

**SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS WORK SESSION
SROA BOARD ROOM
APRIL 14, 2023**

DIRECTORS PRESENT: Gerhard Beenen, Scott Gillies, Linda Beard, Clark Pederson
Larry Ishmael, Keith Mobley & Bill Burke

DIRECTORS PRESENT VIA ZOOM: Julianna Hayes & Tony De Alicante

STAFF: James Lewis, Keith Kessariss, Patti Gentiluomo, Leigh Anne Dennis, Kellie Allen, Joe Healy,
Susan Berger, Jesus Mendoza & Rebecca Maloney

The meeting was called to order at 11:00 A.M.

OWNERS IN ATTENDANCE: 5

STAFF INTRODUCTION

GM Lewis introduced Rebecca Maloney, the new IT Director for SROA. She will be working with Brad, Jesus and Gabe implementing our IT Strategic Plan that was adopted in December of 2022. Ms. Maloney commented that she is very happy to be here. Ms. Maloney comes with 20 years' experience in infrastructure security, her passion, so she has been delving into the strategic plan and what has been put forth by the IT Taskforce. She comes to Sunriver from Westland Resources, an environmental and engineering firm based out of Arizona where she was the director for 21 years. Prior to that she worked network operations for P Bank. Ms. Maloney moved to Bend about year ago having taken a sabbatical from her previous job. She had been to Sunriver golfing several times and when she saw SROA was advertising for an IT Director decided to jump back in. Ms. Maloney is very focused on security and the growth of the community, especially regarding infrastructure and design. She's working with a great team and is excited to be here.

At GM Lewis' prompting Ms. Maloney shared that she was on the board with her last organization and was the technical director and part of the audit committee. In addition, she worked for the Private Directors Association, and she does cyber security training for board awareness, what a board needs to know, and what they should be asking around incident response plans and risk when it comes to cyber security. Additionally, she still serves on a not-for-profit mining organization board based out of Denver, CO which is where Ms. Maloney is originally from and where she served as technical lead on cyber security.

The Board welcomed Rebecca and noted how pleased they are to have her on board.

OWNERS FORUM

Paul Evenson, 7 Makaha Lane, submitted a Power Point presentation regarding the updated Sunriver Ladder Fuels Reduction (LFR) plan in reference to how SROA commons 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 commons.

GM Lewis reported there were three letters received to be read into the record. A summary of those letters follows.

Thomas Kelley, 7 Forest Lane, 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 know they are welcome in Sunriver.

Stephen Aloia, 5 Redwood Lane, feels political expression on any structure in Sunriver should be removed and serves no place in Sunriver.

Cynthia Stubenrauch, 6 East Park Lane, 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.

DESCHUTES COUNTY UPDATE

GM Lewis introduced Nick Lelack, Deschutes County Administrator who was in attendance via Zoom. Mr. Lelack has been in his current position for approximately 18 months, having previously served as Deschutes County Community Development Director overseeing planning and building in Deschutes County. Mr. Lelack apologized for not being at the meeting in person, however he started his day at the 911 Center as it is National Public Telecommunicators appreciation week and he wanted to join others in recognizing the Central Oregon 911 team on the critical work they do on a daily basis.

Mr. Lelack reported the County is heavily into their budget season and a new budget will need to be submitted and adopted by June. They utilize a budget committee which is comprised of the three elected county commissioners and three appointed citizen members, one of whom is Sunriver resident and SSD Managing Board Chair Jim Fister. Mr. Lelack serves as the County’s budget officer, so they are busy preparing that approximately \$600 million dollar budget.

Like many other organizations, Deschutes County is also experiencing the trickle-down effect of the inflationary costs, much more so than a year ago at this time. Capital projects, staffing, training, travel, etc. are hitting them across all departments and at the same time that we’re seeing inflationary costs, they are also seeing a decline in permitting volumes across the county, something that the city of Bend is also experiencing. That has ripple effects in the County’s community development department, with recording fees at the clerk’s office, and with the assessor’s office relative to assessed values. Generally, it has been a 5.4 to 5.5% annual increase where this year will probably be 4.7 to 4.8%. That’s a decline in terms of the growth seen, so while there is still growth, it’s not to the extent seen in the previous year. Additionally, a number of union contracts are due for renewal which require renegotiation.

