

Board of Directors Actions – April 15, 2023

There were 8 Board members in attendance at the April 15, 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 March 2023 unaudited financials.
- The Board approved the transfer of \$85,186.98 from the SHARC specific Reserve Fund to the SROA Operating Fund for the 2023 First Quarter Acquisitions.
- The Board approved the transfer of \$70,733.59 from the SROA Operating Fund to the SROA Reserve Fund for the 2023 First Quarter Acquisitions.
- The Board approved a 25% rate increase for all annual Owner Storage individual lease fees for the 2023-2024 fiscal year (July - June) with one exception. For the 8x10 size spaces, the annual fee has been approved at a reduced rate compared to the current rate of \$175. \$130 for 2023-2024 fiscal year (July – June).

COMMITTEE MEMBERSHIP ACTIONS

- None this month.

NON-FINANCIAL

- Approved minutes from the March 17, 2023, Work Session and March 18, 2023, Business Meeting.
- The Board received the monthly General Manager's report for SROA Departments for the month of March 2023.
- The Board received the monthly committee/liaison reports for the month of March 2023.
- The Board received the Sunriver Service District report for March 2023. Note: The annual SROA/SSD Board of Directors Meeting was held on Friday, April 14, 2023, in the SSD Fire Hall Meeting Room.
- The Board approved adoption of the Sunriver Ladder Fuels Reduction Plan.
- The Board approved the proposed changes to the Sunriver Rules and Regulations pertaining to Section 5.05 Unmanned Aircraft as presented. This approval is to allow the Sunriver Police to fly a drone in emergency situations.

EXECUTIVE SESSION: None this month.

OWNERS FORUM - One owner spoke at the Friday (17th) work session and three letters were read into record; two owners spoke at the Saturday (18th) business meeting A summary (not verbatim quotes) of the comments and issues addressed are as follows:

FRIDAY, April 14th:

(IN PERSON SPEAKERS – SUMMARIZED)

Paul Evenson, 7 Makaha Lane: Mr. Evenson submitted a Power Point presentation regarding the updated Sunriver Ladder Fuels Reduction Plan in reference to how SROA Common will be managed in the future. Mr. Evenson is requesting more information to be shared ahead of time with property owners adjacent to the future LFR work on SROA Common.

PRIOR COMMENTS SUBMITTED IN WRITING (SUMMARIZED):

4/14 (Friday) Letter from Thomas Kelley, 7 Forest Lane: Mr. Kelley believes that SROA needs to display a sticker that states “All are Welcome.” He is in opposition to another owner’s comments who feels the All are Welcome sticker that was removed from SHARC’s front facing window is political in nature. Mr. Kelley feels the sticker helps to let people of the LGBTQ and BIPOC community are welcome in Sunriver.

4/14 (Friday) Letter from Stephen Aloia, 5 Redwood Lane: Mr. Aloia feels political expression on any structure in Sunriver shall be removed and serves no place in Sunriver.

4/14 (Friday) Letter from Cynthia Stubenrauch, 6 East Park Lane: Ms. Stubenrauch agrees with the newly proposed language in the Sunriver Ladder Fuels Reduction Plan, Section 3.1.5 that all planted Juniper trees shall be removed on private property. She knows that this tree species is highly flammable, and she wants future fire risk to be reduced as much as possible.

SATURDAY, April 15th.

(IN PERSON SPEAKERS - SUMMARIZED)

Theresa Youmans, 15 Big Sky Lane: Ms. Youmans recommends several changes to the proposed Sunriver Rules & Regulations, as of March 2, 2023.

- a.) Section 4.02.A4 (Flags and banners): to add the statement that any political campaign reference is not permitted.
- b.) Section 4.02.B (Yard Structures and Ornamentation are prohibited): add language to not allow inflatable yard ornaments (such as holiday décor) due the noise from the compressor to inflate them. In addition, she feels they don't meet the intent of the aesthetics of Sunriver.

Ms. Youmans also recommends several changes to the proposed Design Committee Manual of Rules and Procedures, as of March 18, 2023.

- a.) Section 3.15a Hot Tubs and Screen Walls: Ms. Youmans doesn't feel there is a need for owners to demonstrate a need for a privacy screen and would like the proposed statement removed from the manual.
- b.) Section 3.15b Solid Screen Walls/Enclosures: Ms. Youmans is opposed to the new language called "Dog Pen" and should be renamed as "Pet Area."
- c.) Section 3.15b Solid Screen Walls/Enclosures: Ms. Youmans recommends SROA to strike the language regarding the maximum outdoor enclosure square footage of 350 sq feet. She recommends that the Design Committee should have the ability to be more flexible in their review of the property owner's desire to have an enlarged outdoor enclosed area.

Bob Stillson, 10 Belknap Lane: Mr. Stillson recommends that the proposed Owner Storage fees for 2023-2024 (July – June) should be based on equitable square footage per space, vs a 25% increase for all size spaces.

Mr. Stillson recommends that we reach out to Sunriver Resort Limited Partners (SRLP) regarding a combined dog park area.

Mr. Stillson has been impressed with the management style of our new Aquatics Manager and appreciates that he is engaging with owners and is visible on the pool deck and within the facility.

Mr. Stillson appreciates SROA/SHARC is planning to open up the outdoor pool at SHARC while the indoor pool is closed for plaster maintenance.

Mr. Stillson is happy that the three incumbent board members are looking to run for the SROA Board for the next three-year term.

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