

SUNRIVER OWNERS ASSOCIATION
Board of Directors Work Session
August 18, 2023 @ 9:00 A.M
SROA BOARD ROOM, 57455 ABBOT DRIVE &
VIA YOU TUBE LIVE STREAM
AGENDA

9:00 A.M. Owners Forum

Sunriver Area Chamber of Commerce Update – Kristine Thomas Executive Director

Announcement of Election Results (Section “C”)

Admissions Model Workgroup Update – Assistant GM Kessarlis (Section 3 behind GM report)

Paid Leave Oregon – HR Director Kellie Allen (Section “D”)

Strategic Plan 2030 – Taskforce Creation/Five Point Directive- Assistant GM Kessarlis
(Section “B”)

Design Committee – Training/Plant Protection Update– Assistant GM Kessarlis & GM Lewis
(Oral Update)

2023 Election Email Issue–Independent Investigation– Board Member Status- Next Steps – President Beenen
(Oral)

SSD Position 2 Recommendation Discussion – President Beenen (Oral)

Review 8/19/23 Board Meeting Agenda & Annual Meeting Agenda

Other Business

Executive Session – (Potential to consult with legal counsel and/or consider personnel, contractual or legal matters if the Board determines an Executive Session to be advisable after a vote.)

Meeting Debrief

Adjourn

Board work sessions are subject to agenda changes as directed by the SROA President.

The meeting will be live streamed on You Tube:
<https://www.youtube.com/@sunriverownersassociation574/streams>

SUNRIVER OWNERS ASSOCIATION
Board of Directors Meeting
August 19, 2023 @ 9:00 A.M.
SROA BOARD ROOM, 57455 ABBOT DRIVE & VIA YOU TUBE
AGENDA

- 9:00 Owners Forum
- 9:15 Owners Forum Follow Up from Previous Month
- 9:25 Recap of August 18th Board Work Session
1. 9:30 Review and Approval of Board Meeting Minutes from July 14 & 15, 2023
2. 9:35 Financial Report: Board Action Request: Approval of July 2023 Unaudited Financials
3. 9:50 General Manager Report
4. 10:05 Committee Reports
5. 10:10 Sunriver Service District Reports
- A. 10:20 Committee Membership Actions (2 to Covenants + several to SP-2030)
- B. 10:25 Committee/Taskforce Action Requests: Strategic Plan 2030 – Taskforce Creation/Five Point Directive
- C. 10:30 Board Action Request: Certify 2023 Election Results
- D. 10:35 Board Action Request: SROA Employee Handbook Modifications - Paid Leave Oregon
- E. 10:40 Other Business
- F. 10:55 Executive Session – (Potential to consult with legal counsel and/or consider personnel, contractual or legal matters if the Board determines an Executive Session to be advisable after a vote
- G. Meeting Debrief

Adjourn

- Agenda times are an estimate; the meeting may move faster or slower.
- Board meetings are subject to agenda changes as directed by the SROA President.

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SUNRIVER OWNERS ASSOCIATION

ANNUAL MEETING

Saturday, August 19, 2023

1:00 P.M.

BENHAM HALL AT SHARC

PRESIDENT'S WELCOME (President Gerhard Beenen)

**ELECTION RESULTS AND INTRODUCE NEW BOARD MEMBERS
(Secretary Scott Gillies)**

ANNOUNCE 2023 -2024 BOARD OFFICERS (President Gerhard Beenen)

**BOARD SERVICE RECOGNITION (President Gerhard Beenen-
(Directors Burke, Gillies & Pederson will be recognized.)**

TREASURER'S REPORT (Treasurer Clark Pederson)

PRESIDENT'S REPORT (President Gerhard Beenen)

GENERAL MANAGER'S REPORT (James Lewis)

OWNERS FORUM

(1)

Approval of Minutes from:

**July 14th Work Session
July 15th Regular Board Meeting**

(2 Board Motions Required)

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

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

DIRECTORS PRESENT VIA ZOOM: Tony De Alicante

STAFF: James Lewis, Keith Kessarais, Mark Smith, Leigh Anne Dennis, Rebecca Maloney, Kellie Allen,
Susan Berger, & Jesus Mendoza

The meeting was called to order at 9:00 A.M.

OWNERS IN ATTENDANCE: 6

OWNERS FORUM

Randy Schneider, 6 Dixie Mountain Lane addressed the need for a dog park Mr. Schneider 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 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 reported that this morning the service was at 4:50 A.M. (usually at 6:00 A.M.). 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 of 7:30 A.M. – 7:00 P.M., or that the facility be removed.

Kevin Baker, 42 Oregon Loop Lane addressed an incident at Mary McCallum park where he was addressed by a SROA Board member regarding backing his pick-up into an area near the pavilion to load after a family picnic. Mr. Baker stated that he was confronted about loading watercraft and was told he could not do so at the Owners Park. Mr. Baker went on to say he leaves his kayaks on his trailer all summer, so he doesn't have to constantly load and unload them, and on the day in question he was not utilizing the watercraft. Mr. Baker stated that his family was also addressed in a manner that he felt was confrontational and unacceptable.

Gwen Gamble, 34 Evergreen Loop noted she moderates the SROA candidate forums for Sunriver You and she asked how SROA will fulfill 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 by SROA. 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 of Rules & Procedures and the provisions for physical plant protections, there were:

- What are the plans to eradicate cheatgrass?
- 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 runs 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 ten years?
- Requested a summary of owner comments received about plant enclosures.
- Requested minutes from Design Manual Taskforce meetings.

GM Lewis read one letter into the record from Daniel Kozie, 4 Hummingbird Lane wrote in favor of allowing physical defensive structures to protect native trees, plants, and wildflowers.

SUNRIVER PROPERTY MANAGER UPDATE
STACY WESSON – CASCARA VACATION RENTALS

GM Lewis introduced Stacy Wesson, General Manager of Cascara Vacation Rentals in Sunriver. Stacy thanked the Board for this opportunity to provide an update from a property managers perspective.

Ms. Wesson noted that her family started their company, Cascara, which was formerly known as Sunray Vacation rentals, 38 years ago. She grew up in Sunriver and her father is a past SROA board member.

Ms. Wesson knows there have been times in the past where there was some contention between owners and property management companies and as for Cascara, they want to help bridge that gap and help in making a connection with owners. While we all know that visitors are essential to the economy in Sunriver and she believes that sometimes gets overlooked.

There are a lot more players in the nightly rental game nowadays, some of whom are not as dedicated to their responsibilities as others. Cascara, as a full-service property manager maintains homes, are very owner-centric and vet their guests through a system called Guest Ranger that eliminates underage individuals from renting homes as well as warding off credit card fraud and other helpful features.

Cascara recently became part of the 100 Collection which is a nationwide group that is hand picking vacation rental companies that are dedicated to a gold standard of taking care of the homes, taking care of the guests, and taking care of the community. Ms. Wesson was happy to report that her company was hand picked for that distinction over the other companies in Sunriver and it is very gratifying to see their hard work result in this distinction.

Ms. Wesson participated on the SROA taskforce for Rules & Regulations Awareness where the Nuisance Property rule was developed. As a property manager, they do not want their renters to affect owners. Cascara goes to great lengths to provide and stress the importance of the rules and regulations of the community to their guests. This is not an easy task as when people are arriving for their vacation they are not necessarily thinking about rules. They provide the information when the booking is made and again when the visitor checks in. Additionally, Ms. Wesson is planning to do an educational video this year that will be provided to guests giving them information about the basic rules and regulations of the community.

As was mentioned earlier, there are a number of tech companies that have started nightly rental businesses in Sunriver in the past few years. These are not the same as a property management company that takes care of all the needs of a given property and instead are basically like a booking channel. Unfortunately, that has ended up giving rental companies as a whole a bad rap which is frustrating for a company such as Cascara that works hard to be a community player. One of the things Ms. Wesson has to deal with on a regular basis is hearing about a violation at one of their properties long after the violation occurs, leaving her with no way to deal with it after the fact.

Ms. Wesson recognized that not all property managers are or have been overly receptive to dealing with issues at their managed properties in the past. While she can only speak for Cascara, she knows there is a much more concerted effort on behalf of the property managers to work with the police and SROA to

address issues with their renters/rentals in a timely manner such as posting Sunriver quiet hour signs, etc. to remind guests they are staying in a community that is also home to a number of full-time residents.

Ms. Wesson also noted that she is meeting regularly with some of the other Sunriver property managers to work on ways to better educate guests before they arrive in the community. Ms. Wesson worked with the SR Fire Department on creating magnets that go on the refrigerator that includes a QR code that guests can click on so that they receive any emergency alerts that might get sent out. While a lot has been done, she believes there are other things we can do together and hopes that some of that angst between property managers and owners/SROA can go away as we try to find solutions together.

In answer to a question from Director Hays, Ms. Wesson reported that Cascara will start utilizing the side-yard recycling program in the coming weeks. They have a fairly new operations manager she has been trying to get up to speed so that has pushed some things back a bit. Cascara plans on providing a can for recyclable materials in the garage of the unit. There will be ample signage to accompany the can instructing the guest on what can and cannot be recycled. On garbage day, either Cascara staff or the renter, if the unit is occupied, will pull the container out next to the garbage enclosure and return it after it has been emptied. That is the only way to make this program work for their company and currently if a unit does not have a garage and/or the owner has not enlarged the garbage enclosure, that property will not participate until their garbage enclosure has been enlarged. Ms. Wesson knows some of the management companies in Sunriver have chosen not to participate in the program and she cannot personally speak to the reason why.

As far as what advice would she give to other owners who rent their properties out; she noted how important it is to have someone who checks on your home at least once a week. There are a number of companies in the area that will do security checks on homes, and it is something Ms. Wesson definitely recommends illustrating such with the story of an owner who fired their property manager and waited four months before hiring Cascara. When Ms. Wesson initially went to the home, one of the upper floor bathrooms had a leak which had caused not only a huge black mold problem, but also the entire upper floor bathroom to collapse and fall to the main floor of the dwelling. Another example is critters such as raccoons getting under the house and tearing insulation, wiring, etc. up. If nothing else, get your home checked on a weekly basis if you are a non-resident owner.

GM Lewis noted his appreciation for Ms. Wesson's perspective given her history of Sunriver and her willingness to take part in activities that affect the community as a whole. The Board thanked Ms. Wesson for attending the meeting today and providing this update. Ms. Wesson has invited both GM Lewis and Communications Director Susan Berger to sit in on the meetings with some of the other property managers to further foster that relationship.

NOMINATING COMMITTEE RECOMMENDATION
TO SUNRIVER SERVICE DISTRICT (SSD) POSITION #5

GM Lewis reported that Nominating Committee Chair Holly Hendricks is currently traveling and was not able to be here today, but she provided a statement on behalf of the committee:

TO: SROA Board of Directors

The Nominating Committee met yesterday, June 12th, and interviewed two candidates for the one open position on the SSD Managing Board this year.

We recommend Denney Kelley, who has an extensive background in policing leadership, be appointed to the SSD.

Both candidates were well qualified, but Mr. Kelley has demonstrated experience in a similar organization (Black Butte) and is cognizant of areas where he may need to defer to other SSD Board members who are more knowledgeable or experienced.

We think he would be a good addition to the SSD Managing Board at this time.

This item is on the agenda for action at tomorrow's meeting.

ADMISSIONS MODEL WORKGROUP UPDATE

Assistant GM Keith Kessarlis provided a breakdown of recreation statistics for the month of June.

As of June 30, 2023, a total of 5,830 Member Preference Program (MPP) cards have either been purchased or renewed. Of that total, 4,716 were renewals and 482 were new cards. The remainder are extended household, long-term renter, or commercial passes. This is 156 more than the end of June 2022. At the end of June, the MPP revenue totaled \$487,135 or 81% of the annual budget and 5% ahead of the same time last year. Mr. Kessarlis also reminded the Board 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 June 30, 2023, there were 913 homes and/or condominiums signed up on the program. Last year at the same time there were 906 properties participating in the program. Mr. Kessarlis also provided a breakdown of the RPP's by the number of bedrooms. Revenue at the end of June stands at \$2,434,868 or 99.3% of the 2023 budget. We may get a few more properties participating this year, but the majority of owners who plan to participate in the RPP program have signed up.

Gate revenue is currently sitting at \$137,808 or 23.5% of the budgeted \$587,050. Mr. Kessarlis reminded the Board that the majority of our gate revenue comes after school is out and vacationers start arriving.

SHARC hosted a total of 28,001 attendees to the facility in the month of June compared to 28,881 in 2022. Of that number, 3,540 were owners, 19,316 were RPP pass holders, 131 were member guests, 335 were extended family, and 2,892 were gate admissions. Year to date, overall attendance is at 70,418, an increase of 6,537 guests over 2022 despite a week of weather in June when temperatures were in the 60's and not many people chose to swim.

The Member Pool attendance for June was 2,449 compared to 2,800 in 2022. Overall attendance for the Member Pool for 2022 from June through September was 20,039 visitors.

By the end of June 2023, staff had issued 39,930 paper guest passes and of those 3,160 have been redeemed at SHARC and 444 have been redeemed at the Member Pool.

Mr. Kessarlis 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.

Facility event space rentals are down compared to 2022 by \$28,597. This is due in part to the fact that we did not have our Events Manager, Alexandra Haupt, on board until mid-February along with a reduced number of requests for meetings and/or events. July and August look very solid with a number of events already on the books so some of that deficit will be made up going forward. Ms. Haupt is doing a great job really engaging with owners. Also contributing to the lower-than-expected revenues is the fact that we have

had a lot more owner events than general public events and owners receive a discounted rate on space rentals.

Turf Tunes have been going great and have been well received with over 400 people attending the last one. There are two more scheduled in the coming weeks.

The Board thanked Assistant GM Kessarlis for his report and update.

TRANSIENT ROOM TAX (TRT) TASKFORCE UPDATE

GM Lewis reported that there has not been much activity since the report provided to the Board at the June meeting. As a reminder, GM Lewis noted that members of the taskforce have met with all three of the Deschutes County Commissioners to make a case for why Sunriver is due a portion of the TRT dollars.

President Beenen noted that since the June meeting the County was granted \$15 million dollars by the state of Oregon to go towards the courthouse expansion project. When the taskforce met with county representatives that was one of the things that they said could change their perspective so a follow-up with the commissioners should be scheduled.

Additionally, SROA legal counsel is studying the issue in depth, and we are in conversations with them in that regard. A meeting is scheduled with legal counsel for next week and the taskforce will have a follow-up meeting after that.

SSD GROUND LEASE, FIRE STATION BILL OF SALE, MEMO OF GROUND LEASE

GM Lewis reported he attended the SSD Managing Board meeting on Thursday and the SSD Managing Board reviewed and approved these very same documents that the SROA Board has. The document was provided to the SROA Board earlier this week for review.

GM Lewis reminded the Board of the MOU that was approved last year that determined how we were going to dispose of the fire station building, lease the property, future considerations for renegotiation, the process for if the SSD decides to sell the building at some point in the future among other items.

The main provisions are that SROA will sell the fire station building to the SSD for \$1. The SSD will then lease the land under the building from SROA for \$40k per year for 30 years at which time the lease can be renegotiated or if renegotiation can't be reached there is a provision that the ground would be leased from SROA for 50% of the market value. There is also a right of first refusal built in for SROA to purchase the property back for \$1 should the SSD decide they want to sell the building or cease to operate the building as a public safety facility at some point in the future. Additionally, as part of the new ground lease, the existing lease for the Fire Department will automatically terminate once the new agreement is signed. The Police Department lease will stay in place until such time as they move into the new facility. There is a provision in the MOU that SROA will revise the Police Department lease to \$1250 per month, reduced from the \$1263.05 they currently pay. The initial term of the ground lease under the new Public Safety building is for 99 years followed by an automatic 50-year renewal.

This item is on the agenda for action at tomorrows meeting.

PLANT PROTECTIONS – DESIGN COMMITTEE REVIEW UPDATE

Assistant GM Kessarlis reported the Design Committee received the direction from the Board to revisit plant protections in the new Design Manual of Rules & Procedures at their most recent meeting on June 23rd. Mr. Kessarlis reminded the Board that the current version of the manual does not allow for any plant protections. The committee took this subject up after their regular meeting on the 23rd of June and the takeaway from that discussion was that each individual Design Committee member was instructed to go

back and do some research on their own which will look at the potential of adding some language that would be appropriate for the manual and for the community as a whole from an aesthetic standpoint.

Additionally, Assistant GM Kessarlis was asked to reach out to neighboring historical communities in Oregon and see how they handle plant protection. Mr. Kessarlis has reached out to Black Butte Ranch, Eagle Crest, Brasada Ranch, Tetherow, Caldera Springs, Crosswater, and Mt. Park in Lake Oswego. Mr. Kessarlis has compiled and provided the information received to the Design Committee members.

Some of these other communities, such as Caldera Springs allow no protections at all, Black Butte Ranch allows protection on trees only for up to one-year as does Brasada Ranch. Assistant GM Kessarlis reached out to Mt. Park in Lake Oswego as we have approximately 75 Sunriver owners who live there. They have primarily deciduous trees and have no restrictions at all in regard to plant protections.

The Design Committee is meeting today at the SHARC facility, which is the first time they have met since they received this most recent direction from the Board. As such, after their regular meeting today they will be reviewing the collective input from each committee member, and they plan to bring a recommendation to the Board at their August meeting.

GM Lewis added that from a staff perspective, the Design Committee members are taking into consideration many, many elements that have been raised by both owners and by the Board. The committee will be having a very broad and open discussion on the issue after their regular meeting today. In addition to what protections might be allowed, the committee will also be looking at the enforcement element of this issue. It is important to not devise a rule that cannot be enforced, however, the committee was instructed that enforcement should be lowest in terms of priority. It will then be up to staff to manage and determine how much workload it will take to enforce and staff will need to work with the Board during budget season to ensure we have adequate staff to enforce these new rules.

President Beenen noted the appreciation of the efforts of the Design Committee in revisiting this issue. In answer to a question from Director Pederson, GM Lewis confirmed that once the recommendation has been brought to the Board, those proposed changes will be posted to the SROA website for 60-days to allow for owner comment. Currently, and during the 60-day comment period, the rule prohibiting plant protections will not be enforced.

Assistant GM Kessarlis noted that despite this one rule being revisited, staff members are hearing a lot of positive feedback regarding the new manual and how much smoother, quicker and easier the process is. The checklists that were put in place to assist owners/contractors when filling out the various forms have resulted in a much clearer process and a lot of positive comments.

GM Lewis will also be working with the Design Committee members to ensure that when they issue decisions, they have identified the section of the manual that applies to the project at hand, and that they know how to properly convey the how and why a proposed project meets or does not meet the requirements of that specific section of the manual thus providing the legal basis/rationale to issue a decision. Director Gillies added that the committee has quite a few new members so this will be helpful for them as well as the existing members.

ANNUAL MEETING AGENDA DISCUSSION

GM Lewis reminded the Board that last month he provided the Board with a draft agenda and the Board members were asked to provide GM Lewis with any input they had on this document. To date, GM has not received any additional input from the Board.

Director Ishmael asked about providing an update on the Associations reserves, which is something that will be covered by Director Pederson as part of his Treasurer's report.

ANNUAL MEETING EATING FORMAT

President Beenen commented that typically when the annual meeting is held, we have tables/chairs on risers that accommodate the board members and general manager. President Beenen thought it might be nice to instead set up round tables and chairs and have each of the board members sit at different tables. This might provide the opportunity for some good interaction with owners.