Fees will be increasing across several different departments. From tipping fees at the landfill while preparing for a new solid waste management facility to likely tax increases within established rates. Additional revenue will be required to just sustain the services that are currently being provided. Capital project costs are going up substantially across the board. In terms of capital projects, the courthouse expansion/remodel is still the number one priority for the County. They are asking the legislature for \$25 million of the estimated \$40 million cost.

The North County Campus in Redmond has opened and has a variety of county departments available to those people living north of Bend. The Public Safety campus where the Sheriff Department, Community Justice Departments, and 911 Call Center are housed have also seen improvements. Also noted was that the Clerk’s Office is now also out of space, so there are many capital projects that must be focused on.

A lot of effort is currently being spent on houselessness/homelessness as the County continues to do what they can to support increased housing production for everybody at all levels.

The County is also really involved and engaged in the current legislative session. Additionally, they are working on updates to both their Comprehensive and Transportation plans. The mule deer inventory meeting that was held last night saw a packed room with really great involvement.

Mr. Lelack encouraged the Board or other owners who might be interested to attend or Zoom into the upcoming April 24th budget update meeting with the County Commissioners. They will be discussing the status of the general fund, transient room tax, video lottery, etc.

President Beenen expressed appreciation on behalf of the Board for the County's support of the new Public Safety Building in Sunriver. It was generous of County to support this important upgrade to our essential services, and it is very much appreciated. Director Beenen also noted that he, along with GM Lewis met recently with Mr. Lelack to discuss transient room tax dollars and how those dollars are allocated, something he looks forward to continuing to that discussion.

President Beenen thanked Mr. Lelack for being here today and noted SROA intends to be completely involved with the County and will continue to work with the County closely and appreciates all the things the county has done working with the people here in Sunriver.

ANNOUNCEMENT OF 2024 SROA BOARD CANDIDATES

Nominating Committee Chair Holly Hendricks was in attendance to announce the candidates for the SROA Board of Directors for 2023.

Ms. Hendricks started by thanking the members of her committee for showing up, being engaged, and assisting in this important function of the Association.

This year there is a slate of four candidates running for the Board. Of the four, three of them are incumbents and all are Sunriver property owners in good standing with the Association.

And without further ado, the slate for 2023 is as follows:

Bill Burke
Scott Gillies
Clark Pederson
Robert Tiernan.

Ms. Hendricks also thanked the Board for the opportunity to participate in this activity, this is an important function which has been very rewarding for her. Ms. Hendricks understands the work the Board does can be tough at times and she encouraged the Board to keep up the good work.

President Beenen thanked Ms. Hendricks and the entire Nominating Committee for their work. This is a very important committee and the work they do both in terms of the SROA Board and the SSD Managing Board is very much appreciated.

In answer to Director Pederson's question regarding the lack of a fifth candidate, Ms. Hendricks noted that they tried to get more than four candidates but were unsuccessful. To that end she encouraged the Board to help get the word out to their own Sunriver friends. She hopes that the Board finds their board activities rewarding and the more that others in the community hear that it is a valuable use of one's time, the more likely we are to see an increase in the number of candidates in the future.

ADMISSIONS MODEL WORKGROUP UPDATE

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

As of March 31, 2023, a total of 3,205 Member Preference Program (MPP) cards have either been purchased or renewed. Of that total, 2,551 were renewals and 264 were new cards. The remainder are extended household, long-term renter, or commercial passes. This is 32 less than the end of February of 2022 and it was also noted that the increase in the cost of the MPP card has not been an issue. At the end of March, the MPP revenue totaled \$269,850 or 44.9% of the annual budget. Mr. Kessarar also noted that 70% of our use at SHARC in regard to attendance actually comes after July 1st and goes through the end of the year.

