

Board of Directors Actions – July 15, 2023

There were 9 Board members in attendance at the July 15, 2023, business meeting. The meeting was held live/in person at the Sunriver Owners 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

- The Board received the monthly Financial report for the month of June 2023.
- The Board approved the June 2023 unaudited financials.
- The Board approved the transfer of \$276,912.03 from the SHARC specific Reserve Fund to the SROA Operating Fund for the 2023 Second Quarter Acquisitions.
- The Board approved the transfer of \$524,113.56 from the Regular Reserve Fund to the SROA Operating Fund for the 2023 Second Quarter Acquisitions.
- The Board approved the 2022 year-end surplus transfer of \$582,992 from the SROA Operating Fund to the SROA Reserve Fund.

COMMITTEE MEMBERSHIP ACTIONS

- The Board approved the appointments of Betsey Nelson and Stephen Murray as alternate members of the Finance Committee.

NON-FINANCIAL

- Approved minutes from the June 16, 2023, Work Session and June 17, 2023, Business Meeting.
- The Board received the monthly General Manager's report for SROA Departments for the month of June 2023.
- The Board received the monthly committee/liaison reports for the month of June 2023.
- The Board received the Sunriver Service District report for June 2023.
- The Board approved a Ground Lease with the Sunriver Service District for the new SSD Public Safety Facility. The Ground Lease includes a Bill of Sale for the existing fire station.
- The Board approved Resolution 2023-002 recommending to the Deschutes County Commissioners that Denny Kelley be appointed to Position 5 of the Sunriver Service District Board of Directors for a term of service from September 1, 2023 through August 31, 2026.

- The Board approved Resolution 2023-003 recommending to the Deschutes County Commissioners that Tony DeAlicante be appointed to Position 1 of the Sunriver Service District Board of Directors for a term of service from September 1, 2023, through August 31, 2026.
- The Board approved Resolution 2023-004 recommending to the Deschutes County Commissioners that Larry Ishmael be appointed to Position 2 of the Sunriver Service District Board of Directors for a term of service from September 1, 2023, through August 31, 2024.

EXECUTIVE SESSION: An executive session was held during the Friday, July 14th work session to discuss personnel matters. No executive session was held during the Saturday, July 15th Board Meeting.

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:

PRIOR COMMENTS READ INTO MEETING RECORD (SUMMARIZED):

FRIDAY, July 14th:

Daniel Kozie, 4 Hummingbird Lane: Wrote in support of allowing physical defensive structures to protect native trees, plants, and wildflowers.

SATURDAY, July 15th:

Sarah Dulak, 37 Fremont: Addressed a clarifying email that was sent to owners by SROA in response to a private email sent to some owners regarding support of a particular Board of Directors candidate – that email used the SROA logo and mailing address. She felt that the unauthorized use of the SROA logo and address was egregious and deceptive to the Sunriver populous and that it was severe enough to disqualify the identified candidate.

IN PERSON SPEAKERS – SUMMARIZED

FRIDAY, April 14th:

Randy Schneider, 6 Dixie Mountain Lane: Addressed the need for a dog park. Stated that initially, a park could be created near the SROA boat launch and be made available to owners only. This could serve as a model for an eventual/additional park for all users.

Chuck Swenson, 19 Quelah Lane: He thanked staff for addressing the new Public Works building development issues with the surrounding neighbors. He also addressed the existing recycling facility and the noise associated with such. In particular, he cited the early morning hours that the facility is serviced by the purveyor – and that that very morning the service was at 4:50 am (usually at 6:00 am). The noise of breaking glass and the loading/unloading of the collection bins is very

disruptive. He suggested that this service follow the Sunriver construction hours (7:30 am to 7:00 pm), or that the facility be removed.

Kevin Baker: Addressed an incident at Mary McCallum Park where he was addressed by an SROA Board member regarding backing his pick-up into an area near the pavilion to load after a family picnic. Stated that he was confronted about loading watercraft and was told that he could not do so although he was not. Stated that his family was also addressed in a manner that he felt was confrontational and unacceptable.

Gwen Gamble, 34 Evergreen Loop: Also submitted written correspondence. Asked about how SROA will fulfil its duty to maintain the integrity of the Board of Directors election after an email was sent to some owners endorsing a particular candidate with that email using the SROA logo and address which was not authorized. She believes that a clarifying email sent to owners from SROA did not negate the damage caused to the integrity of the election.

Paul Conte, 8 McKenzie Lane: Stated multiple questions/comments regarding the SROA Design Manual and the provisions for physical plant protections, they were:

- What are the plans to eradicate cheat grass?
- What is the definition of “cage” as used in the Design Manual?
- At their June meeting, why didn’t the Board vote on the action to ask the Design Committee to address the plant protection provisions again in the Design Manual?
- Why must dog pens be connected to the primary structure? This is additional visual impact over a smaller fence.
- How many complaints has SROA gotten on plant protections in the past 10 years?
- Requested a summary of owner comments received about plant enclosures.
- Requested minutes from the Design Manual Task Force meetings.

SATURDAY, April 15th.

(IN PERSON SPEAKERS - SUMMARIZED)

Gunnevi Humphries, 10 Topflite Lane: Also submitted written correspondence. Reiterated that she sent a letter to the Board 4 months ago regarding a lien against her property for \$125 levied via a citation and the SROA Magistrate. She requested that the Board remove the lien from her property. She stated that through the Magistrate hearing process that SROA staff misled the Magistrate.

Paul Conte, 8 McKenzie Lane: Also submitted written correspondence. Stated that Director Gillies made false and disrespectful statements at the May 20th Board meeting regarding Mr. Conte and his wife with regard to ongoing discussions about plant protections.

Carol Barrett, 19 Plover Lane: Discussed increasing noise at the Sunriver airport, particularly at night – nighttime operations. She cited sections of the SROA Rules

and Regulations regarding noise as well as the airport flight pattern directions. She questioned if the airport could limit the hours of operation to not allow nighttime operations.

Debbie Wightman, 3 Conifer Lane: Addressed two issues: 1.) Questioned the rationale about an owner not being allowed to remove a Ponderosa that was close to a home and damaging the gutter. 2.) Noted the use of all types of ebikes on the pathways. She suggested working with the property management companies to make visitors aware of the rules.

Scott Hartung, 1 Lost Lane: As the previous airport manager, he provided extensive information about the existing ownership/lease, recent construction, and overall operations at the Sunriver airport. Stated that other than distancing the taxiway from the runway, the other dimensions of the runway are the same as when originally constructed. Operations must comply with FAA regulations.

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