A standing podium will be provided for the different board members to utilize if they are presenting information at the meeting and a standing mic will be provided towards the front of the room for owners wanting to address the Board during the owners forum portion of the meeting. The rest of the Board members are fine with this layout and staff will be notified of such so the room can be set up accordingly.

OWNER CORRESPONDENCE DISCUSSION

GM Lewis commented that he requested this topic be included on the agenda this month. As we have moved to utilizing more remote meeting capabilities, one thing we have seen as a result is more and more correspondence that owners would like to have read into the record. While today we only had one short submission, last month there were a significant number of submissions, some of which were pages and pages long. Since these comments are provided to the Board in advance of their meeting, GM Lewis would like direction from the Board as to whether the Board wants every submission read into the record in its entirety or can the GM summarize the comments when a submission is lengthy enough that it would go over the three minutes generally allotted to someone wanting to address the Board. Copies of the entire submission will be included in the directors binders so they will have the opportunity to read and review and then address any questions or concerns they may have at the board work session which the Board was fine with.

REVIEW 7/15/23 AGENDA

The Board reviewed the agenda for tomorrow's business meeting.

OTHER BUSINESS – SROA ELECTION

Vice President Burke commented that based upon what he is hearing in the community in regard to the recent inappropriate targeted email that went out to select people in the community as well as some people who don't live in Sunriver full-time, he would like to have an open discussion regarding the owners behind this action and hear what the rest of the board members think.

Director Hayes said she did not receive the original email and asked the GM to provide a brief timeline of events for her. GM Lewis reported that it was brought to his attention earlier this week after an owner who had received the email forwarded it to an SROA staff member who immediately made GM Lewis aware of the situation. The owner, who initially called, was concerned about SROA putting out a message such as this since the email displayed the SROA logo at the top of the post and the SROA mailing address at the bottom leading this owner to think the email came from SROA although it was signed by the Sunriver Concerned Citizens. The owner was informed that SROA would never send out such an email and would they be willing to forward it so SROA could further investigate the situation which they were willing to do.

GM Lewis forwarded the email to the Board so they would be in the loop should they get calls prior to SROA getting a message out to owners notifying them of what happened and the fact that SROA was aware and looking into who sent the email posing as SROA. GM Lewis also sent an email to Sunriver Concerned Citizens, which he copied the Board on, requesting they make a correction to their original post stating the use and/or implication that SROA sent, was involved in, or endorses the message was in error as well as

removing any connection to SROA via the logo or address. GM Lewis included the chairs of the Nominating and Election Committee chairs on this email as well.

There has been no direct response to that request from the person @ Sunriver Concerned Citizens who originally sent the email, although the GM has been told indirectly that it was taken care of. We do not have a copy of the email sent to clarify the situation.

GM Lewis noted that it would be inappropriate for him to comment other than to make the Board and membership aware of the situation and assure owners that the correspondence did not come from SROA. Director Burke noted that Sunriver Concerned Citizens used SROA's mailing address as their return address and also referred to this as a "special election" which it is not. They further pressed for endorsing one particular candidate. Director Pederson added that it was either an awful lot of carelessness or an act of malicious intent.

Owners, and board members for that matter, can endorse and/or support whoever they want in a board member election. They cannot, however, use the SROA logo and mailing credentials to do so. GM Lewis has asked our legal counsel to look into the issue and advise SROA accordingly.

President Beenen added that there is no provision in the current Bylaws providing the ability to cancel the current election so we are limited in how we can respond. Clearly, it appears there has been an attempt by someone trying to put their thumb on the scale using SROA's information with respect to a specific candidate and it is possible that has influenced some voters. It was also noted that the specific candidate called out in the email is very familiar with election law having been a state representative and a candidate for governor of the state.

The Board held further discussion on the issue and how unfortunate it is that the Board finds itself in this unprecedented territory at SROA. Director Burke added he believes the person/persons behind this stunt owe the Sunriver owners and most especially all those owners who volunteer their time on behalf of SROA an apology, specifically the Nominating and Elections committees as well as the Board and SROA staff. Director Burke does not expect whoever is behind this to be honorable enough to do the right thing and step up and confess but this is what should happen in this situation.

Director De Alicante, when asked if he had anything to add, reported he had received the original email and had deleted and ignored it and he had nothing further to add.

Director Gillies, as one of the incumbent candidates in this year's election commented that he does not know if this email will influence people to vote one way or another. People do have the right to endorse who they choose and there is nothing wrong with that. It's when they attach logos and addresses that don't belong to them and then won't come forward to own it and address the situation that is beyond frustrating. If a person is willing to endorse someone, they should have their name attached to it. It would seem that these person/persons know they did something wrong, yet to date, they have not come forward and acknowledged such.

Hopefully enough people saw the email that was sent from SROA to all owners who are signed up to receive eblasts from SROA clarifying that the original email did not come from SROA. It's truly a shame that this type of behavior has come to Sunriver, however, it could end up having a negative effect on that candidate. More than one of the Board members shared that most people they have talked to about the situation are very angry that it happened and as a result they will not even consider voting for the candidate who was touted in the original email.

The Board held a discussion about revising the SROA Bylaws to prevent something of this nature from happening in the future. Director Burke added that if an owner has tampered with an election, he feels there needs to be a discussion about whether or not that owner would be considered a member in good standing if they are involved in such an activity. He feels that's an honest discussion that needs to happen and while the member in good standing has generally applied to an owner being current on their maintenance/SHARC fees, fines, etc., perhaps that needs to be expanded to include election tampering. He believes the Board owes it to the property owners to have some thought given to what has happened as if it is left unaddressed, it could happen again in some form.

OTHER BUSINESS – SROA STRATEGIC PLAN TASKFORCE

Assistant GM Kessarlis reported that in answer to the call for owner participation on the Strategic Plan Taskforce, he has received 28 applicants so far. The background of owners who applied for the taskforce is fantastic with a lot of talent and expertise available including a number of whom have strategic plan backgrounds. Mr. Kessarlis noted how great it is to see how many owners are engaged that want to be part of the process moving forward. Mr. Kessarlis also noted that about half of the applicants started out as non-resident owners who are now working toward retirement and becoming full-time owners here in Sunriver. We have a good mix of members who rent their homes, those who don't, and those who live here full-time. Initially, the plan was for 12-15 people on the taskforce, however, that will get bumped up a bit to accommodate board liaison and staff participants.

GM Lewis added that we also will want the perspectives of representatives from the Resort, The Village @ Sunriver, Fire & Police Chiefs, etc. While not homeowners, these folks also have a great stake in Sunriver, and their input will be valuable to the project. GM Lewis asked the Board members to let him know if they have interest in serving as a board liaison to the taskforce.

ADJOURN

There being no other business, President Beenen asked for a motion to adjourn to executive session to discuss a personnel matter.

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 Mobley, the motion passed unanimously.

The public meeting recessed @ 11:10 A.M.

The public meeting resumed @ 11:36 A.M.

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

Director Mobley moved to adjourn the public meeting. Seconded by Director Ishmael, motion passed unanimously.

The public meeting adjourned at 11:37 A.M.

Respectfully submitted,

Scott Gillies, SROA Secretary

**SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
SROA BOARD ROOM
JULY 15, 2023**

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

DIRECTOR PRESENT VIA ZOOM: Tony De Alicante

STAFF: James Lewis, Susan Berger & Jesus Mendoza

The Board of Directors meeting was called to order at 9:00 A.M.

NUMBER OF ATTENDEES: 3

OWNERS FORUM:

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

Paul Conte, 8 Mckenzie Lane, also submitted written correspondence. Mr. Conte stated that Director Gillies made false and disrespectful statements at the May 20th board meeting regarding Mr. Conte and his wife with regard to the ongoing discussions about plant protections.

Carol Barrett, 19 Plover Lane, discussed increasing noise at the Sunriver airport, particularly with nighttime operations. She cited sections of the SROA Rules & 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.) She questioned the rationale about an owner not being allowed to remove a Ponderosa tree that was close to a home and damaging the gutter. 2.) She 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, and as the previous airport manager, provided extensive information about the existing ownership/lease, recent construction, and overall operations at the Sunriver airport. Mr. Hartung stated that other than distancing the taxiway from the runway the other dimensions of the runway are the same as when originally constructed and their operations must comply with Federal Aviation Administration (FAA) regulations.

The airport was one of the very first amenities put in Sunriver, even before the lodge. It has always been under the Resort's umbrella and no owner fees have ever gone towards maintaining the airport. The airport as it exists now is under a long-term lease agreement with a private group. The work that's been done out there over the past several months has been done by that group as a way of improving the airport facilities and making them safer. There has been no change in the dimensions to the existing structure and in fact the work completed recently was to rebuild the runway to the exact same dimensions that it was

previously. There is no plan or objective to bring in larger aircraft or to increase the number of planes flying into Sunriver. Mr. Hartung noted that the number of planes flying into the community has been down considerably since he was the manager at the facility. They averaged approximately 40k operations per year when Mr. Hartung was there. That number was 14k for 2022, so flights into and out of Sunriver have dropped significantly in the last several years.

The airport does publish suggestions about traffic and noise abatement, but the airport has no authority over airplanes. Once a plane leaves the ground, it is in FAA airspace, and it is FAA regulated. The airport is in fact prohibited from telling pilots what they can and cannot do. The largest aircraft that come into Sunriver are Global Express or Challenger jets which depending on configuration can carry 12-18 passengers.

When people are concerned about the aircraft coming over their homes, it's generally when it is on an instrument approach which is a published route that the FAA dictates you must follow so those pilots don't have an option other than coming in straight to the runway. One often sees this when there is bad weather, but pilots can fly instrument any time of the year and certain aircraft above a certain weight and altitude have to be flying on instrument by rule.

As was mentioned earlier, SROA owners fees have never been used to support the airport, although SROA does maintain the apron in front of Skypark and the taxiway from the runway to there. This is paid through additional monies the owners in Skypark pay on a monthly basis for maintenance of those areas including paving and snow removal in the winter.

The private group that now leases the airport has been solely focused on making the airport FAA compliant, safer, and just better all around for the aircraft coming into Sunriver. The taxiway has been moved away from the runway to meet compliance with the FAA and an automated weather reporting station which gives the aircraft information on other things such as noise abatement, etc.

There is a request that airplanes follow a traffic pattern that says stay west of the river. This is the opposite of what is done at most airports. The overall rule that affects anything and everything is that a pilot is allowed to do anything and everything they need to fly safely. There are FAA rules about how low a pilot can fly their airplane, however that does not include ascent and descent to and from an airport.

Ms. Barrett, 19 Plover Lane, questioned if the airport has control over and can declare what hours the facility is open, and should they not conform to the Sunriver quiet hours of 10 P.M to 7 A.M.? Mr. Hartung responded that is regulated by the FAA. The airport has all of the physical requirements for both daytime and nighttime operations. While they may have set hours for when the fixed base operator is on site, the airport itself is available for landing and takeoff before and after those fixed hours.

GM Lewis commented that he has invited the current airport manager to attend a Board Work Session and provide an update for the Board from their perspective.

Lastly, Mr. Hartung commented he is amazed how complex and complicated board business is these days and he, and many others in this community, very much appreciate the fact that this Board takes the business seriously while still maintaining a sense of humor. The hard work this Board does on behalf of all owners is refreshing and greatly appreciated.

GM Lewis read one letter into the record from Sarah Dulak, 37 Fremont Crossing who wrote in response to the email that was sent to some owners from Sunriver Concerned Citizens regarding supporting a particular candidate in this year's election. Ms. Dulak writes that she was appreciative of the email sent

from SROA clarifying that the election email that was sent was unauthorized and not in any way sanctioned by SROA. Ms. Dulak feels this group's campaign is egregious and deliberately deceptive, particularly considering our large coalition of elderly voters. This is not simply disingenuous but is overtly manipulative of a population who might not realize, even now, that this was an inappropriate and unauthorized communication. Ms. Dulak further writes that this is, in her opinion, severe enough that the Board should disqualify the identified candidate if he was acting in collusion with this campaign.

OWNER FORUM FOLLOW-UP FROM PREVIOUS MONTH

Director Beard followed up with Paul Conte, 8 McKenzie Lane who she has met with three times. As a gardener herself, she understands and deals with the same issues in her garden, so she is very sensitive to his feelings on the issue. Director Beard commented she does not think there is any exact resolution to his issues at the moment, but she believes we can all live here peacefully. As was reported last month, in the interim, no fines will be assessed to any owner who currently has plant protections in place, something that Director Beard did reiterate to Mr. Conte. Ms. Beard commented that she hopes the Design Committee will take into consideration that people are just trying to protect their property and investments.

President Beenen followed up with Don & Tina Freel, 28 Maury Mtn Lane, regarding their comments relative to President Beenen's article in the May edition of the Scene with respect to the rainbow sticker at SHARC. President Beenen emphasized to them that although the sticker was removed, SROA still maintains that everyone is welcome to SROA facilities and informed them of the Peace Pledge. They were appreciative of the follow-up and no further action is necessary.

RECAP OF 7/14/23 BOARD WORK SESSION

President Beenen reported the Board heard an update from Stacy Wesson of Cascara Vacation Rentals. The Nominating Committee provided their recommendation for Position 5 on the Sunriver Service District Managing Board, recommending Denney Kelley. Assistant GM Kessarar provided an update on recreation statistics, Recreation Director Leigh Anne Dennis provided an update on day-to-day operations at the recreation facilities, and GM Lewis and President Beenen provided an update on the Transient Room Tax (TRT) Taskforce activities. The Board reviewed and discussed the SSD ground lease that is on the agenda for action today and received an update on the review of plant protections by the Design Committee. The Board discussed the agenda and presentations as well as seating arrangements for the Annual Meeting on August 19th and discussed owner correspondence and the need to summarize those comments while providing the entire submission as part of the board materials. The Board held a discussion on the inappropriate email that was sent to some owners regarding this year's board member election and the Board's desire to let the election play out. The Board reviewed the agenda for today's meeting. The Board held an Executive Session to discuss a personnel matter.

BOARD ACTION

BOARD MEETING MINUTES

Director Pederson moved to approve the minutes of the July 14, 2023, board work session meeting minutes as corrected. Seconded by Director Beard, motion carried unanimously.

Director Pederson moved to approve the minutes of the July 15, 2023, board meeting minutes as written. Seconded by Director Burke, motion passed unanimously.

BOARD ACTION

FINANCIALS

Treasurer Pederson reported the Association's operating budget surplus for the month was \$72k and variance for the month was \$121k. There was an early closing for the month of July due to the holiday so

not all of the utility bills were received prior to the month-end close. Additionally, the change in concert approach to an artist who is less well-known resulted in a smaller deposit being required in advance also contributed. Year to date, the variance is \$93,423, part of which are from the Caldera check that came in for the plotting of more lots, the owner pool settlement and higher interest income on cash investments. The variance in expenses came from open salaried positions and interest income.

In regard to non-operating expenses, the month of July ended with a deficit of \$40k, most of which was for ladder fuels that were technically contracted in 2022, but final work was not completed until the end of June. There will be reimbursement through the County grant that was received last year. We received the first \$175k last year and once all the paperwork for the work most recently completed is submitted and processed, we will receive an additional \$175k.

The variance on the non-operating revenue was \$183,667 year-to-date. This is due in part to the \$74k grant received to redo signage in Sunriver as well as interest income. Total surplus year-to-date is \$526,179 in place of the small deficit that was budgeted for.

Treasurer Pederson reminded the Board that the reserve specialist will be in Sunriver in August to perform a full reserve study for the Association.

In replacement reserves, we are starting to see some activity with the new tunnel having been completed at a total cost of \$505k. SHARC replacement reserves paid for the painting of the facility and the plastering of the indoor pool.

Per a request from President Beenen, a new "Aging Summary" category was added to the key data sheet. This is primarily for tracking the total dollars in maintenance fees, citations, fines, etc. Total dollars due equals \$171,653. There is over \$60k due in the "current-30 day" category which is due in a significant part to the fact that the billings for long-term storage went out recently. There was approximately \$100k worth of billings sent out and to date approximately 1/3rd of those owners have paid. In the "over 120 days) category the total is \$102,493 and includes judgements that are within ten years. Approximately \$35k of that is for three owners who have unpaid fines. Liens have been placed on these properties and two of them have progressed towards legal action to take steps towards foreclosure.

For the month ended June 30, 2023, there was a net operating surplus of \$72,317 which was \$121,614 better than budget. Operating revenues were over budget by \$1,366. Positive variances in Recreation Plus Program (RPP) and Member Preference Program (MPP) pass sales along with higher than planned interest income was partially offset by shortfalls in recreation special programs and event revenues. Salaries and burden were under budget by a combined \$48,896 mainly due to open part-time positions in the recreation departments. Materials and services were under budget by \$80,056 due to the early timing of the month-end closing and savings in the ticketed concert event costs.

Through the first six months of 2023, there was net operating surplus of \$107,162 which was \$351,194 better than budget. Operating revenues were over budget by \$93,423 mainly due to a Cladera expansion payment, interest income, and positive variances in design review and park reservations. Year-to-date MPP and RPP revenues are at 81.1% and 99.3% of their respective annual goal. Salaries and burden were under budget by a combined \$161,462 through the first half of the year, this positive variance is expected to continue throughout the year. \$340,370 has been earned in interest income year-to-date in the operating and reserve accounts. As of June 30, 2023, there was a combined operating and non-operating surplus of \$1,050,652 which was \$482,179 better than budget.

Total assets as of June 30, 2023, were \$38,422,541. Cash and investments totaled \$16,766,707, a decrease

of \$655,898 from May. As of the end of June there was \$15,804,279 invested in US Treasuries with durations between 90-day and 2-year and average yield of 4.58%. Receivables for owner’s fees (maintenance fund, storage spaces, fines) and RPP payment plans were \$173,653 and \$162,398 respectively with \$90,000 in reserve for uncollectibles on the receivables. The annual storage space fees were billed in June and the second installment payment for RPP passes was received at the beginning of June. Fixed assets placed into service in the 2nd quarter of 2023 included: plastering of the SHARC indoor pool, conduit to the Member Pool, SHARC AV system, VFD starters and return grating. In the second quarter there was \$532,320 spent on the tunnel project, ladder fuel reduction work and road/pathway asphalt. We are awaiting the next reimbursement payment for the ladder fuel grant of \$173,000.

| | |
|--|---------------|
| June 30, 2023 (Year to Date Unaudited) | |
| | <u>ACTUAL</u> |
| TOTAL REVENUE | \$6,380,733 |
| TOTAL EXPENSES | \$6,237,571 |
| OPERATING FUND SURPLUS | \$ 107,162 |

Director Burke moved approval of the unaudited financial statements for the month ending June 30, 2023.
 Seconded by Director Ishmael, motion passed unanimously.

GENERAL MANAGER’S REPORT

GM Lewis reported his recap for activities in June.

GM Lewis continues to participate in the Central Oregon Intergovernmental Council (COIC) Board of Directors meetings as the Tourism and Recreation representative. This will continue to be a monthly on-going participation through end of term of December 31, 2024.

Continues to attend Sunriver/La Pine Economic Development (SLED) Board regarding coordination with south county efforts economic development efforts. This will continue to be a monthly on-going participation.

GM Lewis continues to work with SROA legal counsel regarding a number of items.