In regard to the 2023 Recreation Plus Program (RPP), as of March 31, 2023, there were 868 homes and/or condominiums signed up on the program. Last year at the same time there were 870 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 March stands at \$2,300,499 or 93.8% of the 2023 budget. We will see another bump here around the end of May or early June but the majority of properties that plan to participate have signed up already.

Gate revenue is currently sitting at \$24,328 against a budget of \$587,050. As has been mentioned previously, this is good news given the fact that we did not allow for any gate revenues for two full years due to COVID restrictions on the number of attendees allowed in the facility at a time.

SHARC hosted a total of 9,718 attendees to the facility in the month of March compared to 9,260 in 2022. Of that number, 3,294 were owners, 4,722 were RPP pass holders, 91 were member guests, 290 were extended family, 463 were gate admissions and 65 were Central Oregon Sunday users. Year to date, overall attendance is at 25,767, an increase of 5,303 guests over 2022.

Through the end of March 2023, staff had issued 17,910 paper guest passes and of those 1,270 have been redeemed at SHARC. As a point of clarification, it was noted that it is 20 guest passes per property not 20 guest passes per owner.

Event revenue through the end of March totaled \$8,460. Although we have not met projected numbers year to date, we also saved money in labor costs for the months we have gone without an events manager. Our new Events Manager Alexandra is doing a great job as things are starting to pick up now that winter is over. A number of weddings have been booked and all of the Turf Tune events have been scheduled for the summer and work is happening on the ticketed concert. Also in the works is the planning for this year's Uncorked wine, cheese, and chocolate event in September.

Mr. Kessarar reminded the group that owners can update their MPP card in a variety of ways. It can be done in person at SHARC, or if just renewing it can be done over the phone, 541-585-5000 and online at sunriversharc.com > Programs > SROA Member Preference Program. The Member Services office is open seven days a week from 9:00 A.M.– 4:30 P.M.

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

SR CHARITABLE TRUST DISSOLUTION DISCUSSION

GM Lewis reported the Association currently has a charitable trust that has approximately \$1,700 in it. The charitable trust was established back in 2014 when an owner donated a piano to SHARC. The trust had to be set up as SROA is a 501(c)(4) and to accept the piano we had to set up a 501(c)(3). Additionally, the owner who donated it stipulated that SROA had to keep the piano for at least three years

so that she could realize the tax benefit of donating it to SROA. SROA contributed \$1,000 to the account for what purpose Mr. Healy is unsure of as it took place prior to the time he started at SROA. The only money that has gone out of the account since Mr. Healy arrived is the annual registration fee for the charitable trust itself.

Unfortunately, the piano was rarely used, and it routinely got in the way of setup and takedown of events for those that did not want the piano in Benham Hall for their event. It was eventually donated to the Sunriver Music Festival instead of shifting it from room to room via a specially made dolly.

Staff recommends taking the proper steps to dissolve the fund, however, the bylaws say that any monies to be passed on must be given to another 501(c)(3) organization. Staff suggested donating it to the Sunriver Music Festival as they are also a 501(c)(3) and perhaps the money could go toward tuning or upkeep of the piano. Director Hayes suggested getting in contact with the owner who donated it originally and who is aware that it has been passed onto the Music Festival to see what their preference would be.

Further discussion concluded that the dissolution costs are a permissible use of the existing funds and what is in that account should cover the cost of the dissolution. If there are any funds left over those could be donated to the Music Festival or another 501(c)(3) organization. Staff will come back to the Board in the next month or two with a motion on this issue.

TREE CITY USA – ARBOR DAY RECOGNITION

Natural Resources Director Patti Gentiluomo was in attendance and happy to report that for the 43rd year running, Sunriver can celebrate being a Tree City USA.

Tree City USA is a program of the Arbor Day Foundation and is sponsored by the Oregon Department of Forestry. For the 43rd year in a row, Sunriver has been awarded this designation and it reflects the SROA Board of Directors strong commitment to natural resources and forest management.

