both part and full-time owners in Sunriver making it an interesting situation and not a typical parks and rec plan.

Mr. Hastie noted one of the first tasks for them was to identify trends in recreation that affect the future use, improvement and evolution of the facilities and activities that SROA provides in terms of parks and recreation.

The project is divided into four phases, project initiation & evaluation, needs assessment, and recommended facility improvements resulting in a master plan which is the fourth phase of the project.

MIG began their work in July and August of this year and anticipate finishing in mid to late February of 2023.

The initial phase of visiting all the facilities and preparing an initial document that summarized the state of the current facilities as well as recreational trends that are going to be important moving forward is complete. Currently, the team is in the midst of conducting an online survey which was sent to all owners who have signed up on the SROA website to receive emails from SROA. Additionally, MIG is working with property managers and the Resort to distribute it to their customer base

In early September, an initial in-person postcard outreach activity was conducted which provided an additional 100 email addresses the survey was sent to. The survey has seen particularly good participation with 89-90% of those who received it having completed it and it has generated a lot of great responses. MIG is also trying to get feedback from folks who are less frequent visitors to Sunriver to understand that perspective as well. The survey was launched on September 28 and as of a week ago, there were 890 submissions. 92.4% were owners and of that 28.5% are part-time residents and 25.7% full-time residents with the remaining submissions being from either first time or returning guests. Mr. Hastie noted the survey was sent more recently to guests via property managers and the Resort so these numbers will change going forward as more responses come in. This is an impressive response and higher than Mr. Hastie sees in lots of the surveys they do.

The MIG team has had two meetings with the SROA taskforce assigned to this project and who are assisting by providing guidance throughout the process. The plan calls for two more are scheduled meetings in the future.

In regard to key observations, the parks are clean, attractive, and in good condition. SHARC and the pathways are the most popular and most well-used amenities and Sunriver will continue to be a popular destination for outdoor recreation. There are however limited programs or activities in Sunriver and there are several opportunities to add to, replace, or enhance the system as there are recreation gaps for both owners and visitors as desires and needs related to parks and recreation change.

Recreation trends illustrate that outdoor recreation will continue to grow in popularity fueling the desire for more opportunities in shoulder seasons and winter. River access remains very sought after, challenge elements for teens and adults, increased bike usage particularly around e-bikes and other mobility devices will continue. Additionally, the desire for unique play experiences or things that capture the culture or identity of a certain place along with new ways to interact with nature are exceedingly popular with people of all ages.

Park design and development trends that feature unique placemaking and thematic designs that tie it to the identity or culture of the place is an increasing recreational trend in terms of designing facilities. Thinkscapes are things that encourage people to think about things, use their brain, think Connect Four on a grander scale. Sustainable design is clearly important in terms of just reducing impacts on the natural environment but also being sustainable in terms of use of resources and building things that are going to last and that will not need to be replaced as often. Incorporating culture and history in the parks via some interpretive or educational information on Sunriver or the surrounding area is also a current trend.

Some changes in social and demographic trends that are going to affect recreation include year-round remote working which was very evident during the worst part of the pandemic, an increase in multigenerational families, increasing the diversity in outdoor recreation and an active aging population all which can necessitate the need to change recreational offerings to accommodate those individuals.

Nature in parks is important to people, an example being the annual toad migration at the Nature Center where volunteers assist toads across roadways and into the meadow, so they will not be run over by vehicles. People of all ages enjoy activities of this sort, and it becomes a win/win situation.

Response to climate change, increased wildfires, smoke in the air, potential reductions in water supply, etc. and how those things will impact the types of facilities we provide and maintain is important.

When asked what people would like to see in Sunriver in the future, initial takeaways from the outreach activities included improved river access, cross-country skiing or snowshoeing opportunities, a bike skills course, snow tubing, an indoor fitness center open to more than just owners, a place to skateboard and more places for kids to play. Additional requests included a dog park, longer hours at the Member Pool, more benches by the river, improved shuttle service and free life jackets, accessibility improvements for facilities and activities, bocce ball, soccer goals and better basketball hoops. The survey will wrap up in the next couple of weeks and will be followed by a report summarizing all the information gathered.

