

Board of Directors Actions – March 18, 2023

There were 9 Board members in attendance at the March 18, 2023, business 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

- Approved the February 2023 unaudited financials.
- Approved an agreement with Rediscover Sunriver Village regarding the calculation of their annual maintenance fees that prescribes a direction (including a potential increase) that is consistent with the Board of Directors annual maintenance fee direction for all owners but capping any increase to a maximum of 4%.

COMMITTEE MEMBERSHIP ACTIONS

- The Board approved the appointment of Lenna Kimball to the Covenants Committee.

NON-FINANCIAL

- Approved minutes from the February 17, 2023, Work Session and February 18, 2023, Business Meeting.
- The Board received the monthly General Manager's report for SROA Departments for the month of February 2023.
- The Board received the monthly committee/liaison reports for the month of February 2023.
- The Board received the Sunriver Service District report for February 2023.
- The Board Certified the Results of the Special Election concluded in February 2023 (Measures included amending the Consolidated Plan for compliance with Oregon House Bill 2534 from the 2021 legislative session and a Bulk Service Agreement with TDS for Broadband Service).
- The Board approved further certification and recording the Consolidated Plan Amendments approved through the February 2023 special election results.
- The Board approved a First Reading of amendments to Sections 1.05 and 4.02 of the Sunriver Rules and Regulations to incorporate provisions removed from the Design Committee Manual of Rules and Procedures.

- The Board approved a First Reading of a new/revised Design Committee Manual of Rules and Procedures with further changes as directed by the Board at the March 17th work session.
- The Board Accepted the Park and Recreation Facilities Master Plan.

EXECUTIVE SESSION: An executive session was held at the March 17th work session but not the March 18th business meeting.

OWNERS FORUM -Three owners spoke at the Friday (17th) work session; two owners spoke at the Saturday (18th) business meeting – with an individual summary letter being submitted at both the Friday and Saturday meetings by two of the owners who spoke. One owner letter was submitted to the Board in advance of the Friday work session and four letters were read into the record during the owner’s forum at the Friday work session. A summary (not verbatim quotes) of the comments and issues addressed are as follows:

PRIOR COMMENTS SUBMITTED IN WRITING (SUMMARIZED):

Paul Evenson, 7 Makaha Lane: Mr. Evenson requested that the SROA Board oppose the proposed manage homeless camp at the south end of Bend. Multiple reasons and potential impacts that could result from the establishment of such a camp were listed by Mr. Evenson. This letter was forwarded to the Board prior to the meetings.

William and Sally Skaflestad, 11 Mt. St. Helens Lane: They wished to thank Director DeAlicante for his efforts in creating an email whereby owners can connect with other owners about the exchange of firewood.

David Dittman, 5 Sunrise Lane: Mr. Dittman’s comments were in opposition to letter from another owner that was printed in the Scene regarding the welcoming nature of Sunriver and the desired placement of a sticker/sign at SHARC stating that all are welcome. Mr. Dittman stated that such a sign is not needed and that the placement of such portrays that Sunriver has not been welcoming. He also was stated that everyone has a right to their political opinion but that signs of the like have no place in Sunriver’s public and common areas.

Mindy Gramberg, 9 Timber Lane: Ms. Gramberg stated that she was offended and angry that a sign/sticker stating the welcoming environment that Sunriver provides is considered too political for posting. She further stated that such a sign/message may seem trivial but is important for some people who receive poor treatment based on discriminatory issues. She requested that the sign be reposted or would consider the Board to be unwelcoming. Lastly, she suggested recourse by SROA for those who took the sticker down.

Lori Zuckerman and Steve Turko, 76 Quelah Condominium: Made a request to not prevent the “You are Welcome” sticker, or other such stickers, at SHARC.

FRIDAY, MARCH 17th:

(IN PERSON SPEAKERS – SUMMARIZED)

Katie Keller, 24 Gannet Lane: Ms. Keller stated that she is in support of the Labyrinth idea that was discussed and suggest by the SROA Owner Enrichment Committee and is in favor of seeing it included in and come to fruition through the Parks and Recreation Master Plan.

Gwen Gamble, 34 Evergreen Loop: Ms. Gamble requested that the welcome sticker be replaced at SHARC. She discussed the fact that an owner removed the sticker and that should not be allowed – and that the SROA Code of Civility support the message of the sticker.

Sarah Dulak, 37 Fremont Crossing: Ms. Dulak also submitted a written document summarizing her oral comments. Ms. Dulak first stated that the removal of the welcome sticker at SHARC by an owner was a direct act of vandalism (and included other acts of vandalism in the community and how they were dealt with in the past) and further asked that this act be dealt with by SROA under the provisions of the SROA Code of Civility. Ms. Dulak’s second topic had to do with intolerance. She noted specific impacts to people of color and the LGBTQ community who are subject to hate crimes and that the removal of the sticker by owners made them feel unwelcome in Sunriver. She believes that removal of the sticker is not supporting the SROA Code of Civility.

SATURDAY, MARCH 18th:

(IN PERSON SPEAKERS - SUMMARIZED)

Scott Hartung, 1 Lost Lane: Mr. Hartung noted that in his 25 years of being involved in the governance of Sunriver that it has become far more complex today than in previous years. He stated that he believes the Board and Staff are doing a great job governing within the increased complexity. He also made a suggestion that there be an owner’s forum at both the beginning and end of the Board meetings so owners can address issues that arise at the meeting.

Kathy Brown, 13 Rogue and 9 Quelah: Ms. Brown also submitted a written statement summarizing her oral comments that addressed issues pertaining to the proposed new Design Manual. Ms. Brown is opposed to the new Design Manual referencing that in some circumstances the Design Committee has sole discretion and that such discretion is in direct contradiction with SROA Governing Documents – particular rules and enforcement having to do with rules being enforced on a non-discriminatory basis and done in a fair and impartial manner. She also discussed where “sole discretion” was included in the Consolidated Plan and that the Design Committee does not have the power to make arbitrary decisions. Lastly, she stated that a provision in the proposed Design Manual regarding a floor are ratio calculation

which ascribes the size of the home in direct correlation to the lot size has the potential to negatively affect property values – and that such is directly in contradiction to the SROA Mission Statement and Consolidated plan.

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