

Board of Directors Actions – January 21, 2023

There were 8 Board members in attendance at the January 21, 2023, meeting, with one excused absence. 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

- No Report or Action. December and January financials will be presented at the February Board Meeting.

COMMITTEE MEMBERSHIP ACTIONS

- None.

NON-FINANCIAL

- Approved minutes from the December 16, 2022, Work Session and December 17, 2022, Business Meeting.
- The Board received the monthly General Manager's report for SROA Departments for the month of December 2022.
- The Board received the monthly committee/liaison reports for the month of December 2022.
- The Board received the Sunriver Service District report for December 2022.
- The Board approved a request from the Nominating Committee for revisions to the Board of Directors Application Forms.
- The Board approved a second Reading of Resolution 2022-009 amending the SROA Rules and Regulations for conformance with Oregon House Bill 2534 (2021 legislative session) regarding discriminatory language and definition changes.

EXECUTIVE SESSION: An executive session was not held at either the January 20th work session or the January 21st business meeting.

OWNERS FORUM -Two owners spoke at the Friday (20th) work session and three owners spoke at the Saturday (21st) business meeting – two

**owner letters were read into the record at the business meeting on the 21st.
A summary of all comments are as follows:**

FRIDAY, JANUARY 20th:

(IN PERSON SPEAKERS)

Signa Gibson, 12 Forest Lane: Ms. Gibson spoke about the use of the one/two-digit addresses used within Sunriver by SROA versus the five-digit address assigned by Deschutes County and the difficulty that this poses in receiving mail and parcel/package deliveries. She is in favor of home mail delivery and cited hardship cases where owners cannot access the post office boxes as currently implemented. She suggested the creation of a task force (owners) to study the issue and work with the County, US Postal Service and parcel delivery companies to see if the current process can be changed.

Scott Hartung, 1 Lost Lane: Mr. Hartung spoke about vacation rentals, complaints/violations and the Nuisance Rules in place by SROA. He stated that he believes that owners and/or property management companies should be notified when complaints are made against a property and citations are issued so that such issues can be addressed prior to a citation being issued to the owner as a nuisance property. It was explained by staff that this is currently the procedure and no properties have been designated as a nuisance since the rule was put into place.

SATURDAY, JANUARY 21st:

(READ INTO RECORD)

Laura Miller, Meadow House 70: Ms. Miller submitted letters on two issues: 1.) Commented that she believes that it is unreasonable to require all owners to pay for a fiber network. Many owners are not residents, and many do not work from home, so the need is negligible. This should be an option for individual owners. Signing a contract for 10 years is not reasonable; and 2.) Questioned why owners are required to pay additional fees for an owners card for access to recreation facilities – especially for a non-resident owner.

(IN PERSON SPEAKERS)

Gunnevi Humphries, 10 Topflite: Ms. Humphries discussed a variety of issues related to improvements to her property and the design review process – especially as related to the requirement to remove a screen wall and her small-claims lawsuit against SROA. She requested that the Board make the decision on whether or not to remove/leave the screen wall and not have this be reviewed by the Design Review Committee.

Randy Schneider, 6 Dixie Mountain Lane: Mr. Schneider spoke about the recycling center and stated that he believes that it is now time to remove the

existing facility and rely on side-yard service and the ability to use the transfer station south of Sunriver.

Kathy Brown, 13 Rogue and 9 Quelah: Ms. Brown discussed multiple issues, these were: 1.) She agreed with the comments made by Signa Gibson at the Friday, January 20th work session regarding creating a task force to work on changing the use of the Sunriver one/two-digit addresses in favor of the Deschutes County five-digit addresses for ease of mail and package delivery to the home; 2.) She spoke about the need for equal enforcement of CCR's. She does not think that the foreclosure process for non-payment of fees is appropriate; 3.) She believes that the Board should participate in mediation processes when warranted/required; and 4.) She is opposed to the language in SROA governing documents giving the Design Committee sole authority in decision making as stated therein.

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