Healthy forests have been shown to reduce wildfire risk and energy consumption, benefit wildlife, cool our air temperatures, clean our drinking water, and air, and enhance communities.

Of the 70 communities in Oregon that have the Tree City USA designation, Sunriver is the only unincorporated community due to the very early involvement going back to 1980. There was forethought to go after and achieve this designation a long time ago.

Sunriver continues to meet the necessary criteria which includes spending a minimum dollar amount per capita on community forestry activities, having ordinances and/or governing documents like the Ladder Fuels Reduction (LFR) plan, a forest care and management plan and the proclamation of a yearly Arbor Day or Week event. This year in Sunriver our Arbor Day Week will run from April 24th-30th with activities planned for April 28th at the Sunriver Nature Center.

Bare root ponderosa pine seedlings will be available in bundles of five (one bundle per property). The seedlings will be available at the SROA Administration office, SHARC and the Sunriver Nature Center while supplies last. Owners are welcome to pick them up and plant them on their property or on commons. It was noted that during Arbor month an owner does not need a permit to plant ponderosa seedlings on commons.

The final criteria is to maintain a tree board or department which is our Natural Resources Department and the SROA Board that acts as the tree board.

This award is to honor the SROA Board of Directors for their dedication to urban forestry and congratulations to all for 43 years of protecting and maintaining Sunriver's forests.

The Board thanked and congratulated Ms. Gentiluomo and her staff for all the hard work they do to assist in maintaining this important designation for the community.

LONG-TERM RV STORAGE RATES, FEES & POLICIES DISCUSSION

Assistant GM Kessarlis commented that this has been a topic of discussion for the Admissions Model Workgroup for the past couple of years. Two seasons ago when changes were made to the RV yards by adding new gates that can be opened with a swipe card, there was a price increase but from 2010-2021, there were no price increases at all. In addition to the infrastructure being upgraded in 2021, all long-term RV spot holders were put on the same billing cycle thus eliminating people being on their own individual twelve-month cycle which was incredibly time consuming for staff. All contracts now run for a fiscal year from July 1st through June 30th.

SROA has approximately 365 RV spaces available between the North and South lots. We currently have 71 owners on a waitlist for varying sizes of spaces although the most popular is the 25-foot space with 33 people on the waitlist for that particular size. It was noted that some owners have been on the waitlist for almost four years. Currently the only size spaces available are the 8x10 foot spaces.

The Board tasked staff with finding out the direct comparison to other Central Oregon outdoor storage facilities so we could look carefully at a true price comparison. Mr. Kessarlis reported that staff looked at the rates for four different facilities and SROA's rates fall way below industry standard. Currently a 25-foot space at Sunriver is \$305 per year and 9th St. Storage in Bend charges \$1,140 per year for the same size space, Toy House Storage charges \$1173 per year and Scandia RV Storage is \$1,140 for a 20- or 30-foot space. Right now, if you look across the board between our rates compared to other options in Central Oregon, we are anywhere from 26-30% of the market value so our owners are getting a significant discount which is great, but the Board wanted to ensure that at the least all costs are being covered by what is currently being charged.

In 2021 the cost to maintain the storage yards including labor, plowing, grading, equipment costs and streetlights totaled \$73,890 and in 2022 the total was \$68,819. The revenue for both years was the same at \$96k resulting in a net revenue of \$22,110 in 2021 and \$27,181 in 2022. In looking at that there is a net revenue investment but there is also the time and expense tied to maintaining those facilities.

The Admissions Model Workgroup has compared this to the new owner rates for the event space at SHARC which is basically 50% of the going rate for what is charged to the general public. If we want to look at getting to that level with the RV rates, it will take some pretty significant increases to get to the 50% of market value.

The recommendation at this point would be to raise rates incrementally over a three-year period so by the end of the fiscal year 2025/26 we are at 50% of the market value rate. To do that, the first year, 2023/24, would be a 25% increase which will still result in significantly lower rates than the other options available in Central Oregon. Also, getting to that 50% mark would make the discount consistent with what is offered at SHARC.