GM Lewis continues to attend and participate in the regular monthly meetings of the Owner Enrichment, Finance, and Covenants committees and the Admissions Model Workgroup.

GM Lewis met with representatives from Deschutes County Road Department and Sunriver Resort regarding further improvements to South Century Drive specifically looking at the entrance to the Business Park, Harper Bridge area as South Century and Huntington Road to the south of Crosswater and Caldera. The County is hoping to put out an RFP this fall for an engineering company to prepare a design for the Spring River Road by Harper Bridge and the South Century/Huntington Road intersection. GM Lewis requested that SROA be kept in the loop on the project as it moves forward.

GM Lewis attended a fifth meeting with the Central Oregon Intergovernmental Council (COIC) staff to identify needs and partners to prepare for the development of a South County Strategic Planning process.

GM Lewis has had ongoing meetings with TDS staff regarding the physical construction and eventual migration of owners to fiber and SROA account. Monthly update meetings will be held to keep SROA staff up to speed on TDS’s progress.

In the Accounting Department, Controller Healy prepared the unaudited financials for the period ending May 31, 2023.

Accounting staff presented the audited financial statement for the period ended December 31, 2022.

Long-term RV space billings were sent out in June.

Accounting staff worked with the SSD on accounting and HR transition to outside vendor.

Accounting staff have assisted owners in registering to make their maintenance fee payments online. To date, 620 owners have signed up.

In IT, login scripts for automated drive mappings were created.

Discontinued the Stormwinds staff training, a \$1200 savings as we have moved to a different training module.

IT staff implemented more secure password policy.

Worked on new solution for tech recycling. Use software BitRaser and wipe laptop hard drives using NIST requirements.

IT staff created a notifications program from Lenel for gate security issues.

The tax lot ID in the database has been cleaned up.

IT staff assisted in producing mailing lists for yearly election.

The gate access schedule was updated.

IT staff worked with Public Works on the replacement of the projector screens in Dillon and Pringle. This was a huge success thanks to Greg Koozer, Sam Bieber, and Nick Nyden from Public Works.

The guest wi-fi has been upgraded.

IT staff updated call routing for Member Pool and tennis/pickleball instructors.

IT staff assisted Angela on using iPad at Owner Boat Launch for member verification.

IT staff finished cell phone replacements.

In the Communications Department, Scene advertising was at \$21,532 (June 2022 was \$20,525.)

There were 279 reads of the online June Scene. Readers from other countries include Costa Rica, Sweden, Niger, Germany, and the Philippines.

The SROA website was visited by 11,000 users in June with the most popular pages being weather, pickleball, Member Pool, tree flagging, Member Preference Program.

The SHARC website was visited by 18,000 users with the most popular pages being aquatic hours, rec swim, admission, outdoor aquatics, and plan your visit.

Sunriver Style had 3,300 visits with popular pages being pathways, what is going on, river adventures, and getting here.

June eblasts included information about the new Design Manual of Rules & Procedures release, the start of summer recreation swims, siren testing, shred event, ticketed concert, tennis pro/clinics, no fireworks, & community picnic.

Additional projects for Communications included creating all new application forms, checklists and schedules for Community Development related to the release of the Design Manual.

Created Jobe Fortner poster and started marketing the event on social media, print, and website.

Pushing Sunriver rules and pathway rules on social media as a reminder to owners and guests.

Ballot materials finalized and set off to the printer, with ballots mailed the first week of July.

The Community Development Department reports the Design Committee meetings continue to occur on a regular schedule with multiple items on each agenda – the two June meetings had a total of six items combined – 2 and 3).

There are currently approximately 369 active projects/building permits (up by 55 from the previous month of May.)

The number of applications submitted in June was down from the same month in 2022 - from 135 in 2022 to 121 in 2023.

Community Development staff continued issuing compliance letters for design and rule violations.

Community Development staff participated in Magistrate Hearings for background on violations and citations.

Community Development staff continued to assist with updating of all the forms related to the Design Manual, which are also available on the website.

Worked with the Design Committee on continued discussion of plant protections.

The Natural Resources (NR) staff prepared and mailed ladder fuels reduction deficiency letters.

NR staff sprayed noxious weeds on commons.

NR staff started private property noxious weeds inspections.

NR staff continued planning for the 23rd annual War on Weeds (WOW). WOW runs from August 1st to 14th. All owners are encouraged to volunteer to help with this important effort.

NR staff mailed WOW invitations postcards to 347 new owners.

NR staff started bull frog monitoring.

The 2023 LFR contracts for commons have been awarded.

Natural Resources staff responded to many phone calls and emails and performed site visits regarding tree removal requests on private property.

Public Works – Relocated the water line at the waterfall circle to increase coverage.

Cleaned up, graded, and treated the canoe takeout road.

PW staff completed weekly safety check at playgrounds.

PW staffs the river access for owners five days a week.

PW staff have added the daily cleaning of the Mary McCallum restroom to their schedule.

Daily pickup of 63 trash cans along 34 miles of pathways.

The road striping and pathway markings are all complete.

The Street Saver Road evaluation project is complete.

In Fleet Services, repairs to loader emission systems and brake accumulator are completed.

The Parts Room has been inventoried.

The Café water heater was installed and isolated from other plumbing features.

The exterior painting of the SHARC facility is complete, no more purple.

At the Member Pool, the modulating valve for the recreational pool was repaired.

All pools and facilities are working at speed.

In Recreation, the 2023 MPP sales continue to be well received with few comments about the price increase.

June visits at the Member Pool were down 699 over 2022 no doubt due to the cold weather the third week of the month.

We are seeing historical high numbers at the Café and for gate admissions.

Turf Tunes has been very well received with lots of owners and guests enjoying this weekly offering.

The Sunriver Solstice tennis tournament was a hit with 127 matches played over 2.5 days.

The Sunriver Slam Pickleball Tournament is scheduled for September 15th-17th, the same weekend as Uncorked.

The August 26th Jobe Fortner ticketed concert was announced.

Recreation staff have done a fabulous job handling the crowds while keeping their spirits up, choosing to focus on making member and guest experiences memorable.

LIAISON AND COMMITTEE REPORTS

Copies of the minutes received from committees that met last month were included in the Board binders.

SUNRIVER SERVICE DISTRICT (SSD) REPORT

President Beenen reported the construction activity on the new Public Safety building will be fenced in next week and once in place, access will be restricted. If you need to get to the Fire Station, you will need to call ahead and make arrangements.

A conditional job offer has been made to Bill Boos for the Fire Chief position. Mr. Boos started his career in Sunriver and will be returning from the Bend Fire Department. He has a lot of history in Sunriver and is very excited to return to the community. He will start within the next month.

There has been a lot of activity around Cardinal Landing Bridge, particularly with people jumping from the bridge, which is prohibited. The SSD Managing Board would like SROA to place bigger signs there than the ones currently posted.

The SSD Managing Board approved the ground lease with SROA at their meeting yesterday.

Fire Department staff recently participated in swift water training where they practiced retrieving people from the Deschutes River.

The Fire Department is working on getting a new ambulance. It takes approximately two years from the time ordered to delivery date at a cost of approximately \$400k.

The Police Department has posted the Police Chief job opening and has received approximately 18 applications including both internal and external. They are currently reviewing those and deciding which will be considered for interviews. SSD Managing Board member John Shoemaker, who is on the hiring committee, commented at their meeting on Thursday that he's very impressed with the qualifications of the applicants.

The minutes of the May 18, 2023, meeting are included in the board binders.

BOARD ACTION 2nd QUARTER TRANSFER

Director Pederson moved approval of the transfer of \$524,113.56 from The Regular Reserves and \$276,912.03 from the SHARC Reserves to the Operating Fund for the 2023 Second Quarter Acquisitions. Seconded by Director Beard motion passed unanimously.

BOARD ACTION 2022 OPERATING SUPRPLUS TRANSFER TO RESERVES

Director Mobley moved approval for the 2022 year-end transfer of \$582,992 from the Operating Fund to the Reserve Fund. Seconded by Director Burke, motion passed unanimously.

BOARD ACTION

SROA/SSD GROUND LEASE SR BYLAWS SECTION IX

Director Pederson moved to approval of a ground lease for \$40,000 per annum and sale of the fire station for \$1.00 to the Sunriver Service District as attached to facilitate the construction and operation of a public safety facility to house the Sunriver Fire and Police Departments. I further move that the Board President be authorized to sign all documents on behalf of SROA. Seconded by Director De Alicante, motion passed unanimously.

BOARD ACTION

RESOLUTION 2023-002 SSD MANAGING BOARD RECOMMENDATION POSITION FIVE

Director Ishmael moved approval of Resolution 2023-002 recommending to the Deschutes County Commissioners that Denney Kelley be appointed to Position 5 of the Sunriver Service District Managing Board for a term of service beginning on September 1, 2023, and expiring August 31, 2026. Seconded by Director Hayes, motion passed unanimously.

BOARD ACTION

RESOLUTION 2023-003 SSD MANAGING BOARD RECOMMENDATION POSITION ONE

Director Pederson moved approval of Resolution 2023-003 recommending to the Deschutes County Commissioners that Tony De Alicante be appointed to Position 1 of the Sunriver Service District Managing Board for a term of service beginning on September 1, 2023, and expiring August 31, 2026. Seconded by Director Hayes, motion passed unanimously.

BOARD ACTION

RESOLUTION 2023-004 SSD MANAGING BOARD RECOMMENDATION POSITION TWO

Director Hayes moved approval of Resolution 2023-004 recommending to the Deschutes County Commissioners that Larry Ishmael be appointed to Position 1 of the Sunriver Service District Managing Board for a term of service beginning on September 1, 2023, and expiring August 31, 2024. Seconded by Director Mobley, motion passed unanimously.

OTHER BUSINESS

OWNER COORESPONDENCE

GM Lewis commented that after yesterday's work session he received the email that had been sent to the Board from Paul Conte, 8 McKenzie Lane with a subject line of : "False & misleading statement by James Lewis."

This was in reference to the update that was provided to the Board at the Friday work session relative to plant protections and where the Design Committee is on that issue. It basically addressed two things. It was a follow-up and update on where the Design Committee is in the process of revisiting the issue of plant protections. GM Lewis sent the Board an email in this regard yesterday.

GM Lewis noted that he and Assistant GM Kessarar were talking about the fact that the old manual did not have a provision in it for plant protections, unless specifically allowed by Design Committee. Mr. Conte referenced the section in the old Design Manual of Rules & Procedures, Section 9.04, Tree Protections, saying that they were allowed. GM Lewis points this out as when the Board considers this, after having received a recommendation from the Design Committee, these are actually two different things. The reference to the old manual, Section 9.04 that Mr. Conte was referring to, saying tree protections were allowed, are for required tree/root zone protections during a construction project. If you have a project approved by the Design Committee and there are trees that are not authorized to be removed, orange fencing is put around those trees to delineate that those trees are not to be removed and the roots are not to be disturbed. Once the construction project is completed, that fencing is required to be

removed.

What the GM's were referring to and what the Design Committee is working on, are plant protections desired by the property owner for introduced landscape. It could be for an existing tree, but it is a totally separate issue from the required protection of tree root zones during major construction.

Secondly, GM Lewis takes issue with Mr. Conte's assertion that GM Lewis is not being honest with the Board and Design Committee as well as his integrity in working with the Board and the Design Committee and the community at large. In short, staff does not have a recommendation on this issue. This is a decision for the Design Committee and the Board of Directors. Staff has provided the committee with all of the relevant issues and information necessary to have a fully-fledged rounded discussion to consider all the issues. The Design Manual of Rules & Procedures taskforce has weighed in on the issue, but this is ultimately a decision of the community. Mr. Conte's statements claiming that GM Lewis is clearly biased and dishonest are unfounded. GM Lewis has simply provided clarity between the old manual and what is being considered currently.

Additionally, in regard to enforcement, the committee will consider enforcement while also being cognizant of how those rules will be enforced. The message that has been conveyed to the Design Committee is that anytime a rule is being considered it needs to include what the benefit is to the community, what is the right thing to do and what is the best rule to put in place. Staff can weigh in and advise what challenges a new rule will bring, but it is ultimately up to department directors to monitor that and then come back to the Board at such time as the budget is being prepared and present those challenges to the Board.

GM Lewis also noted that none of the SROA staff members in Community Development live in Sunriver so they do not have a personal stake in the final decision and there is no incentive or rationale for them to try to impose what they believe on the Design Committee or the Board. The Design Committee is not succumbing to what staff are telling them, that's simply not true. The Design Committee has a high degree of integrity, and they are looking at every issue the Board requested they research.

Treasurer Pederson thanked GM Lewis and the Community Development Department staff for providing the Board and for doing the needed background work to provide the Board with the information necessary to make an intelligent decision. The decisions on rules largely falls on the nine board members in representing all the owners and while the Board can modify or even rewrite rules, the background information that staff provides is extremely helpful in assisting the Board and those efforts are appreciated.

Director Mobley seconded what Director Pederson said, noting that when you look around Sunriver, it is something that the Board can be proud of. The SROA staff members, some of whom have been with the organization for many years, take a lot of pride in their work and that is evident by just looking around. Director Mobley also noted his appreciation for staff providing background and historical data when necessary, allowing the Board members to be well educated on a given topic.

Treasurer Pederson also noted that Mr. Conte's statements directed at Director Gillies were not accurate. Director Gillies was referencing owners in general and was not singling out Mr. Conte. Obviously, the Board gets lambasted too and in Director Pederson's opinion, those comments were completely unnecessary. Treasurer Pederson thanked Director Gillies for his efforts on this Board, which Director Mobley heartily seconded.

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

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

The meeting was adjourned at 11:40 A.M.

Respectfully Submitted,

Scott Gillies, SROA Secretary

(2)

FINANCIAL REPORT & RESOLUTIONS

Approval of unaudited July 2023 Financials

(Board Motion Required)

SROA BOARD ACTION REQUEST

DEPARTMENT: Accounting

DATE: 8/19/23

SUBJECT: Unaudited Financial Statements

ACTION REQUESTED- I, Director _____ move approval of the unaudited SROA financial statements for the month ending July 31, 2023 as presented.

ATTACHMENTS: July 2023 Financial Statement

SUBMITTED BY:

Name

Joe Healy

Position

SROA Controller

INTEROFFICE MEMORANDUM

TO: FINANCE COMMITTEE
FROM: JOE HEALY
SUBJECT: JULY 31, 2023 YEAR-TO-DATE UNAUDITED FINANCIALS
DATE: 8/14/2023

Income Statement

For the month ended July 31, 2023, there was a net operating surplus of \$39,991 which was \$15,435 better than the budget. Operating revenues were over budget by \$51,374. The positive variance was mainly related to SHARC gate admissions, interest income and an assessed fine for unauthorized tree removal. Salaries and burden were over budget by a combined \$11,145 mainly due to a fully staffed recreation department with p/t and f/t positions. Materials & services were over budget by \$18,145 for the month due to a long month-end close and legal fees associated with four owner accounts in different stages of collections.

Through the first seven months of 2023, there was a net operating surplus of \$147,152 which was \$366,628 better than budgeted. Operating revenues were over budget by \$144,796 mainly due to a Caldera expansion payment, interest income, and positive variances in design review and park reservations. Year-to-date MPP and RPP revenues are at 95.0% and 99.8% of their respective annual goal. Salaries & burden were under budget by a combined \$150,317 due to open f/t and p/t positions in the first half of the year. \$392,855 has been earned in interest income year-to-date in the operating and reserve accounts. The ladder fuel grant reimbursing SROA expenditures of \$173,262 was received in July. As of July 31, 2023, there was a combined operating and non-operating surplus of \$1,424,236 which was \$623,601 better than budget.

Balance Sheet/Investments

Total assets as of July 31, 2023, were \$38,251,547. Cash and investments totaled \$16,729,784, a decrease of \$36,923 from June. As of the end of July there was \$15,929,379 invested in US Treasuries with durations between 90-day and 2-year and average yield of 4.56%. Receivables for owner's fees (maintenance fund, storage space, fines) and RPP payment plans were \$139,207 and \$160,808 respectively with \$90,000 in reserve for uncollectible accounts against owners' receivables. The third and final installment for the RPP cards was due August 1st. Construction in Progress included design work on the public works yard and IT equipment.

Sunriver Owners Association

Key Data Sheet

July 31, 2023

| OPERATING | Current Month | | | Year to Date | | |
|---|-----------------|-----------------|-----------------|------------------|--------------------|------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance |
| Total Operating Revenue | \$1,456,233 | \$1,404,859 | \$51,374 | \$7,836,965 | \$7,692,169 | \$144,796 |
| Total Operating Expenses * | \$1,416,242 | \$1,380,303 | (\$35,939) | \$7,689,813 | \$7,911,645 | \$221,832 |
| Operating Budget Surplus / (Deficit) | \$39,991 | \$24,556 | \$15,435 | \$147,152 | (\$219,476) | \$366,628 |

| NON-OPERATING | Current Month | | | Year to Date | | |
|--|------------------|------------------|------------------|--------------------|------------------|------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance |
| Total Non-Operating Revenue * | \$373,564 | \$354,931 | \$18,633 | \$2,662,038 | \$2,533,886 | \$128,152 |
| Total Non-Operating Expenses | \$39,971 | \$147,325 | \$107,354 | \$1,384,954 | \$1,557,775 | \$128,821 |
| Non-Op Budget Surplus / (Deficit) | \$333,593 | \$207,606 | \$125,987 | \$1,277,084 | \$976,111 | \$256,973 |
| Total Surplus / (Deficit) | \$373,584 | \$232,162 | \$141,422 | \$1,424,236 | \$756,635 | \$623,601 |

* Includes Reserve Fund Contributions of \$1,901,714

| Cash/Investment Balances | As of | As of | Change | 12/31/22 | 12/31/23 |
|--------------------------------------|---------------------|---------------------|--------------------|---------------------|---------------------|
| | 07/31/23 | 07/31/22 | | Balance | Projection |
| Operating Fund | \$3,851,680 | \$3,899,155 | (\$47,475) | \$3,768,492 | \$3,701,339 |
| Capital Reserve Fund | \$11,322,489 | \$8,715,520 | \$2,606,969 | \$9,040,925 | \$8,225,367 |
| Recreation Operating Reserve Balance | \$1,346,355 | \$1,305,268 | \$41,087 | \$1,314,150 | \$1,364,582 |
| SHARC Reserve Balance | \$129,010 | \$424,768 | (\$295,758) | \$560,790 | \$144,836 |
| Total Cash/Investment Balance | \$16,649,534 | \$14,344,711 | \$2,304,823 | \$14,684,358 | \$13,436,124 |

| Capital Reserve Percent Funded (Replacement Items & New Capital) * 70-100% Funded by 2042 per Consolidated Plan | 12/31/2022 | 12/31/2021 | 12/31/23 | 12/31/24 | 12/31/25 |
|---|------------|------------|-----------|-----------|-----------|
| | | | Projected | Projected | Projected |
| | 56.1% | 38.9% | 48.7% | 46.4% | 48.0% |

| Replacement Reserves | As of |
|---|--------------------|
| | 07/31/23 |
| 2023 Replacement Reserve Budget | \$1,934,951 |
| YTD Expenditures | (\$554,873) |
| Remaining Budget - Replacement Items | \$1,380,078 |
| 2023 SHARC Replacement Reserve Budget | \$402,915 |
| YTD Expenditures | (\$403,225) |
| Remaining Budget - SHARC Replacement Items | (\$310) |
| 2023 New Capital Budget | \$2,720,200 |
| YTD Expenditures | (\$276,868) |
| Remaining Budget - New Capital | \$2,443,332 |