Some of the observations that have been heard from both the taskforce and outreach efforts are: unique play areas and play areas for younger children dispersed through Sunriver, challenge facilities for teens and young adults, better river access at SROA sites and more informal trails and viewing points that provide visual access, possible enhancements to allow some pathways to be used for cross-country skiing or snowshoeing in the winter and dedicated facilities for dogs and their owners, more family-friendly gathering places, improvements or additions in existing parks that address key recreation trends. Also mentioned were small scale amenities within common areas that allow for informal recreation, exploration, or fitness. Indoor recreation for guests during the winter months and shoulder season and managing increased pathway usage were also noted.

Mr. Hastie answered a number of questions posed by the Board who thanked him for his attendance at today's meeting and for providing them with this preliminary information.

ADMISSIONS MODEL WORKGROUP UPDATE

Assistant GM Keith Kessarar provided a breakdown of recreation statistics for the month of September.

As of September 30, 2022, a total of 7,285 Member Preference Program (MPP) cards have either purchased or renewed. Of that total, 5,819 were renewals and 697 were new cards. The remainder are extended family passes or long-term renter passes. This is 26 less than the end of September 2021 when there were still COVID-19 restrictions in place. At the end of September, the MPP revenue totaled \$495,251 or 100.6% of the annual budget.

In regard to the 2022 Recreation Plus Program (RPP), as of September 30, 2022, there were 921 homes and/or condominiums signed up on the program which is the highest number participating since the SHARC facility opened. Last year at the same time there were 841 properties participating in the program. Mr. Kessarar also provided a breakdown of the RPP's by the number of bedrooms. Revenue at the end of September stands at \$2,296,060 or 110.1% of the 2022 budget.

Gate revenue is currently at 106.5% of budget currently sitting at \$532,726 against a budget of \$500,000. This is good news given the fact that we did not allow for any gate revenues in 2020 or 2021 due to COVID restrictions on the number of attendees allowed in the facility at a time.

SHARC hosted a total of 12,010 attendees to the facility in the month of September compared to 4,631 in 2021 when SHARC was still affected by COVID restrictions that were in place and we experienced several days of smoke issues. Of that number, 2,274 were owners, 6,809 were RPP pass holders, 51 were

member guests, 221 were extended family and 1,055 were gate admissions. Year to date, 180,167 people have utilized the facility compared to 90,489 in 2021 when stricter COVID restrictions were still in place.

The Bigfoot Barbeque café at SHARC has been a big hit with owners and guests and had a very successful summer.

Assistant GM Kessarlis noted that Events Manager Camille Collard continues to be remarkably busy with reunions, weddings, parties, and meetings. Space rentals currently total \$81,677 year-to-date against a budget of \$30,494.

Through the end of September 2022, staff had issued 54,958 paper guest passes and of those 10,617 have been redeemed at SHARC and 4,644 have been redeemed at the Member Pool. We will see an uptick in the use of these passes over the upcoming Thanksgiving and Christmas holidays.

Member Pool attendance for September was 1,938 compared to 388 attendees in September 2021. The Member Pool remained open for lap swimming only through the end of September.

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 sunrivershare.com > Programs > SROA Member Preference Program. The Member Services office hours are 8:30 A.M.– 4:45 P.M., seven days a week.

The Board thanked Assistant GM Kessarlis for his consistently thorough reporting of these important statistics.

2023 BUDGET UPDATE

GM Lewis reported that the staff presented the initial budget to the Finance Committee yesterday noting to the committee that in preparing the budget this year, staff went into the budget process with the mindset of recognizing that SROA is a non-profit organization. The primary concern is to provide the services and the desires that the owners want while also meeting the essential needs that we provide while covering our costs.

Staff looked at the past year to determine what will be done the same, what will be done differently and what are the challenges we have had especially over the past two years. The goal for 2023 is a balanced budget.

The Finance Committee provided some helpful feedback to staff who will refine some things prior to when the committee meets again on October 27th.

REVIEW OF 10/15/22 BOARD MEETING AGENDA

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

ADJOURN TO EXECUTIVE SESSION

Director Gillies 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 Ishmael, motion passed unanimously.

The public meeting recessed at 12:37 P.M.

The public session resumed at 1:51 P.M

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

Director Ishmael moved to adjourn the meeting. Seconded by Director Mobley, motion passed unanimously.

The meeting adjourned at 1:52 P.M.

Respectfully submitted,

Scott Gillies, SROA Secretary