Director De Alicante commented that one of the reasons he pushed for the full review of the rates several months ago was simply to ensure it is not a losing proposition for us. He is happy to see that we are covering our costs and he likes the fact that we are able to offer our owners a good deal. He supports the 25% increase and appreciates the time staff took to pull all the necessary data together.

Director Hayes wonders if part of the thinking is that maybe it's so inexpensive that people are just taking advantage of it when they might not really even need or want the space anymore and this could help alleviate getting some people off of the waitlist? Assistant GM Kessarlis responded that the short answer is yes. There are definitely some spots that people have held on to even if they don't currently have an RV or trailer because they may plan to purchase another one in the future and don't want to lose the spot.

Additionally, and although it's not allowed anymore, there are some owners that have more than one space, two in most cases, three in a couple of cases and that maybe they would be more prone to giving one of those spaces up if the rates are increasing. It was suggested that owners that have more than one spot should be notified of the number of people on the waitlist as part of their annual billing in an effort to encourage those folks to consider giving up a second spot as it's likely that some of those owners may not be aware of the lengthy waiting list.

The SROA Controller would very much like to have the proposed rates approved this month as that way notice of the increase can be put in the May issue of the Scene ahead of annual statements going out in June. That will give owners more time to digest and get any questions they may have answered prior to receiving their annual statement.

After further discussion, the Board agreed they would like to vote on it this tomorrow to allow owners who may decide they don't want to pay the increase and would rather give up their space time to do so prior to July 1st when the next fiscal year begins.

POST OFFICE/ADDRESSING/DELIVERY DISCUSSION

GM Lewis reminded the Board that this has been a topic of discussion at the last few meetings and last month staff was tasked with determining from the last couple months of discussion what exactly it is that we are trying to get to the bottom of and if we should formulate that into a letter and move it forward. If so, who do we send it to, the local postmaster, the postmaster general, and/or our legislators.

Staff condensed the information into four main bullet points, but the main issue seems to be why the five-digit County assigned addresses are not in the USPS database for all of the properties in Sunriver. One of the problems that creates is that if there are other delivery companies such as FedEx or UPS that may contract with the USPS for delivery of packages. They use that USPS database and there's no connection between that database and the Sunriver address.

President Beenen noted that after an experience he had in which he finally had to retrieve a package at the UPS facility in Bend, he initiated dialogue with UPS via email, explained he was the President of the Owners Association, and offered that SROA would like to do whatever is possible as an Association to ensure the packages that are mailed to Sunriver addresses do indeed get delivered. The response he received was that UPS gets their addresses from the USPS and the USPS says they will not put the Sunriver addresses into their database. President Beenen went on to say, it would seem that if you get an experienced driver who is used to how the addresses work in Sunriver, you will get your package, however if there happens to be a substitute driver or a new driver you may not receive it and furthermore, management does not seem to care.

GM Lewis noted as he understands it, the Board would like staff to compose a formal letter outlining these concerns will go to the local postmaster, postmaster general and by cc'd to our legislators. The Board affirmed this understanding.

President Beenen commented that one thing owners can do is enter their address into Google Maps and it may or may not show up. Google Maps does have an editing team, so if your address does not show up

you can move the marker and put it on top of your house. They will then get back to you to confirm they have verified that the change being made is correct. One can do this with both the one or two digit and the five-digit address. He doesn't know if that will help UPS unless the driver takes the initiative of going to Google Maps and checking. But it is a step any owner can take to make sure what is in Google's database is associated with that particular home.

Director Burke asked about any further exploration of cluster boxes and GM Lewis responded that the USPS has flat out said they won't consider it currently as they don't have the personnel available and unless the Board feels differently about pursuing that, he isn't sure that is a good use of time and resources. President Beenen noted it is a complex issue and there is no doubt a lot of people who probably don't want to see cluster boxes scattered throughout the property. In addition, past surveys indicated that is not something Sunriver owners desire and only approximately 20% of the boxes would be utilized by the people who live here full-time. The other 80% of owners would be helping to pay for a box and maintenance of such that they never intend to use. Director Pederson suggested adding a question regarding cluster boxes on the next comprehensive owner survey.