Note: Funds are not transferred from Reserves to Operations until asset is placed into service

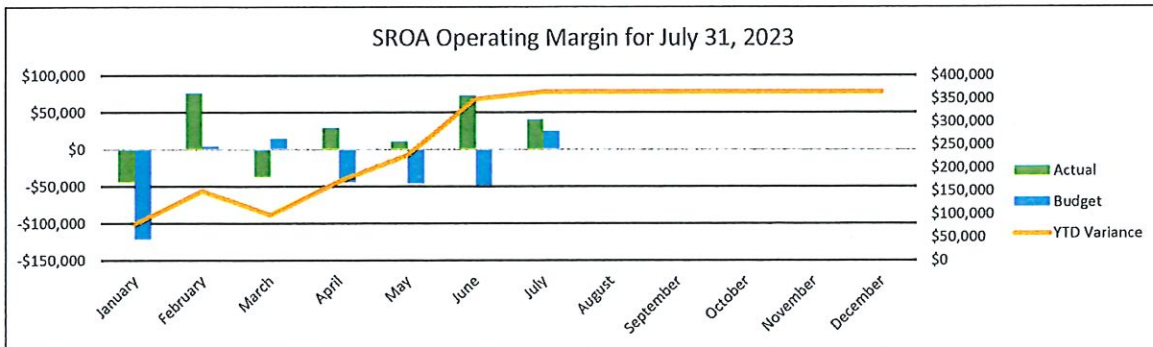
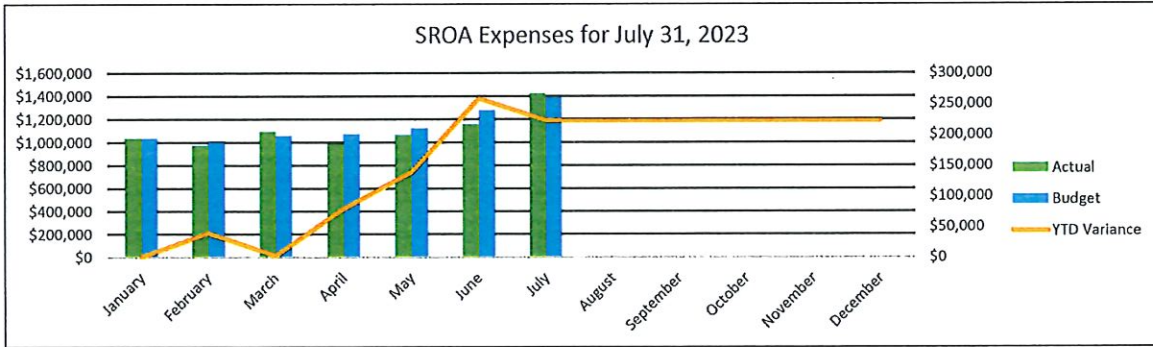
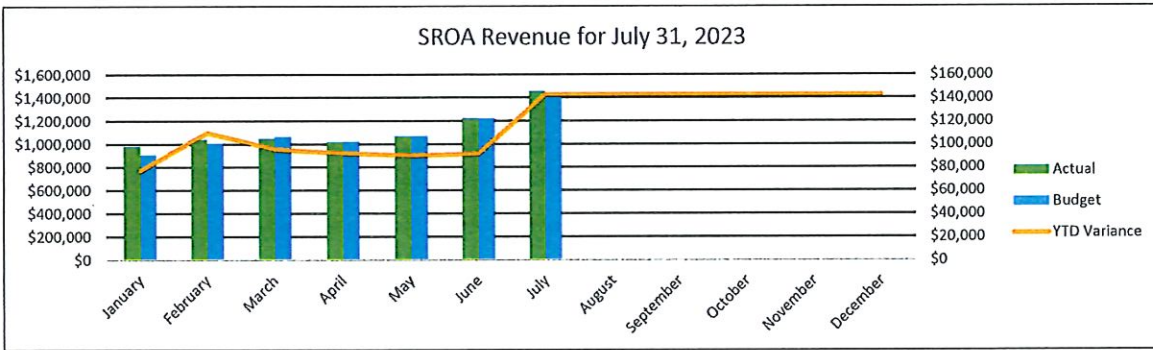
| Aging Summary (\$90,000 in Allowance for Bad Debt) | | | | |
|--|---------|---------|-----------|-----------|
| current & over 30 | over 60 | over 90 | over 120 | Total |
| \$27,365 | \$4,909 | \$4,029 | \$102,725 | \$139,027 |

| Recreation Pass Sales | As of | As of | Difference |
|-----------------------|----------|----------|------------|
| | 07/31/23 | 07/31/22 | |
| Recreation Plus | 916 | 915 | 1 |
| Member Preference | 6,789 | 6,771 | 18 |

| SHARC Admissions (\$587k annual budget) | Current Month - 06/30/23 | | | Year to Date | | |
|---|--------------------------|-----------|----------|--------------|-----------|----------|
| | Actual | Budget | Variance | Actual | Budget | Variance |
| Admissions | \$241,418 | \$226,000 | \$15,418 | \$379,226 | \$344,250 | \$34,976 |

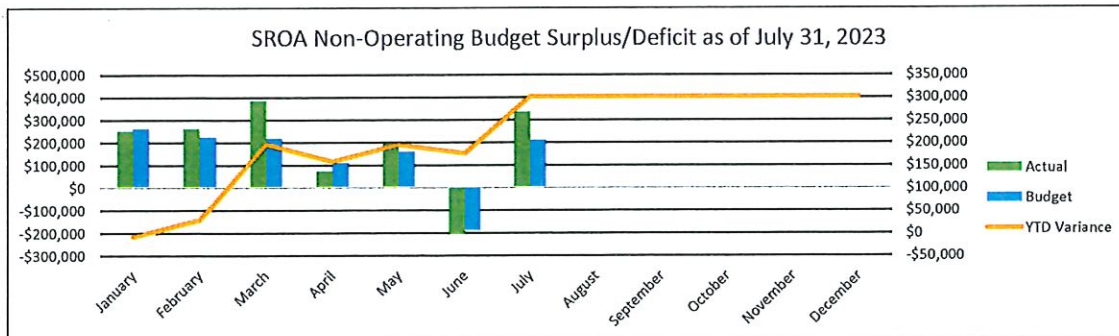
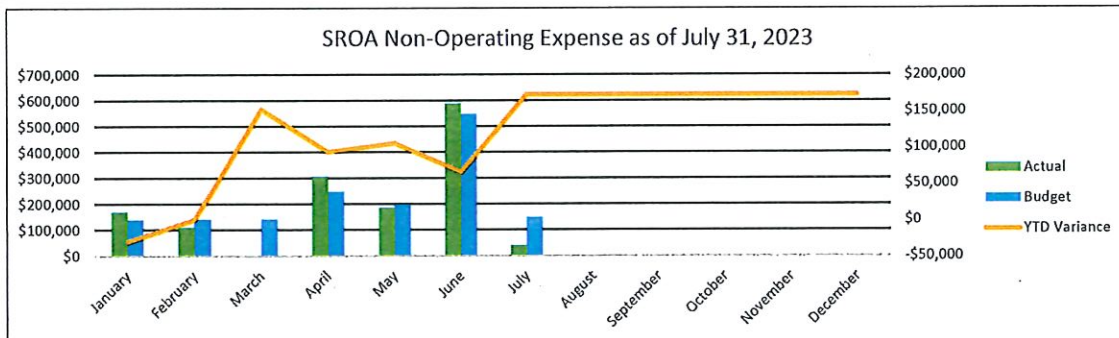
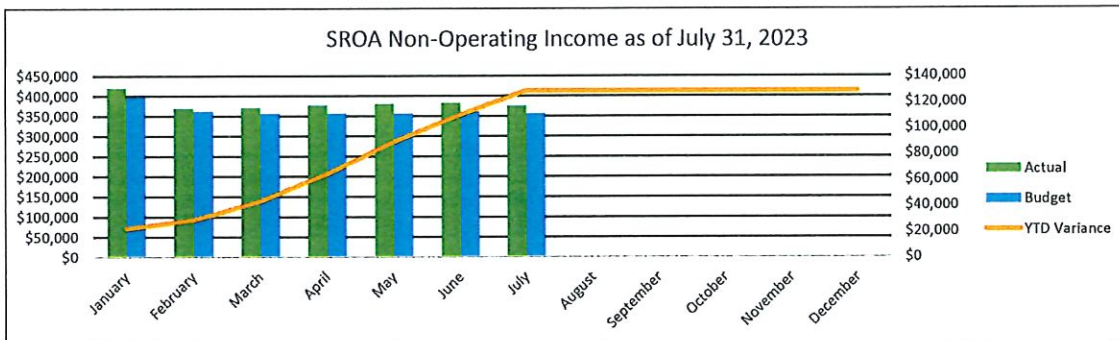
SROA Operating Income Statement as of July 31, 2023

| Sources of Revenue | Current Month | | | Year to Date | | |
|---|--------------------|--------------------|------------------|--------------------|--------------------|------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance |
| ASSESSMENTS | \$656,469 | \$656,461 | \$8 | \$4,595,284 | \$4,595,229 | \$55 |
| PROGRAM REVENUE | \$756,805 | \$721,827 | \$34,978 | \$2,898,984 | \$2,892,509 | \$6,475 |
| INTEREST INCOME - OPERATING | \$17,621 | \$6,000 | \$11,621 | \$161,677 | \$78,500 | \$83,177 |
| OTHER INCOME | \$25,338 | \$20,571 | \$4,767 | \$181,020 | \$125,931 | \$55,089 |
| Total Revenue | \$1,456,233 | \$1,404,859 | \$51,374 | \$7,836,965 | \$7,692,169 | \$144,796 |
| Department Expenses | | | | | | |
| SALARIES | \$476,705 | \$464,851 | -\$11,854 | \$2,527,386 | \$2,639,965 | \$112,579 |
| BURDEN | \$137,227 | \$137,936 | \$709 | \$796,789 | \$834,527 | \$37,738 |
| MATERIALS & SERVICES | \$407,043 | \$388,898 | -\$18,145 | \$1,631,585 | \$1,716,827 | \$85,242 |
| Total Department Expenses | \$1,020,975 | \$991,685 | -\$29,290 | \$4,955,760 | \$5,191,319 | \$235,559 |
| Non-Department Expenses | | | | | | |
| INSURANCE & LEGAL | \$64,978 | \$58,333 | -\$6,645 | \$422,897 | \$408,331 | -\$14,566 |
| OTHER EXPENSES | \$13,337 | \$13,333 | -\$4 | \$92,490 | \$93,331 | \$841 |
| RSRV FUND CONTRIBUTION | \$316,952 | \$316,952 | \$0 | \$2,218,666 | \$2,218,664 | -\$2 |
| Total Non-Department Expenses | \$395,267 | \$388,618 | -\$6,649 | \$2,734,053 | \$2,720,326 | -\$13,727 |
| Total Operating Revenue & Expenses | | | | | | |
| Total Operating Revenue | \$1,456,233 | \$1,404,859 | \$51,374 | \$7,836,965 | \$7,692,169 | \$144,796 |
| Total Operating Expenses | \$1,416,242 | \$1,380,303 | -\$35,939 | \$7,689,813 | \$7,911,645 | \$221,832 |
| Operating Budget Surplus / (Deficit) | \$39,991 | \$24,556 | \$15,435 | \$147,152 | -\$219,476 | \$366,628 |



SROA Non-Operating Income Statement as of July 31, 2023

| Non-Operating Revenue | Current Month | | | Year to Date | | |
|--|------------------|------------------|------------------|--------------------|--------------------|------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance |
| INTEREST INCOME - SKY PARK | \$155 | \$0 | \$155 | \$410 | \$0 | \$410 |
| SKY PARK ASSESSMENT | \$1,729 | \$1,729 | \$0 | \$12,103 | \$12,103 | \$0 |
| INTEREST INCOME - CAS | \$34,864 | \$17,000 | \$17,864 | \$231,178 | \$124,617 | \$106,561 |
| SPECIAL ASSESSMENT | \$19,864 | \$19,250 | \$614 | \$199,681 | \$178,500 | \$21,181 |
| REGULAR REPLACEMENT RESERVE | \$316,952 | \$316,952 | \$0 | \$2,218,666 | \$2,218,666 | \$0 |
| Total Revenue | \$373,564 | \$354,931 | \$18,633 | \$2,662,038 | \$2,533,886 | \$128,152 |
| Non-Operating Expenses | | | | | | |
| DEPRECIATION | \$143,030 | \$146,025 | \$2,995 | \$985,672 | \$999,175 | \$13,503 |
| GAIN/LOSS ON SALE OF ASSET | \$0 | \$0 | \$0 | -\$44,000 | \$0 | \$0 |
| SKY PARK EXPENSES | \$0 | \$0 | \$0 | \$949 | \$0 | -\$949 |
| RESERVE BANK CHARGES | \$1,437 | \$1,300 | -\$137 | \$9,253 | \$8,600 | -\$653 |
| LADDER FUEL REDUCTION | -\$104,496 | \$0 | \$104,496 | -\$79,088 | \$0 | \$79,088 |
| ROAD & PATHWAY PROJECT | \$0 | \$0 | \$0 | \$586,316 | \$550,000 | -\$36,316 |
| GRANT REVENUE | \$0 | \$0 | \$0 | -\$74,148 | \$0 | \$74,148 |
| OTHER RESERVE EXPENSES | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Expenses | \$39,971 | \$147,325 | \$107,354 | \$1,384,954 | \$1,557,775 | \$128,821 |
| Other Reserve Expense | | | | | | |
| Total Non-Operating Revenue | \$373,564 | \$354,931 | \$18,633 | \$2,662,038 | \$2,533,886 | \$128,152 |
| Total Non-Operating Expenses | \$39,971 | \$147,325 | \$107,354 | \$1,384,954 | \$1,557,775 | \$128,821 |
| Non-Op Budget Surplus / (Deficit) | \$333,593 | \$207,606 | \$125,987 | \$1,277,084 | \$976,111 | \$256,973 |
| Oper & Non-Oper Surplus / (Deficit) | \$373,584 | \$232,162 | \$141,422 | \$1,424,236 | \$756,635 | \$623,601 |



SROA Balance Sheet as of July 31, 2023

Assets

| Accounts | Current Month | Previous Month | Change in Balance | Comments |
|-----------------------------------|---------------------|---------------------|-------------------|---|
| CASH & INVESTMENTS | | | | |
| OPERATING FUND - UNRESTRICTED | \$3,931,930 | \$4,119,187 | -\$187,257 | |
| OPER. RESERVE FUND - RESTRICTED | \$1,346,355 | \$1,341,694 | \$4,661 | |
| RESERVE FUND - RESTRICTED | \$11,322,489 | \$10,913,119 | \$409,370 | 2022 operating surplus to reserves |
| SHARC RESERVE FUND - RESTRICTED | \$129,010 | \$392,707 | -\$263,697 | Transfer to operations for 2nd qtr fixed assets |
| TOTAL CASH AND INVESTMENTS | \$16,729,784 | \$16,766,707 | -\$36,923 | |
| RECEIVABLES | | | | |
| A/R MISC | -\$542 | \$352 | -\$894 | |
| NSF CHECKS | \$0 | \$0 | \$0 | |
| MAINT FUND RECEIVABLES | \$139,027 | \$171,653 | -\$32,626 | Storage space collections |
| A/R RECREATION RECEIVABLES | \$160,808 | \$162,698 | -\$1,890 | 3rd payment due August 1st |
| CABLE TV ROW FEE RECEIVABLE | \$0 | \$28,000 | -\$28,000 | ROW payment received |
| DUE FROM SSD | \$32,500 | \$11,537 | \$20,963 | June & July payments due from SSD |
| RESERVE - UNCOLLECTIBLES | -\$90,000 | -\$90,000 | \$0 | |
| TOTAL RECEIVABLES | \$241,793 | \$284,239 | -\$42,446 | |
| INVENTORY | | | | |
| FUEL INVENTORY | \$6,390 | \$13,696 | -\$7,306 | |
| MERCHANDISE INVENTORY | \$53,962 | \$58,335 | -\$4,373 | |
| TOTAL INVENTORY | \$60,353 | \$72,031 | -\$11,678 | |
| FIXED ASSETS | | | | |
| REAL PROPERTY | \$28,492,210 | \$28,492,210 | \$0 | |
| CAPITAL EQUIPMENT | \$7,770,578 | \$7,770,578 | \$0 | |
| CONSTRUCTION IN PROGRESS | \$742,305 | \$609,512 | \$132,793 | PW yard design work |
| ACCUMULATED DEPRECIATION | -\$16,131,682 | -\$15,988,652 | -\$143,030 | |
| TOTAL FIXED ASSETS | \$20,873,411 | \$20,883,648 | -\$10,237 | |
| OTHER ASSETS | | | | |
| PREPAID INSURANCE | \$239,296 | \$292,174 | -\$52,878 | |
| OTHER PREPAID EXPENSES | \$106,911 | \$123,742 | -\$16,831 | |
| TOTAL OTHER ASSETS | \$346,207 | \$415,915 | -\$69,708 | |
| TOTAL ASSETS | \$38,251,547 | \$38,422,541 | -\$170,994 | |

SROA Balance Sheet as of July 31, 2023

Liabilities

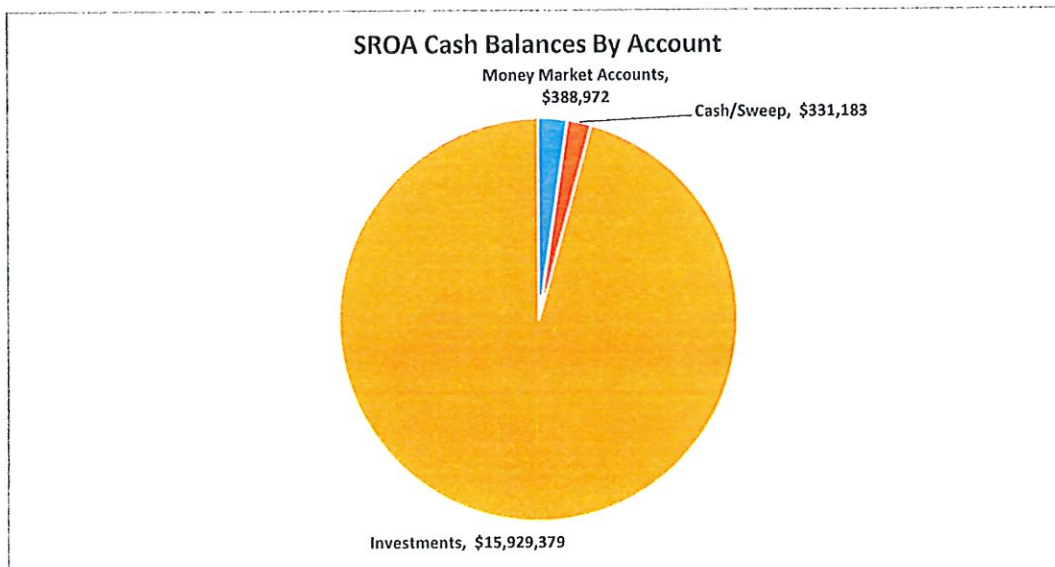
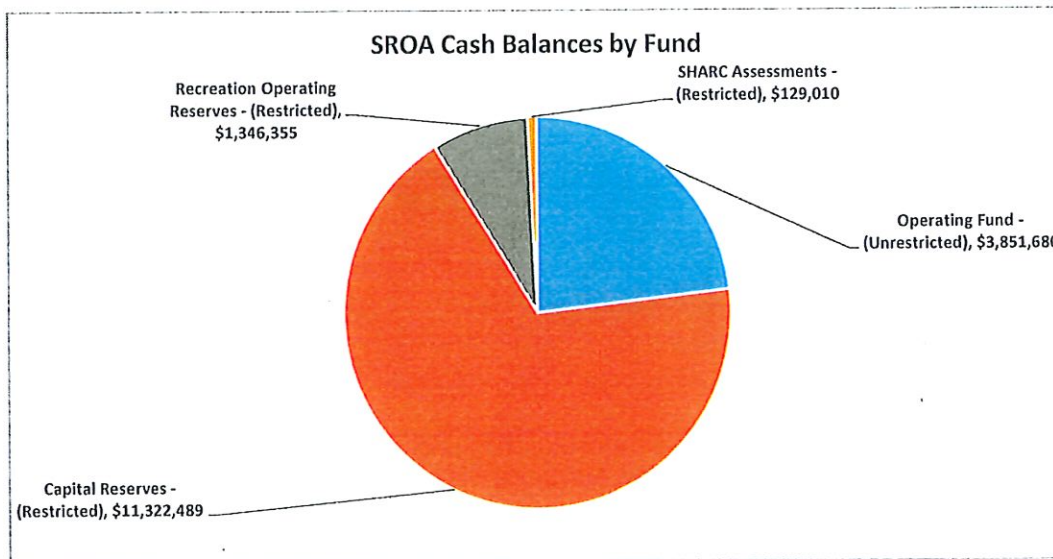
| Accounts | Current Month | Previous Month | Change in Balance | Comments |
|----------------------------------|---------------------|---------------------|-------------------|---------------------------------------|
| ACCOUNTS PAYABLE | \$199,120 | \$113,985 | \$85,135 | Timing of m/e payments due |
| ACCRUED LIABILITIES | | | | |
| VACATION PAY | \$232,348 | \$234,583 | -\$2,235 | |
| PAYROLL TAXES AND BENEFITS | \$258,147 | \$234,079 | \$24,068 | |
| TOTAL ACCRUED LIABILITIES | \$490,494 | \$468,662 | \$21,832 | |
| DEPOSITS | | | | |
| LEASE | \$7,500 | \$7,500 | \$0 | |
| ESCROW, SHARC RENTAL | \$174,370 | \$207,026 | -\$32,656 | |
| TOTAL DEPOSITS | \$181,870 | \$214,526 | -\$32,656 | |
| DEFERRED REVENUE | | | | |
| DEF REV - MAINTENANCE FUND | \$2,429,917 | \$2,827,219 | -\$397,302 | Monthly recognition of revenue |
| DEF REV - MEMBER PREFERENCE | \$235,892 | \$242,235 | -\$6,343 | July sales and recognition of revenue |
| DEF REV - RECREATION PLUS | \$1,035,150 | \$1,237,030 | -\$201,880 | July sales and recognition of revenue |
| DEF REV - CAMP | \$5,097 | \$5,097 | \$0 | |
| DEF REV - GIFT CARD | \$7,024 | \$6,904 | \$120 | |
| DEF REV - RV STORAGE | \$93,261 | \$106,745 | -\$13,484 | Monthly recognition of revenue |
| DEF REV - SPECIAL ASSESSMENT | \$0 | \$0 | \$0 | |
| TOTAL DEFERRED REVENUE | \$3,806,340 | \$4,425,230 | -\$618,890 | |
| TOTAL LIABILITIES | \$4,677,825 | \$5,222,403 | -\$544,578 | |
| RETAINED EARNINGS | | | | |
| SURPLUS/(DEFICIT) CURR YR | \$32,149,486 | \$32,149,486 | \$0 | |
| TOTAL RETAINED EARNINGS | \$1,424,237 | \$1,050,652 | \$373,585 | |
| TOTAL RETAINED EARNINGS | \$33,573,723 | \$33,200,138 | \$373,585 | |

SROA Cash Balances as of July 31, 2023

| Fund Name | This Month Balance | Last Month Balance | Change in Balance | July 31, 2022 |
|--|---------------------|---------------------|-------------------|---------------------|
| Operating Fund - (Unrestricted) | \$3,851,680 | \$4,119,187 | -\$267,507 | \$3,899,155 |
| Capital Reserves - (Restricted) | \$11,322,489 | \$10,913,119 | \$409,370 | \$8,715,520 |
| Recreation Operating Reserves - (Restricted) | \$1,346,355 | \$1,341,694 | \$4,661 | \$1,305,268 |
| SHARC Assessments - (Restricted) | \$129,010 | \$392,707 | -\$263,697 | \$424,768 |
| Total | \$16,649,534 | \$16,766,708 | -\$117,173 | \$14,344,710 |

| Account Holdings | This Month Balance | Last Month Balance | Change in Balance | July 31, 2022 |
|-----------------------|---------------------|---------------------|-------------------|---------------------|
| Money Market Accounts | \$388,972 | \$518,137 | -\$129,165 | \$939,426 |
| Cash/Sweep | \$331,183 | \$444,291 | -\$113,108 | \$882,493 |
| CDARS | \$0 | \$0 | \$0 | \$1,000,077 |
| Investments | \$15,929,379 | \$15,804,279 | \$125,100 | \$11,522,716 |
| Total | \$16,649,534 | \$16,766,707 | -\$117,172 | \$14,344,710 |

FIW Monthly Fees



SROA REVENUES Detail July 31, 2023

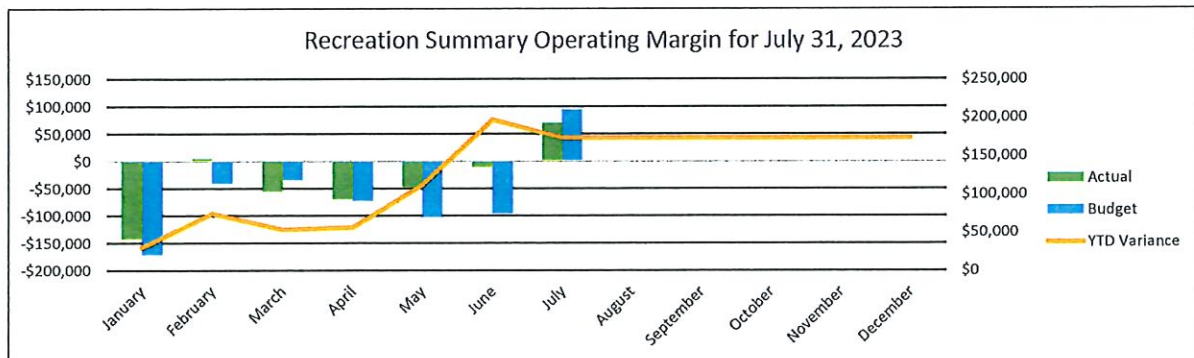
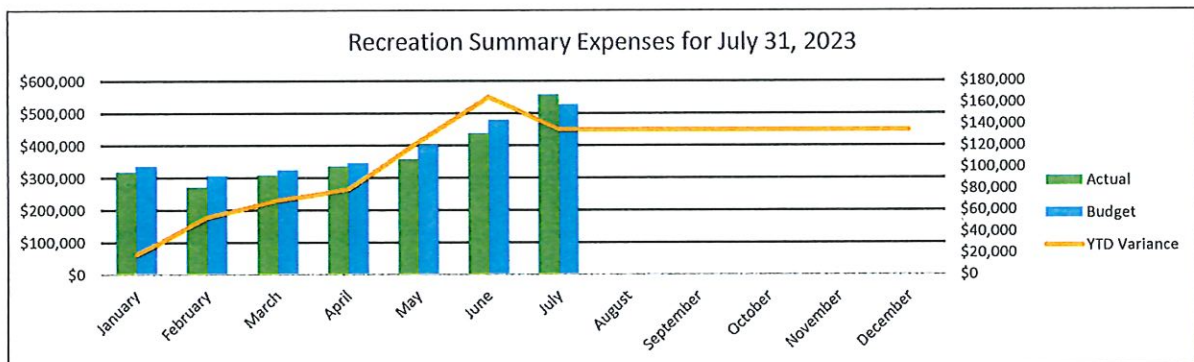
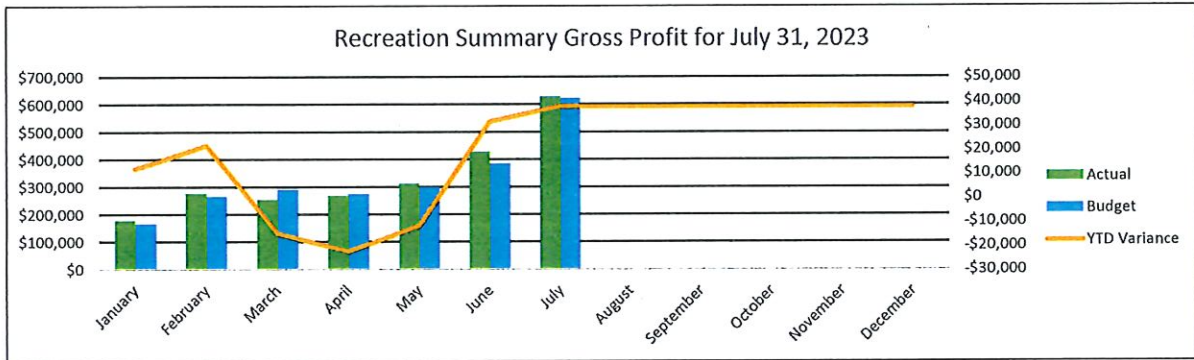
| Sources of Revenue | Current Month | | | Year to Date | | | Comments |
|---------------------------|--------------------|--------------------|-----------------|--------------------|--------------------|------------------|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| REGULAR ASSESSMENTS | \$641,711 | \$641,711 | \$0 | \$4,491,975 | \$4,491,975 | \$0 | |
| RESORT ASSESSMENTS | \$9,809 | \$10,308 | -\$499 | \$68,660 | \$72,153 | -\$3,493 | |
| COMMERCIAL ASSESSMENTS | \$4,950 | \$4,443 | \$507 | \$34,648 | \$31,101 | \$3,547 | |
| SKYPARK ASSESSMENTS | \$1,729 | \$1,729 | \$0 | \$12,103 | \$12,103 | \$0 | |
| FIN CHR/ LATE FEES | \$1,694 | \$1,100 | \$594 | \$10,686 | \$7,700 | \$2,986 | |
| INTEREST INC - OPERATING | \$17,621 | \$6,000 | \$11,621 | \$161,677 | \$78,500 | \$83,177 | Higher return on Investments |
| INTEREST INC - SKYPARK | \$155 | \$0 | \$155 | \$410 | \$0 | \$410 | |
| INTEREST INC - RESERVE | \$34,864 | \$17,000 | \$17,864 | \$231,178 | \$124,617 | \$106,561 | Higher return on Investments |
| REC PROGRAMS & FEES | \$365,067 | \$346,541 | \$18,526 | \$630,531 | \$649,925 | -\$19,394 | Concert tickets, space rental |
| RECREATION PLUS PROGRAM | \$215,330 | \$217,745 | -\$2,415 | \$1,461,685 | \$1,462,549 | -\$864 | 99.5% of goal |
| MEMBER PREFERENCE | \$90,411 | \$96,000 | -\$5,589 | \$335,311 | \$333,155 | \$2,156 | 95.0% of goal |
| SPACE RENTAL | \$6,860 | \$6,929 | -\$69 | \$48,020 | \$48,089 | -\$69 | |
| SCENE ADVERTISING | \$19,247 | \$23,000 | -\$3,753 | \$153,855 | \$156,200 | -\$2,345 | |
| RV STORAGE | \$10,745 | \$10,149 | \$596 | \$62,149 | \$59,043 | \$3,106 | |
| DESIGN REVIEW | \$11,613 | \$10,100 | \$1,513 | \$86,021 | \$76,871 | \$9,150 | SSD public safety building |
| CONTRACTOR REGISTRATION | \$450 | \$750 | -\$300 | \$7,800 | \$13,000 | -\$5,200 | Building permits/contractor registrations |
| FINES | \$21,375 | \$3,250 | \$18,125 | \$25,775 | \$12,100 | \$13,675 | Unauthorized tree removal |
| A/V REVENUE | \$150 | \$100 | \$50 | \$1,275 | \$700 | \$575 | |
| PARK RESERVATIONS | \$1,900 | \$0 | \$1,900 | \$10,810 | \$0 | \$10,810 | Ft. Rock Park Reservations |
| TRAIL USE FEES | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| RIGHT OF WAY FEE | \$830 | \$0 | \$830 | \$57,578 | \$57,000 | \$578 | |
| SUNRIVER SERVICE DISTRICT | \$13,651 | \$7,143 | \$6,508 | \$74,713 | \$80,037 | -\$5,324 | Less SSD vehicle repairs |
| LA PINE REPAIRS | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| SPECIAL ASSESSMENTS | \$19,864 | \$19,250 | \$614 | \$199,681 | \$178,500 | \$21,181 | SHARC Payoffs |
| MISC INCOME | \$22,819 | \$19,591 | \$3,228 | \$187,943 | \$62,071 | \$125,872 | Caldera Expansion, COVA Grant for Signs |
| Total Revenue | \$1,512,845 | \$1,442,839 | \$70,006 | \$8,354,484 | \$8,007,389 | \$347,095 | |

SROA Expense Detail July 31, 2023

| Expense Categories | Current Month | | | Year to Date | | | Comments |
|-------------------------------------|--------------------|--------------------|-----------------|--------------------|--------------------|------------------|--|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| ADMINISTRATION | \$133,496 | \$132,494 | -\$1,002 | \$724,934 | \$746,623 | \$21,689 | Supply savings, timing of contract services |
| INSURANCE | \$47,221 | \$45,833 | -\$1,388 | \$330,544 | \$320,831 | -\$9,713 | New vehicles on policy, credit due |
| ADMINISTRATION BUILDING MAINTENANCE | \$4,499 | \$4,971 | \$472 | \$33,659 | \$36,552 | \$2,893 | |
| COMMUNICATIONS | \$29,970 | \$38,024 | \$8,054 | \$190,604 | \$230,237 | \$39,633 | Labor savings, timing of contract services payments, advertising |
| LEGAL | \$17,757 | \$12,500 | -\$5,257 | \$92,353 | \$87,500 | -\$4,853 | All invoices received ytd |
| NORTH POOL MAINTENANCE | \$11,363 | \$5,424 | -\$5,939 | \$40,235 | \$30,760 | -\$9,475 | Labor allocation |
| TENNIS MAINTENANCE | \$840 | \$2,072 | \$1,232 | \$9,510 | \$13,950 | \$4,440 | |
| PUBLIC WORKS/ROAD MAINTENANCE | \$99,084 | \$107,147 | \$8,063 | \$651,797 | \$655,103 | \$3,306 | Labor allocation |
| PATHWAY MAINTENANCE | \$4,971 | \$9,314 | \$4,343 | \$52,313 | \$62,346 | \$10,033 | Labor allocation |
| PARKS MAINTENANCE | \$14,991 | \$12,583 | -\$2,408 | \$79,682 | \$75,426 | -\$4,256 | |
| SKYPARK | \$0 | \$0 | \$0 | \$949 | \$0 | -\$949 | |
| STORAGE YARD | \$2,174 | \$2,450 | \$276 | \$14,690 | \$16,064 | \$1,374 | |
| ROAD RESURFACING | \$6,732 | \$5,683 | -\$1,049 | \$14,606 | \$13,680 | -\$926 | |
| SHARC MAINTENANCE | \$35,780 | \$41,798 | \$6,018 | \$244,935 | \$265,946 | \$21,011 | Labor allocations, landscape maintenance invoice not received |
| NORTH POOL REC | \$60,344 | \$52,025 | -\$8,319 | \$125,583 | \$119,579 | -\$6,004 | P/T labor higher than budget |
| TENNIS REC | \$18,669 | \$19,306 | \$637 | \$29,890 | \$36,813 | \$6,923 | P/T labor savings |
| RECREATION MGMT/SHARC | \$327,523 | \$303,928 | -\$23,595 | \$1,427,793 | \$1,541,733 | \$113,940 | Labor and burden savings, cost of concert |
| FIRE STATION BUILDING | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| COMMUNITY DEVELOPMENT | \$41,158 | \$38,121 | -\$3,037 | \$282,268 | \$267,258 | -\$15,010 | Additional labor to assist with archive project |
| NATURAL RESOURCES | \$31,587 | \$38,064 | \$6,477 | \$301,575 | \$325,848 | \$24,273 | Nature Center invoice(s) not received |
| FLEET SERVICES | \$43,207 | \$37,850 | -\$5,357 | \$288,981 | \$273,755 | -\$15,226 | Labor allocations |
| ACCOUNTING | \$77,109 | \$69,774 | -\$7,335 | \$319,114 | \$303,443 | -\$15,671 | Bank charges, collection fees |
| PPD DUES EXPENSE | \$13,337 | \$13,333 | -\$4 | \$92,490 | \$93,331 | \$841 | |
| DEPRECIATION | \$143,030 | \$146,025 | \$2,995 | \$985,672 | \$999,175 | \$13,503 | |
| ROAD/PATHWAY PROJECTS & LFR | -\$104,496 | \$0 | \$104,496 | \$507,228 | \$550,000 | \$42,772 | LFR grant received |
| Total Expense | \$1,060,346 | \$1,138,719 | \$78,373 | \$6,841,405 | \$7,065,953 | \$224,548 | |

Recreation Summary July 31, 2023

| Sources of Revenue | Current Month | | | Year to Date | | |
|-------------------------------------|------------------|------------------|------------------|--------------------|--------------------|------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance |
| GATE FEE, ACCESS, PROGRAM | \$665,477 | \$651,286 | \$14,191 | \$2,415,060 | \$2,429,129 | -\$14,069 |
| MISCELLANEOUS INCOME | \$0 | \$0 | \$0 | -\$1 | \$0 | -\$1 |
| Total Revenue | \$665,477 | \$651,286 | \$14,191 | \$2,415,059 | \$2,429,129 | -\$14,070 |
| Cost of Goods Sold | | | | | | |
| RECREATION COGS | \$39,326 | \$31,506 | -\$7,820 | \$85,439 | \$137,052 | \$51,613 |
| Gross Profit | \$626,151 | \$619,780 | \$6,371 | \$2,329,620 | \$2,292,077 | \$37,543 |
| Expense Categories | | | | | | |
| REC ADMIN/SHARC OPERATIONS | \$327,523 | \$303,928 | -\$23,595 | \$1,427,793 | \$1,541,733 | \$113,940 |
| NORTH POOL OPERATIONS | \$60,344 | \$52,025 | -\$8,319 | \$125,583 | \$119,579 | -\$6,004 |
| TENNIS OPERATIONS | \$18,669 | \$19,306 | \$637 | \$29,890 | \$36,813 | \$6,923 |
| SHARC MAINTENANCE | \$35,780 | \$41,798 | \$6,018 | \$244,935 | \$265,946 | \$21,011 |
| NORTH POOL MAINTENANCE | \$11,363 | \$5,424 | -\$5,939 | \$40,235 | \$30,760 | -\$9,475 |
| TENNIS MAINTENANCE | \$840 | \$2,072 | \$1,232 | \$9,510 | \$13,950 | \$4,440 |
| DEPRECIATION | \$102,751 | \$102,500 | -\$251 | \$705,373 | \$709,500 | \$4,127 |
| Total Expenses | \$557,270 | \$527,053 | -\$30,217 | \$2,583,319 | \$2,718,281 | \$134,962 |
| Total Revenue & Expenses | | | | | | |
| Gross Profit | \$626,151 | \$619,780 | \$6,371 | \$2,329,620 | \$2,292,077 | \$37,543 |
| Total Expenses | \$557,270 | \$527,053 | -\$30,217 | \$2,583,319 | \$2,718,281 | \$134,962 |
| Gross Profit - Expenses | \$68,881 | \$92,727 | -\$23,846 | -\$253,699 | -\$426,204 | \$172,505 |