Director Burke also clarified that in speaking with members of the SSD Managing Board regarding which address the Fire & Police prefer, both prefer the one- or two-digit addresses.

TRANSIENT ROOM TAX TASKFORCE UPDATE

GM Lewis commented that going back a few months, members of this Board and the Sunriver Service District (SSD) Managing Board have been discussing and have requested to Deschutes County to have transient room tax (TRT) dollars to be brought back to the Sunriver community.

A discussion was held with Deschutes County staff who questioned if there was a special project in mind, was the request being made for operation costs, etc. Things settled on operationally it makes sense for SROA to have some of those TRT dollars to reinvest in the community due to the fact that Sunriver is generating roughly 50% of the rural county TRT dollars, which are approximately \$6 million dollars per year. Those dollars are restricted by law that 70% go back to the visitor agencies so 30%, or approximately \$1.9 million, of the rural county dollars are unallocated.

TRT dollars have been given to the SSD for the new public safety building and for the fire department training area several years ago, but otherwise there have been no other dollars coming directly back to Sunriver.

The TRT Taskforce has come up with arguments and reasons to go to our County Commissioners and make our case as to why we believe we should receive a portion of those dollars. Dollars that could go to maintenance and improvements of those things that bring the tourists that generate those dollars to begin with. It's very cyclical and those are some of the arguments that were made to County personnel.

That being said, as Nick Lelack noted earlier this morning, the County is taking a very conservative approach in as much as they have capital expenditures for new buildings, new locations, etc. that have exceeded original budgets and planning. As a result, they are very hesitant to commit to anything during this budgeting cycle.

GM Lewis along with President Beenen and Tom O'Shea from Sunriver Resort met with Commissioner Tony De Bone last week and shared a number of ideas of which Mr. De Bone was very receptive. It was noted that while Mr. O'Shea would not benefit directly, he is very supportive of SROA in this effort.

President Beenen added that one of the things discussed was whether or not that 70% is sacrosanct. It is in legislation, but things have changed since that was actually put in place and there is an argument to be made that advertising Central Oregon really isn't all that important anymore. What is really important now is maintaining Central Oregon, the facilities, the infrastructure, the additional police, and fire personnel, etc. to keep Central Oregon's reputation as strong as it is. The amount of money the Resort spends on advertising, approximately \$5 million per year, exceeds what would come out of the TRT taxes. It's the experience people have once they get to their destination that matters most and if infrastructure and amenities start to fail, that will have an effect on that experience.

GM Lewis noted other questions asked included perhaps considering a reduction in that 70% share down to 50-60% and they were to calculate 50-60% of today's TRT dollars, how would that compare to say 15 years ago. Essentially, they can still be getting more at 50-60% than they were 15 years ago at 70% because of the increase in the TRT dollars on the bottom line. These are just some of the things that need to be explored.

Going forward, GM Lewis plans to set up meetings with the other two County Commissioners Patty Adair and Phil Chang to have some of these same discussions. The goal is to ultimately meet with them in a public meeting setting and address these issues and have a public discussion. To be put on the County Commissioners agenda, at least two commissioners have to agree to have that item included. Commissioner De Bone has agreed to be one of those two commissioners for discussion purposes.

President Beenen added that if you look at the last ten years, Sunriver has generated \$45 million dollars in TRT taxes. Although the County generously agreed to contribute \$8 million to the new Public Safety facility, that equates to approximately 1.25 years' worth of TRT revenue from Sunriver. These dollars are a huge benefit to the county, but it was also noted that SROA and the SSD do lot of things outside of Sunriver that benefit the County in general. President Beenen went on to say that the other part of their argument was to show the organizational structure of both SROA and the SSD to illustrate how similar those structures are to the make up of a city or other incorporated area that generally receive 100% of similar dollars where Sunriver gets zero.