PW Summary July 31, 2023

| Expense Categories | Current Month | | | Year to Date | | |
|-----------------------------|------------------|------------------|----------------|--------------------|--------------------|-----------------|
| | Actual | Budget | Variance | Actual | Budget | Variance |
| PW ADMIN / ROAD MAINTENANCE | \$99,084 | \$107,147 | \$8,063 | \$651,797 | \$655,103 | \$3,306 |
| PATHWAY MAINTENANCE | \$4,971 | \$9,314 | \$4,343 | \$52,313 | \$62,346 | \$10,033 |
| PARK MAINTENANCE | \$14,991 | \$12,583 | -\$2,408 | \$79,682 | \$75,426 | -\$4,256 |
| STORAGE YARD | \$2,174 | \$2,450 | \$276 | \$14,690 | \$16,064 | \$1,374 |
| ROAD RESURFACING | \$6,732 | \$5,683 | -\$1,049 | \$14,606 | \$13,680 | -\$926 |
| FLEET SERVICES | \$43,207 | \$37,850 | -\$5,357 | \$288,981 | \$273,755 | -\$15,226 |
| Total Expenses | \$171,159 | \$175,027 | \$3,868 | \$1,102,069 | \$1,096,374 | -\$5,695 |

(3)
**GENERAL MANAGER
AND
DEPARTMENT REPORTS**

**(For informational purposes only, No Board action
required.)**

SUNRIVER OWNERS ASSOCIATION

Board of Directors Meeting

August 19, 2023

General Manager's July 2023 Activity Report

▪ Administration

- Regular Central Oregon Intergovernmental Council Board of Directors meetings as the Tourism and Recreation representative. This will continue to be a *monthly on-going participation through end of term December 31 2024*.
- Regular monthly meeting with the Sunriver-La Pine Economic Development (SLED) Board regarding coordination with south county efforts economic development. This will continue to be a *monthly on-going participation*.
- Continued follow-up work with SROA Legal Counsel regarding the following: Persida Myers HUD challenge; SSD Lease documents; LFR contract review; TRT funds/statute analysis; facility restroom sign policy, fine/fee lawsuits, SROA election, and more.
- Work with SROA collections legal counsel regarding owner non-payment of fees/fines, as well as proceeding with legal actions for such collections according the SROA financial policy for collecting such.
- Attend and participate in the following monthly SROA Committee, Task Force and Work Group meetings as necessary: Owner Enrichment Committee; Covenants Committee; Finance Committee; Design Committee and, Dog Park Task Force.
- Final contract with general contractor for new Public Works building.
- Participated and performed tasks associated with the Transient Room Tax task force.
- Participated in a Central Oregon Regional Community and Economic Development Strategy meeting as part of COIC steering committee.
- Attended public safety building task force meeting.
- Discussed multiple HR issues with SROA HR Director and Legal Counsel.
- Ongoing/regular meetings with TDS Staff regarding the physical construction and eventual migration of owners to fiber and SROA account. Monthly update meetings are held with TDS staff.
- Provide training to Design Committee on methods to address Design Manual criteria and write findings/motions.

▪ Accounting:

- Presented the unaudited financial statements for the quarter end 6/30/23.
- Collections for 2023/24 RV Storage Spaces.
- Worked with SSD on accounting/HR transition.
- Continued processing Recreation revenues (RPP, MPP, Gate etc.).
- Worked with collection attorney on several files.

▪ IT:

- Outages:

- Email domain for srowners.org expired.
- Service district cut our fiber.
 - Worked with TDS for a temporary solution for the construction to continue. TDS is using 3-fibers from Members Pool to the administrator building as a temporary solution. TDS will develop a final solution in the next couple months to separate SROA and the Service District onto local fiber connections.
- Running out of DHCP addresses
- Power Outage
 - Construction hit an unmarked power line.
 - Some of the desktop UPS were not connected properly – some computers plugged into surge and not backup / surge.
 - All, need to check server room and network closet as some devices like switches or server not on backup batteries (UPS).
- Information Technology
 - Configured Azure environment for cloud based network.
 - Azure Blob was created for cloud-based offsite backups and immutability.
 - Azure VPN Connection established with Private network.
 - Azure test Virtual Machine W11. (step 1 for virtual server setup).
 - Moved member pool guest network over to SROA fiber (Saving \$850/Month).
 - Finalized SROA network diagrams with photos.
- Security/Compliance
 - Started KnowBe4 cybersecurity training.
- SROA Database/GIS
 - Created notifications from Lenel for gate security issues.
 - Community Development Dashboard.
 - Created ability to add multiple files, eliminated re-used code from photo management to focus specifically on files, Created link buttons with file name in place of thumbnails.
 - ArcMap Desktop Excel to table conversion.
 - Added Vehicle Maintenance tab to the SROA Database.
 - Created New Rule Designations in Community Development database.
- Accounting/Finance/Administrative
 - Data extraction for SSD payroll.
- SHARC
 - Disconnect legacy cable boxes and implemented iPad checkout for members.
 - Listen Device for SHARC - The ADA hearing system at the meeting rooms at the SHARC were not working. Replaced batteries and power cords.
 - Replace pandora cabling equipment.
 - Projector screen replacement in Dillion & Pringle.
- Public Works
 - Connected Computers and Phones from Round House to Annex Building.

- Connected Guest Network and Wi-Fi to Annex Building.
- **Communications:**
 - Scene:
 - July Scene advertising was \$22,352 (\$21,943 in 2022).
 - There were 213 reads of the online Scene. Included readers from South Africa, Costa Rica, Sweden and Italy.
 - Web sites / Social media: In the past 30 days...
 - SROA: 7k users. Top pages: pickleball, Member Pool, weather, tree flagging/paint colors, boat launch.
 - SHARC: 7.7k users. Top pages: admission rates, rec swim, calendar, plan your visit.
 - July eblasts included information about need for members to populate Strategic Plan Task Force, ballots coming and unauthorized email.
 - Projects:
 - Continue to market Jobe Fortner August 26 concert on social media, print and web.
 - Starting promotion and creation of marketing materials for Uncorked in September.
 - Created a new map that will be part of the replacement of all current pathway kiosks (thanks to grant funding received).
 - Susan was off for two weeks following her husband's motorcycle accident. She is back in the office part-time and working remotely while her husband remains in the hospital.
- **Community Development:**
 - Design Committee meetings are continuing to occur on a regular schedule, with multiple items on each agenda – the two June meetings had a total of 4 items (combined – 3 and 1).
 - There are currently approximately 314 active projects/building permits (down by 55 from the previous month of June).
 - The number of applications submitted in July was down from the same month in 2022 – from 95 in 2022 to 92 in 2023.
 - Continued issuing compliance letters for design and rule violations.
 - Participated in Magistrate Hearings on violations and citations.
 - Continued modifying new application forms and informational handouts.
 - Continue to provide updates to the Design Committee on the procedural elements in the new design manual and how staff will convey those to the owners.
 - Work with the Design Committee on continued discussion of “Plant Protections.”
- **Natural Resources:**
 - Prepared and mailed 61 ladder fuels reduction (LFR) violation letters.
 - Prepared and mailed 408 noxious weed courtesy letters.
 - Prepared and mailed 108 noxious weed deficiency letters.
 - Continued mapping/pulling noxious weeds on commons.

- Performed site visits regarding tree removal requests and provided noxious weed identification guidance on private properties.
- Started 2023 LFR and tree thinning on commons.
- Continued planning for 2023 War on Weeds (WOW). WOW is August 1 to 14.

- **Public Works:**
 - Parks/Commons/Tennis
 - Ongoing daily trashing rounds, restroom cleaning, sport court prep and maintenance.
 - MMP projects completed include removing the fireplace, painting and adding water to the pavilion.
 - Managing all landscaping contractors for SROA.
 - Pathway/Roads
 - Completed line of sight clearing on several intersections.
 - Full round of ladder fuels chipped.
 - RFP developed and released for fall road projects.
 - Removed temp pathway that were needed for the tunnel project.
 - Graded, rolled and applied dust abatement to the Canoe pick up road.
 - Fleet
 - Annual servicing of snow removal equipment.
 - Emergency systems control repair to Medic.
 - Facilities/Aquatics:
 - SHARC
 - Solving failures with the HVAC systems.
 - Evaluating service providers for HVAC contract for 2024.
 - Full force summer operations.
 - MEMBERS POOL
 - Nonresponse from Anderson Pools/Pacific for ongoing warranty items, we may need to escalate this issue.
 - All pools and facilities are working at speed.
 - Public Works Building:
 - Replaced the old cedar shake roof on the annex building.
 - The operations team has moved from the Round House to the Annex Building. It was like cleaning out the house you have lived in for the past 50 years.
 - Lot line adjust near complete.
 - Building permits will be available for pickup after the lot line adjustment is complete (this is very close).
 - Working with all the needed utilities to develop and plan to service the new PW building, this including engineering need to reroute service.
 - Miscellaneous/Other:
 - Very tight on staffing - several PW members out for a variety of reasons.

- **Recreation:**
 - Sales – May YTD

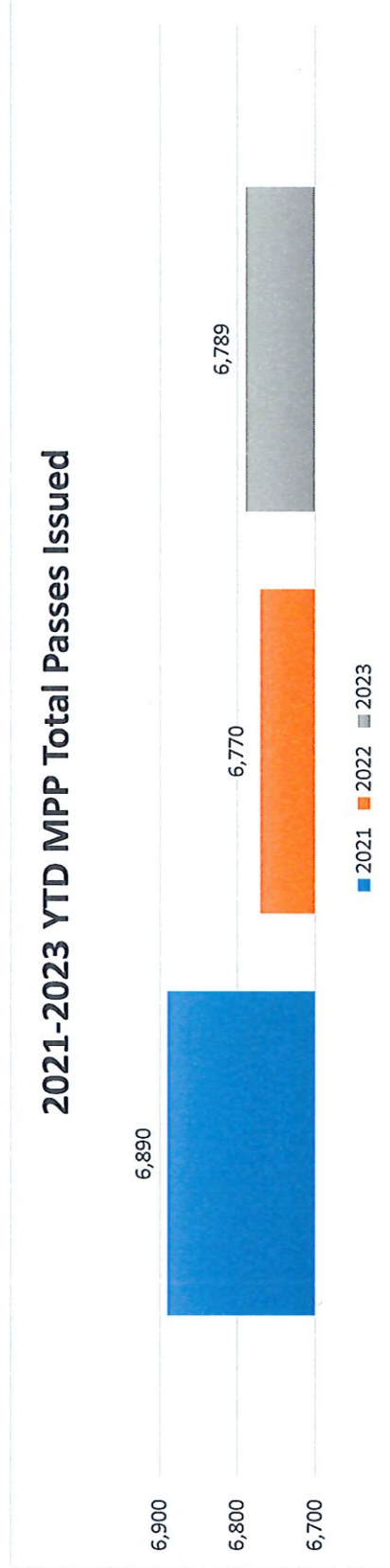
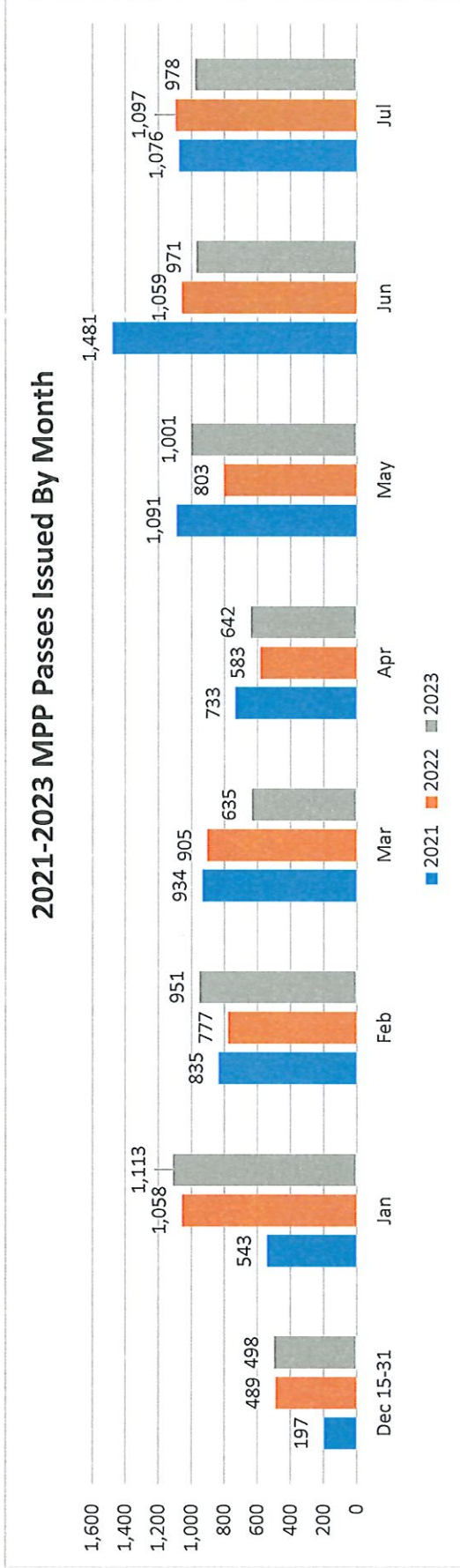
- 2023 Membership (MPP/RPP) sales slowed seasonally – but continue to be well received with few comments about price increases since 2022.
- YTD is through the end of July.
- YTD - MPP – 6,887 YTD (2022 year end was 7,417).
- YTD - RPP – 912 homes/properties are enrolled. This is only 12 shy of the total for all of 2022 (99% of the total 2022 enrollment).
- July 2023 SHARC saw 61,999 visits vs. July 2022 at 55,989; July 2019 unrestricted access was 66,286.
- July 2023 Member Pool saw 8,984 visits vs. July 2022 at 8,427
- Very COLD week (third week of June) - snow on the mountain – low attendance
- Operations
 - Record high numbers continue for all usage including gate and café.
 - Sunriver Slam Pickleball Tournament has 132 entries scheduled for September 15-17th
 - Ticketed Concert announced Jobe Fortner 8/26/23, target 600 tickets.
 - Events focused on Uncorked and Ticketed concert promotions.
 - Post Labor Day Operational Schedule, Outdoor weekend Recreational Swim and possible weekday afternoons weather permitting. Member Pool Lap Swim 7-9am daily through September.
- Staffing
 - Looking forward to making an offer for FT Front Desk in the next few weeks.
 - Summer staff is heading out and back to school, making the most with what we have available.
- **Board Tasks for August:**
 - There will be an Executive Session at the August 18th Work Session but not at the August 19th Business Meeting.

To: SROA Board of Directors

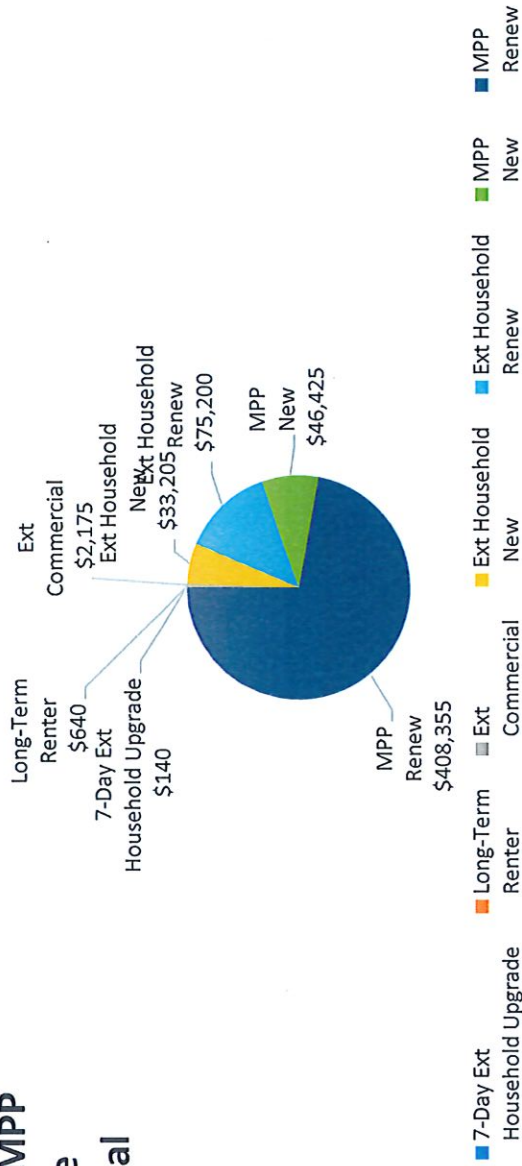
From: KEITH KESSARIS

Subject: July 2023 MEMBERSHIP SALES and ADMISSIONS ATTENDANCE

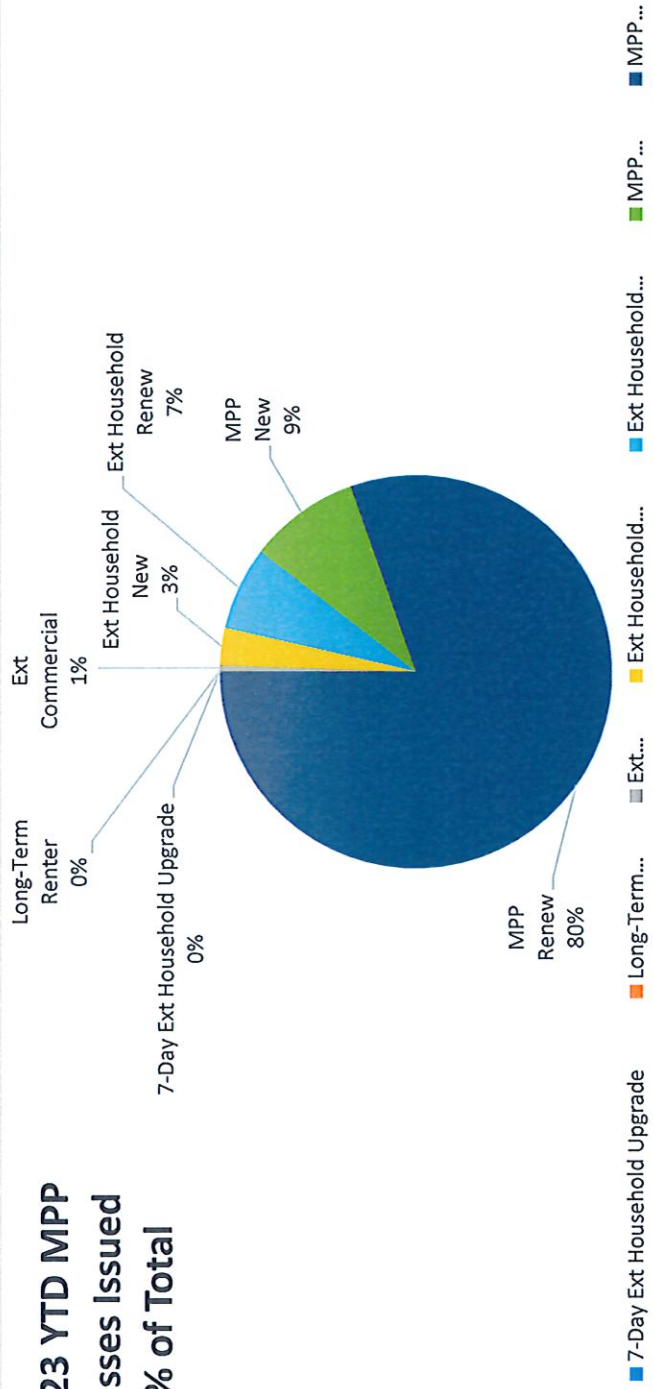
Membership Units Issued - Highlights



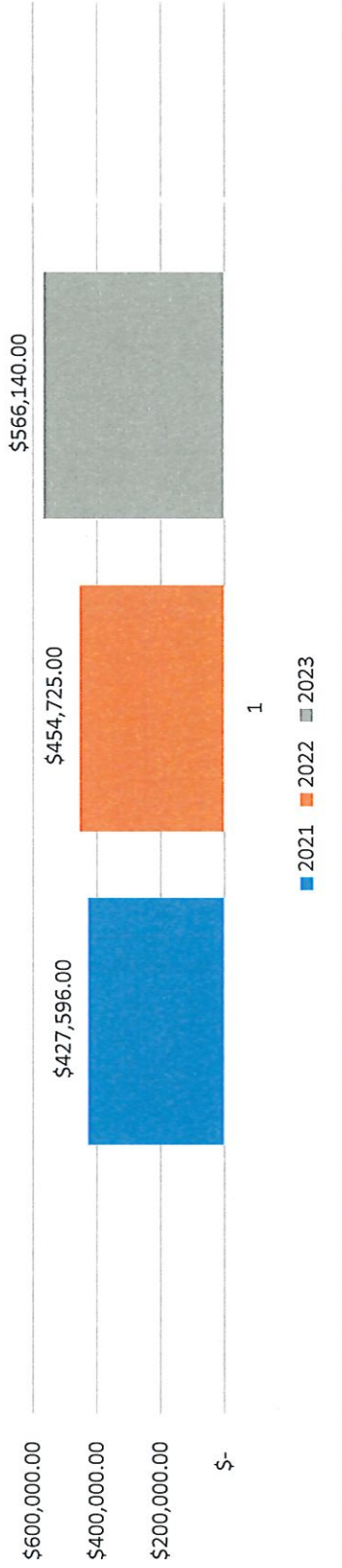
2023 YTD MPP Income % of Total



2023 YTD MPP Passes Issued % of Total



2021-2023 YPT MPP Total Income



SROA Admissions Model Workgroup Monthly Recap: July 31, 2023

| Member Preference Membership issued - YTD as of: | | | 2023 vs 2022 |
|--|--------------|--------------|--------------|
| | 7/31/2023 | 7/31/2022 | Variance |
| Member Preference - Sold YTD 2023 (New) (+ 137 in July 23') | 619 | 581 | 38 |
| Member Preference - Sold YTD 2023 (Re-new) (+ 740 in July 23') | 5,456 | 5,465 | -9 |
| Member Preference - Sold YTD (New & Re-New) | 6,075 | 6,046 | 29 |
| All membership including Extended Household/Commercial | 6,825 | 6,771 | 54 |
| Note: Total Member Preference sold '22 = 6,544, thru 12-13-22 | | | |
| Note: Total Member Preference sold '21 = 6,594, thru 12-08-21 | | | |
| Note: Total Member Preference sold '20 = 5,209, thru 12-14-20 | | | |
| Note: Total Member Preference sold '19 = 6,550, thru 12-14-19 | | | |
| Note: Total Member Preference sold '18 = 6,584, thru 12-14-18 | | | |

| Recreation Plus Program - 2023 YTD Sales | | | 2023 vs 2022 |
|--|------------|------------|--------------|
| | 7/31/2023 | 7/31/2022 | Variance |
| Rec Plus Renewals (+ 1 in Jly 23'; + 2 in 22') | 856 | 805 | 51 |
| Rec Plus New (+ 2 in Jly 23'; + 7 in 22') | 60 | 110 | -50 |
| | 916 | 915 | 1 |

2023 Recreation Program Sales YTD by bedroom

| 7/31/2023 | New | Re-new | |
|---|------------|------------|-----------------------|
| One Bedrooms (4 cards, \$1,260) | 0 | 15 | |
| Two Bedrooms (6 cards, \$1,890) | 12 | 134 | |
| Three Bedrooms (8 cards, \$2,520) | 24 | 397 | |
| Four Bedrooms (10 cards, \$3,150) {+ 2 in July} | 17 | 214 | |
| Five Bedrooms (12 cards, \$3,780) | 5 | 74 | |
| Six Bedrooms (14 cards, \$4,410) | 1 | 13 | |
| Seven Bedrooms (16 cards, \$5,040) | 0 | 6 | |
| Eight Bedrooms (18 cards, \$5,670) | 0 | 3 | |
| | | | Combined Total |
| 2023 YTD Total + 1 SSD Purchase | 59 | 856 | 915 |
| 2022 YTD Total | 103 | 803 | 906 |

2023 & 2022 Recreation Program Sales YTD by type

| | 7/31/2023 | 7/31/2022 | 2022 Totals |
|---|------------|------------|-------------|
| RPP's by Individual Property Owners | 313 | 280 | 283 |
| RPP's by Property Managers/Condo Assoc's | 603 | 635 | 641 |
| RPP Total - Prop Owners & Prop Mgrs. | 916 | 915 | 924 |

| | | | |
|--|-------------------|-----------------|-----------------|
| Facility - Event Space Rental/A/V/Linens/Bar Sales YTD vs Budget | (\$47,852) | YTD Sales Total | \$38,648 |
| 2023 Event Space Rental/A/V/Linens/Bar - Annual Budget | \$128,500 | | |
| YTD % of Annual Budget | 30.00% | | |

Total overall admissions @ SHARC

| | 2023 | 2022 | |
|--|---------------|---------------|---------------------------|
| | July | July | 2023 July vs 2022 July |
| | 62,366 | 56,161 | 6,205 |

Daily Admission Highlights:

| | | | |
|---|--------|--------|--------------|
| Member Preference | 5,150 | 4,600 | 550 |
| Member Guest \$ (60% discount off Gate price) | 248 | 330 | -82 |
| Extended Family (Annual) | 521 | 571 | -50 |
| Recreation Plus | 44,069 | 39,109 | 4,960 |
| Gate Admission | 7,934 | 7,347 | 587 |
| Central Oregon Sundays - Summer & Off-season | 0 | 0 | 0 |

| | 2023 | 2022 | 2023 vs 2022 |
|---|----------------|----------------|---------------|
| YTD Total SHARC Admissions - through 07/31 | 132,784 | 120,222 | 12,562 |

| | 2023 | 2022 |
|---|---------------|---------------|
| Member Guest Passes issued through 07/31 | 47,820 | 50,299 |
| Guest Passes redeemed at SHARC | 7,056 | 6,314 |
| Guest Passes redeemed at North Pool through 07/31 | 2,548 | 2,621 |

| | 2023 YTD | 2022 YTD | 23 vs '22 Tot |
|-------------------------------|---------------|---------------|---------------|
| Member Pool Attendance | 11,433 | 11,038 | 395 |

| | |
|--|-----------------|
| YTD Net Profit Tennis/Pickleball (\$58K rev -\$35K exp) | \$23,364 |
| YTD Net Profit vs Budget - Tennis/Pickleball | \$19,592 |

| 2023 Recreation Budget Goals/Year-end Totals | Total Budget | YTD Revenue 07/31/23 | YTD % of Annual Budget |
|--|--------------|-------------------------|------------------------------|
| Note: Annual MPP, Ext. Household, Ext. Comm - Budget is: | \$600,955 | \$571,203 | 95.0% |
| Note: Annual Recreation Plus Budget is: | \$2,452,233 | \$2,448,319 | 99.8% |
| Note: Annual Gate Budget is: | \$587,050 | \$379,226 | 64.6% |

Notes:
Light blue color indicates a + change from the previous month for Rec Plus by bedroom quantity.
Bold blue color indicates a + variance in membership and Rec Plus sales for 2022 vs 2021 YTD.
Bold maroon color indicates a - variance in sales and attendance totals for 2022 vs 2021 YTD.
 Green color indicates a + change from the previous month for Rec Plus sales

Created: August 14, 2023 by: Keith Kessar

DIRECTORS REPORT FOR COMMUNITY DEVELOPMENT

JULY 2023

| Line # | Community Development Activity | Previous month Y-T-D | This Month | | Prior Y-T-D | %Difference Current/Prior Y-T-D |
|--------|---------------------------------------|----------------------|---------------|---------------|-------------|---------------------------------|
| | | | Current Month | Current Y-T-D | | |
| | | | | | | |
| 1 | BUILDING PERMITS ISSUED FOR NEW HOMES | 2 | 1 | 3 | 8 | -63% |
| 2 | NEW CONSTRUCTION SUBMITTAL | 6 | 1 | 7 | 6 | 17% |
| 3 | REPLACEMENT HOMES (NEW CONSTRUCTION) | 0 | 0 | 0 | 0 | 0% |
| 4 | MINOR ADDITIONS | 10 | 1 | 11 | 22 | -50% |
| 5 | ALTERATION/ADDITIONS | 14 | 1 | 15 | 21 | -29% |
| 6 | COMMERCIAL PROJECTS | 3 | 0 | 3 | 2 | 50% |
| 7 | MULTI-FAMILY RESIDENCES | 0 | 0 | 0 | 0 | 0% |
| 8 | COMMON AREA IMPROVEMENTS | 0 | 0 | 0 | 0 | 0% |
| 9 | PRELIMINARY PROPOSALS | 8 | 0 | 8 | 4 | 100% |
| 10 | RE-REVIEW APPLICATIONS | 2 | 2 | 4 | 10 | -60% |
| 11 | ADMINISTRATIVE APPROVAL APPLICATIONS | 523 | 92 | 615 | 749 | -18% |
| 12 | FOOTING INSPECTIONS PERFORMED | 3 | 1 | 4 | 17 | -76% |
| 13 | FINAL INSPECTIONS PERFORMED | 168 | 47 | 215 | 452 | -52% |
| 14 | ESCROW INSPECTIONS PERFORMED | 22 | 3 | 25 | 23 | 9% |
| 15 | OWNER CONCERN FORMS ANSWERED | 22 | 5 | 27 | 28 | -4% |
| 16 | OWNER COMPLIANCE REQUEST FORMS SENT | 125 | 4 | 129 | 95 | 36% |
| 17 | CONTRACTOR REGISTRATIONS 10/1-9/30/23 | 305 | 6 | 311 | 328 | -5% |
| 18 | TOTAL WARNINGS ISSUED | 16 | 0 | 16 | 9 | 78% |
| 19 | TOTAL CITATIONS ISSUED | 32 | 10 | 42 | 59 | -29% |
| 20 | DESIGN REVIEW NOTICES MAILED | 1616 | 77 | 1693 | 1901 | -11% |

ESCROW ACCOUNT BALANCE:

\$188,075

AS OF

6/30/2023



James Lewis

General Manager

Sunriver Owners Association (SROA)
Natural Resources Department
Monthly Report – July 2023

| Ladder Fuels Reduction (LFR) Program | Current Month | Year to Date (YTD) | Previous YTD |
|--|----------------------|---------------------------|---------------------|
| Permits issued* | 54 | 962 | 661 |
| Courtesy letters | 0 | 601 | 325 |
| Advisory – Deficiency letters | 0 | 132 | 64 |
| Advisory – Deficiency postcards | 0 | 129 | 63 |
| Notice of Deficiency letters | 0 | 115 | 51 |
| Notice of Violations | 61 | 61 | 20 |
| Inspections completed (Final & Fall LFR, MPB, etc.) | 118 | 205 | 487 |
| Other letters/postcards | 0 | 475 | 1,998 |
| Noxious Weeds Program | | | |
| Courtesy letters | 408 | 408 | 367 |
| Notice of Deficiency letters | 108 | 108 | 154 |
| Reminder – Deficiency postcards | 0 | 0 | 0 |
| Notice of Violations | 0 | 0 | 0 |
| Inspections completed | 104 | 1,038 | 959 |
| Other letters/postcards | 0 | 0 | 0 |

* Includes permits issued with LFR courtesy and deficiency letters.

| Firewood Permit Program | Current Month | Year to Date (YTD) | Previous YTD |
|--------------------------------|----------------------|---------------------------|---------------------|
| 2023 Permits issued | 13 | 210 | 158 |

Department Highlights:

- Prepared and mailed ladder fuels reduction (LFR) violation letters.
- Prepared and mailed noxious weed notifications.
- Continued mapping/pulling noxious weeds on commons.
- Performed site visits regarding tree removal requests and provided noxious weed identification guidance on private properties.
- Started 2023 LFR and tree thinning on commons.
- Continued planning for 2023 War on Weeds (WOW). WOW is August 1 to 14.

(4)
LIAISON & COMMITTEE REPORTS

MEETING MINUTES

Design

Finance

**(For informational purposes only, no Board action
required.)**

Covenants (No meeting in August)

Design (Meet twice a month)

Finance (Met on Aug. 17th)

Nominating (No meeting in Aug)

**Owner Enrichment Committee
(Meet again in Sept.)**



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
JULY 14, 2023**

**PRESENT: Curt Wolf, Chairperson; Richard Look, Mark Szymczak, Paul Lindstrom,
Marybeth Collon, Steve Bosson**

**ALSO PRESENT: Shane Bishop, Design Review Planner; Scott Jackson, Design Review
Planner**

Design Committee Chair, Curt Wolf called the meeting to order at 10:00 a.m. The minutes of the 6/23/23 meeting were approved.

ADDITION/ALTERATION

Lot #3 Newberry Lane

Project: Addition

The Committee reviewed, evaluated and considered all information in the record, including all written and oral information provided by the applicant and staff, relative to all applicable Design Manual criteria that pertains to this project in making their decision. Based on this review as noted, the following findings, decision and recommendations of the Design Committee are provided as follows:

Approved subject to the following conditions:

1. Prior to the issuance of a Sunriver building permit, the following items are required to be submitted:
 - a. Protected Root Zones (PRZ's) shall be installed around selected trees according to Natural Resources guidelines and maintained for the duration of construction. Contact SROA Natural Resources at 541-593-1522 to arrange an on-site visit.
 - b. Not all trees are identified on the site plan. Submit a revised site plan showing accurate existing >4"dbh tree locations, type and size. Include any trees proposed for removal per Section 4.04 of the Design Committee Manual (DCM) and Form D.
 - c. Trees proposed for removal outside of the construction footprint are not approved.
 - d. A Certified Arborist report shall be submitted for review and approval and shall clearly detail protective measures to ensure the survival of the Ponderosa pines located within or near all proposed construction areas.
 - e. Deck support posts shall be at least 6"x6" and all visible supports shall be painted house body color per Section 19.05 of the DCM.

2. Prior to installation, provide brochures, wood samples or details of new light fixtures, deck and railings for administrative review.
3. Prior to completion of this project, the following conditions of approval shall be met:
 - a. Paint metal screen vents under eaves to match house body color per Section 19.08 of the DCM.
 - b. Paint the 2 rear doors off deck to match house body color per Section 19.05 of the DCM.

RE-REVIEW

Lot #2 Mt Rose Lane

Reconsideration of condition of approval to reduce wall dimension

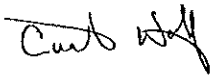
Uphold the Design Committee decision dated 6/27/2023.

Lot #5 Split Rock Lane

Reconsideration of storm/screen door denial decision

Uphold the Design Committee decision dated 6/26/23.

Respectfully submitted,



Curt Wolf
Design Committee Chair

electronic signature used with permission



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
JULY 28, 2023**

PRESENT: Curt Wolf, Chairperson; Mark Szymczak, Paul Lindstrom, Marybeth Collon, Charlie Myer, Brad Banta

ALSO PRESENT: Scott Jackson, Design Review Planner; Keith Kessar, Asst. General Manager

Design Committee Chair, Curt Wolf called the meeting to order at 10:00 a.m. The minutes of the 7/14/23 meeting were approved.

NEW CONSTRUCTION

Lot #10 River Road

Project: New Home

The Committee reviewed, evaluated and considered all information in the record, including all written and oral information provided by the applicant and staff, relative to all applicable Design Manual criteria that pertains to this project in making their decision. Based on this review as noted, the following findings, decision and recommendations of the Design Committee are provided below. **The Committee's findings are in bold and italics.**

Design Committee decision: Deferred for the following reason(s): Sections referenced below are to the Design Committee Manual dated 12/19/2020.

Section 2.08.2 The size, location and architectural design of the proposed use are such that it shall have minimal adverse impact on the property value, livability and permissible development of the surrounding area. Consideration shall be given to compatibility with the immediate vicinity and to any other impact the proposed improvement would have upon the Sunriver community. All design elements, materials and proportions should be consistent with the architectural style chosen. Materials should be characteristic of Central Oregon such as wood, native stone and tinted/textured concrete masonry units. Roofs should be designed to reduce the apparent mass of a building, add visual interest and be appropriate for the architectural style of the building. Designs should generally be asymmetrical and should emphasize horizontal rather than vertical building forms. Exterior walls shall be constructed using a combination of architectural features, a variety of building materials and landscaping to reduce the scale and massing. Buildings shall incorporate changes in direction (articulation) and divide large masses into varying heights and sizes. To further reduce the scale and massing of structures, all two-story or taller structures should include single story or lower story elements. Two story or taller structures should incorporate a partial second or higher story rather than **stacked stories**. Higher masses should generally occur toward the center with lower profiles occurring toward the outer portions of the structure. As a rule of thumb for a two story structure, 60% of the actual square footage should be on the ground floor with no more than 40% on the second story. In any case, the square footage of each floor level

above the ground floor level shall be materially less than the first floor. Diversity of heights and reduction of massing is the desired outcome.

D. C Finding: Emphasize horizontal rather than vertical building forms (entry columns). Lack of dimensions provided for the entry columns-unable to ascertain details. Lower story square footage / 40% Upper story square footage rule of thumb – No calculation is provided.

Section 17.08 The design concept of Sunriver is one that promotes a feeling of open spaces. Therefore, fences or privacy screens are not permitted as a general rule. However, privacy screening may be permitted at the discretion of the Design Committee provided that no screen shall be erected that is not required pursuant to **Section 17.07** or which does not meet a need for privacy specific to the lot on which it is proposed. If for any reason the item required to be screened from view is removed, the associated screening may also be required to be removed at the discretion of the Design Committee.