GM Lewis added that it's also important to remember that any dollars Sunriver might receive would go back into contributing to the experience to the visitors that come here. In cities that is not necessarily the case, the dollars can be unrestricted as to their use and don't necessarily have to be geared toward tourism.

GM Lewis will keep the Board apprised as this issue moves forward.

TDS FIBER UPDATE

GM Lewis reported that at the last meeting discussion was held about the finalization of the necessary documents following the results of the Special Election that ended in February. The final agreement with TDS was signed by SROA on March 21, 2023, and was returned fully executed earlier this week.

GM Lewis has passed on to TDS a litany of questions regarding the engineering and construction timeline and is awaiting answers to those questions so we can provide owners with a schedule once received. Behind the scenes, TDS IS working on the engineering plan and are anxious to start construction as soon as the weather allows. There have already been numerous TDS vehicles on property doing the necessary exploratory and investigative work to aid in the engineering and construction schedule.

REVIEW OF 4/15/ 23 BOARD MEETING AGENDA

The Board reviewed the agenda for tomorrow's meeting.

OTHER BUSINESS

GM Lewis noted the comments received recently from an owner in regard to some confusing language in the Sunriver Bylaws regarding the solicitation of pro/con statements in relation to any measure owners are asked to vote on. Staff proposes making an amendment to the Bylaws to clarify said language.

Additionally, there was a concern regarding what this owner believes is a conflict between the Design Committee Manual of Rules & Regulations and the Consolidated Plan having to do with sole discretion in certain cases and lastly, there was a concern that SROA was not complying with Senate Bill 329 from the 2021 legislative session which primarily has to do with HOA's holding virtual meetings. This item was discussed with legal counsel in 2022 and there is not anything SROA needs to do to memorialize that in our Bylaws, it is a statute that says if we are going to conduct virtual meetings, that we have the ability to do so and here is the process by which it is done. As this is something SROA already does, it wasn't necessary for us to change the Bylaws.

GM Lewis has asked our legal counsel to look at the other two items having already received an opinion from them on the Senate Bill 329 issue which the Board supports.

Also in other business, GM Lewis referenced some correspondence and a request from an owner that was sent to the Board on April 7th. There were some fines that were levied against the owner for violation of Design Manual rules that went through the Magistrate process and in which the owner participated. The appeal process that was afforded after the Magistrate's decision was not taken advantage of and those fines are now pertinent to that property and that owner. As part of that Magistrate hearing, there were actually two additional citations that had been issued on the property for the original non-compliance that the Magistrate threw out at the recommendation of staff in an effort to reach compliance and not be punitive.

The owner has now indicated that they have complied with the original violation and therefore asked to have the original fine thrown out. Staff has searched and found no record of where the SROA Board has gone back on something that has already gone to the Magistrate, which afforded them the opportunity to make their argument, pay the fine or appeal the fine none of which they chose to do. Staff recommends the Board not take on this request as it does a couple of things. One, it opens the door for many other owners to come to the Board and make a request that their fines go away, and second it undermines staff's ability to enforce the rules the Association has in place as well as undermining the Magistrate's authority.

Director Pederson added that this is why we have the processes in place that we do such as the Design Committee and the Magistrate so that the Board is not subjected to political pressure and special treatment requests from owners. President Beenen commented that the Board supports staff's recommendation on this issue.

ADJOURN

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

Director Gillies moved to recess the public meeting and reconvene in Executive Session under the authority given in the SROA Bylaws, Article IV, Section 10 to discuss contractual, personnel, and legal matters that may be subject to a claim of privilege. Seconded by Director De Alicante, the motion passed unanimously.

The public meeting recessed at 12:47 P.M.

The public meeting resumed at 1:08 P.M.

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

Director Pederson moved to adjourn the meeting. Seconded by Director Burke, the motion passed unanimously.

The public meeting adjourned at 1:20 P.M.
Respectfully submitted,

Scott Gillies, SROA Secretary