D. C Finding: Solid railings on sides facing neighbors for screening are required for privacy.

Section 4.04 Four sets of plans are to be submitted for Committee review. Except as permitted above for preliminary submittals, all plans shall include a site plan, all elevation views noting all exterior materials, floor plans, building cross sections, and any other information as specifically required by **Form "D"** of the Rules. **Reverse floor plans and elevations are not accepted.** The floor plans and elevations submitted are to be true reflections of the structure to be built on the site. No reversed lettering or dimensions on submitted documents will be accepted. No documents with excessive red marks or pencil marks noting revision of building design will be accepted. All plans (including preliminary plans) submitted must: be of a professional quality; be drawn to scale; accurately reflect existing and as built conditions; and clearly reflect the applicant's intentions. Caution should be exercised when using old plans of record or archived plans for remodels and additions. It is possible that the plans of record are not accurate. It is the applicant's and/or the owner's responsibility to ensure the accuracy of the plans and information submitted.

D. C Finding: There are height discrepancies in the plans. Upon resubmittal the applicant shall correct all height discrepancies on the plans.

Section 12.03 Building heights. In some cases, it will be important that unit owners restrict the height of improvements on their property. Before finalizing the building ridge height it is strongly recommended the applicant confirm that the building conforms to the Deschutes County solar ordinance. The ridge height shall be measured from the existing and undisturbed elevation at the mid-point of the building footprint unless otherwise permitted by these Rules. The maximum ridge height permitted for any structure in Sunriver shall be 30 feet, except as otherwise permitted or limited by the Deschutes County Zoning Ordinance for Sunriver Urban Unincorporated Community (SRUUC) or deed restriction.

12.03.1 Single story ridge line is 21 feet or less with side yard setback of 5 feet.

12.03.2 Two story ridge line is above 21 feet and less than 30 feet with a side yard setback of 7.5 feet.

12.03.3 High rise ridge line is any ridge height permitted by these Rules above 30 feet with setbacks as required by the Deschutes County zoning ordinance for SRUUC.

D. C Finding: The ridge height shall be measured from the existing undisturbed elevation at the mid-point of the building footprint. Upon resubmittal, the applicant shall demonstrate accurate ridge height measurements.

The Design Committee accepts a ridge height above 30 feet per Deschutes County variance, if received.

Section 20.03.1 Building Lights. Type and placement of all exterior building light devices must be approved by the Design Committee. Wooden box shielding and round metal canisters are the standards for wall mounted fixtures. Other fixtures may be approved by the Committee as appropriate. Lighting fixtures with slots, holes or lenses, are prohibited unless specifically approved by the Committee, which shall determine if the proposed fixture complies with the intent of the rule. Exterior fixtures shall be limited in number, and each fixture shall produce no more than 1600 lumens. Adjustable exterior light fixtures are prohibited. Soffit lights shall not be installed in any soffit which is not horizontal, unless the lighting is directed vertically downward, and the light source is not visible from neighboring properties. Soffit lights shall not be installed in any soffit area above the first floor soffit, unless these lights are used for lighting an upper deck surface for safety, and the light is prevented from extending to the walls below the deck. Soffit lighting shall use spotlight rather than floodlight lighting.

D. C Finding: Soffit lights are not shown on the plans and insufficient information on the soffit lights is provided. Upon resubmittal, all exterior light locations and descriptions shall be noted on the site plan and floor plans.

12.09.4 Single Family Residential (RS) District Parking Requirements: For a new residence, substantial remodel or complete reconstruction submitted for Design Review, driveways shall be designed so as to provide a minimum of one parking zone (space), for each sleeping area in the proposed dwelling unit. A "parking zone" is defined as a minimum 10ft wide by 20ft long rectangular area (200 sq. ft.). "Sleeping area" means a bedroom, loft and/or any other room or space that the Design Committee reasonably believes may be used as a sleeping area. The total required number of parking zones is determined by the number of 10ft x 20ft rectangular areas that will actually fit within the driveway. Remaining portions and/or odd shaped areas of the driveway, which cannot reasonably be used for parking, will not be considered parking zones. How many vehicles a driveway can park is not the only focus. Visual attractiveness, vehicle maneuverability and turn around capability should also be accounted for in the design of the driveway and will be considered by the Design Committee. Other relevant factors considered by the Design Committee in determining the appropriate size and configuration of the driveway will be the amount of hardscape proposed, any loss of vegetation and/or natural site features and/or any other impact that the Design Committee reasonably believes the proposed improvement may have on the surrounding area. Notwithstanding the forgoing parking standards, the primary intent of these architectural guidelines is to maintain as much of the natural setting as possible by limiting the amount of hardscape (driveways, walkways, patios, etc.) in addition to the building footprint permitted on any lot. Therefore, proposed driveways will be required to follow as closely as possible to the natural contour of the property. Straight-in linear driveway designs are discouraged and instead should utilize a varied size and curvature design. The maximum width of the driveway at the point of connection to the lane should be 16ft unless there is no practical manner to achieve such width considering the configuration, natural features and topography of the lot. The Design Committee in its sole discretion will determine the number of parking zones required and/or permitted based on the above requirements and guidelines. If the driveway required to satisfy the parking zone to sleep area ratio required above is so large as to unreasonably alter the natural setting, as determined by the Design Committee's sole discretion, then the Design Committee may also limit the size of the driveway regardless of the number of parking zones requested. The driveway limitation may in turn cause a reduction in the number of sleeping areas permitted in the dwelling unit. It is the applicant's responsibility to provide a schematic plan of the proposed driveway accurately depicting the required number of parking zones and the number of sleeping areas within the dwelling unit.

D. C Finding: The driveway is larger than the 16' maximum at the lane. Reduce connection to 16' at the lane.

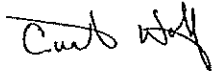
Additional D. C. Findings:

Preliminary condition item 1l not met, no cross-section of enclosure walls provided.

Preliminary condition item 1n not met, no size for proposed steel support posts provided.

Recommendation: Provide a cover over the trash and a/c area, including the exterior door.

Respectfully submitted,



Curt Wolf
Design Committee Chair

electronic signature used with permission

Finance Committee Minutes
July 13, 2023
SROA Board Room

Members Present: In person: Michael Applegate, Gerhard Beenen, Clark Pederson, Corey Wright; Via zoom: Brad Banta, Don Costa, Luis Bayol, Veronica Jacknow, Keith Mobley

Others Present: JC Murray, William Fitzgerald, Linda Pancheri, Betsey Nelson, Steve Murray

Staff Present: Joe Healy, James Lewis

Clark Pederson called the meeting to order at 9:00 a.m.

First Interstate Wealth

Representatives from First Interstate Wealth presented an update of the overall financial markets and on SROA investments.

Approve Minutes from June 15, 2023

The Committee unanimously approved the Finance Committee minutes of June 15, 2023, with corrections.

Review of June 17, 2023 SROA Board Actions

There were no comments on the June 17, 2023 Board Action Items.

Approve June 30, 2023 Unaudited Financial Statements

For the month ended June 30, 2023, there was a net operating surplus of \$72,317 which was \$121,614 better than the budget. Operating revenues were over budget by \$1,366. Positive variances in RPP and MPP pass sales along with higher than plan interest income was partially offset by shortfalls in recreation special program and event revenues. Salaries and burden were under budget by a combined \$48,896 mainly due to open p/t positions in the recreation department. Materials & services were under budget by \$80,056 due to the early timing of the month-end closing and savings in the ticketed concert event costs.

Through the first six months of 2023, there was a net operating surplus of \$107,162 which was \$351,194 better than budgeted. Operating revenues were over budget by \$93,423 mainly due to a Caldera expansion payment, interest income, and positive variances in design review and park reservations. Year-to-date MPP and RPP revenues are at 81.1% and 99.3% of their respective annual goal. Salaries & burden were under budget by a combined \$161,462 through the first half of the year, this positive variance is expected to continue throughout the year. \$340,370 has been earned in interest income year-to-date in the operating and reserve accounts. There was \$413,108 spent on the new tunnel in June. As of June 30, 2023, there was a combined operating and non-operating surplus of \$1,050,652 which was \$526,179 better than budget.

Total assets as of June 30, 2023, were \$38,422,541. Cash and investments totaled \$16,766,707, a decrease of \$655,898 from May. As of the end of June there was \$15,804,279 invested in US Treasuries with durations between 90-day and 2-year and average yield of 4.58%. Receivables for owner's fees (maintenance fund, storage space, fines) and RPP payment plans were \$171,653 and \$162,698 respectively with \$90,000 in reserve for uncollectible against owners' receivables. The annual storage space fees were billed in June and the second installment payment for RPP passes was received at the

beginning of June. Fixed assets placed into service the 2nd quarter of 2023 included: plastering of the SHARC indoor pool, conduit to Owner's Pool, SHARC UV system, VFD starters and return grating. In the second quarter there was \$532,320 spent on the tunnel project, ladder fuel reduction work and road/pathway asphalt. We are awaiting the next reimbursement payment for the ladder fuel grant of \$173,000.

Cash Flow Update

As of June 30, 2023, there was \$16,766,707 in total cash and investments of which \$4,119,187 was in the operating fund.

2nd Quarter Reserve Transfer

The Committee unanimously approved the second quarter reserve transfer of \$276,912.03 from the SHARC Reserves to Operations.

The Committee unanimously approved the first quarter reserve transfer of \$524,113.56 from Operations to the Regular Reserves.

2022 Operating Fund Surplus to Reserves

The Committee unanimously approved the recommendation to the Board of Directors to transfer the 2022 operating surplus of \$582,992 to the Reserve Fund.

The meeting adjourned at 10:30AM

The next Finance Committee meeting is set for August 17, 2023 at 9AM

Submitted by Joe Healy

(5)

SUNRIVER SERVICE DISTRICT REPORTS

**(For informational purposes only, no Board action
required.)**

FYI: The June SSD Managing Board Minutes have been requested from the SSD Administrator but were not received in time to include with this packet. Once received, they will be scanned and emailed to you and hard copies will be provided at the work session on Friday.



SUNRIVER FIRE DEPARTMENT Memorandum

Date: August 8, 2023

To: SSD Board of Directors

From: Bill Boos, Fire Chief

Subject: SSD Board Meeting – August 17, 2023

Calls for Service:

- Emergency Response Update

Administrative Update:

- First 5 Days as your Fire Chief
- Central Oregon Fire Chiefs Meeting
- Discussion around Payroll and HR functions
- Public Safety Building – South Apron

Operations Update:

- Monthly Training /Fire – Company Training, EMS
- New Hire Firefighter/Paramedic Hiring Process Update
- State of Oregon Wildland Fire Update

SUNRIVER FIRE DEPARTMENT DASHBOARD

Community ~ Honor ~ Integrity ~ Pride



July

Comparison Statistics

July

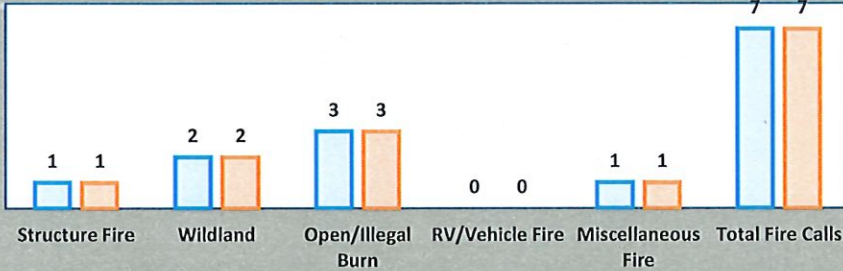
2022 2023

Total Monthly Calls

86 **76**

FIRE RESPONSES

■ 2022 ■ 2023



RESPONSE TIMES (Min:Sec)

2022 2023

Turn-Out Time

(Dispatched to Enroute)

1:23 2:00

Response Time

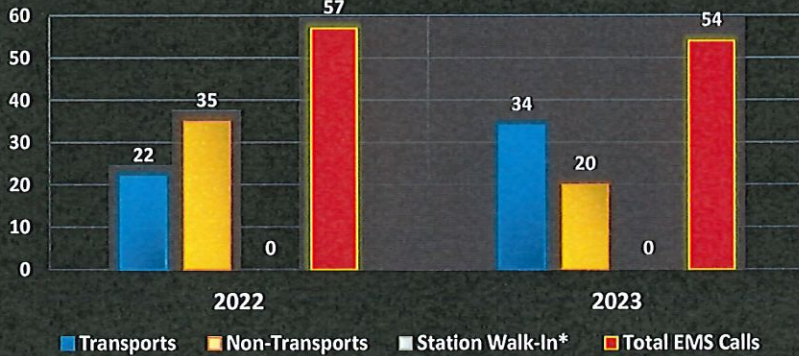
(Enroute to Arrived)

9:18 6:45

Scene to Back In-Service

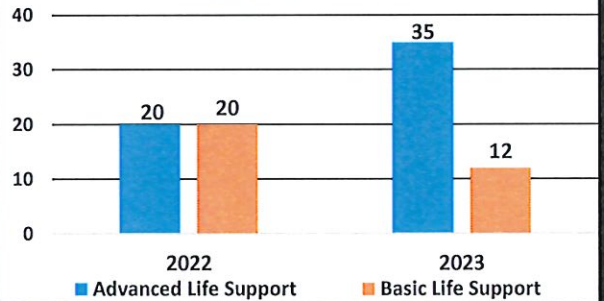
36:02 42:16

EMS RESPONSES



*Walk-ins are included in Transport / Non-Transport Totals

LEVEL OF CARE

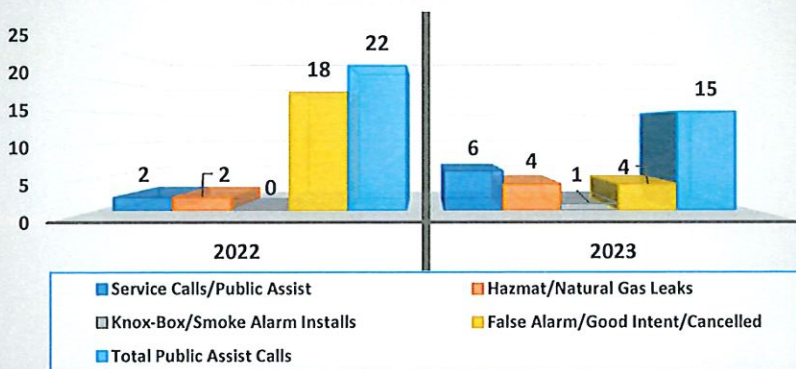


July 2022 2023

MOTOR VEHICLE CRASHES

5 1

PUBLIC ASSIST CALLS

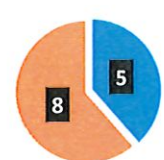


2022

2023



■ Mutual Aid Given
■ Mutual Aid Received



■ Mutual Aid Given
■ Mutual Aid Received

July 2022 2023

TRAINING HOURS

297 0

July 2023

Ambulance Billing

\$ 69,015.40

TOTAL CALLS (Year-to-Date)

371 **259**



SUNRIVER POLICE DEPARTMENT

MEMO

TO: SSD Board of Directors

FROM: Lieutenant Stephen Lopez

DATE: August 17, 2023

TOPIC: July Report

Calls for Service:

See attached July 2023 calls for service (total)

- 19 of the 88 cases were outside of Sunriver.

Administrative Update:

- One Corporal candidate interviewed and promoted effective 8/16/2023.
- Officer Thommen resigned effective 8/7/2023.
- Officer Lyman has graduated the Basic Academy
- Drone Sense purchased and implemented.
- New Glocks have arrived and are being upfitted.
- Lt and Chief received SR Alerts training update. Message was sent for blasting.
- One applicant was given a conditional employment offer.
- One applicant in backgrounds

Operations:

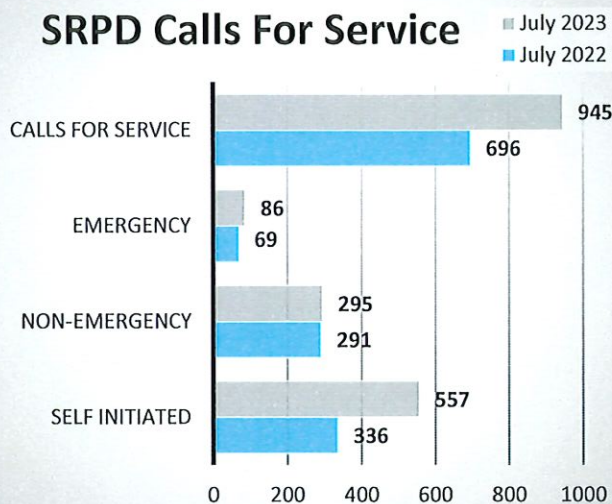
- Busy month for calls for service.
- Guffey was signed off training.
- Officer Mai continues in FTEP with an Academy date in September 2023.
- Officer rescued an individual from a vehicle that was nearly engulfed in a wildfire (that they started)
- Foot pursuit and disorderly conduct arrest off Meadow
- Numerous stolen bikes
- Several DUll arrests
- Arrest for unlawful possession of a firearm
- Wet Lab training went very well.
- One officer on light-duty for several weeks

Community Events:

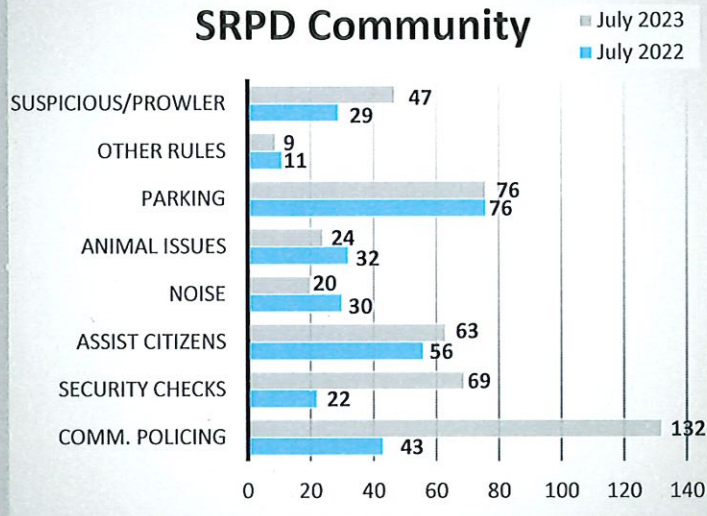
- National Night Out
 - Coffee with a Cop
-

Sunriver Police Department Statistical Comparison July 2022-2023

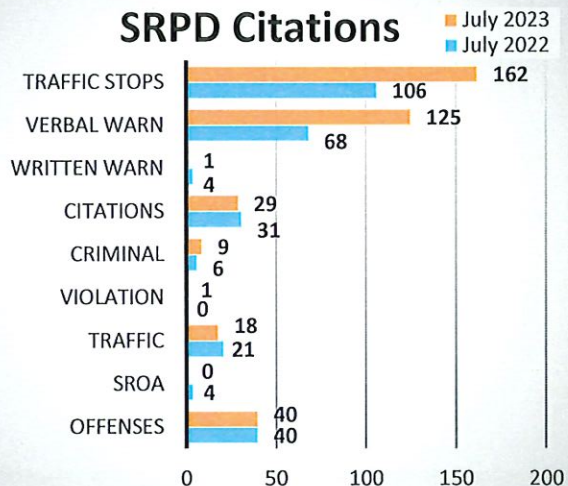
SRPD Calls For Service



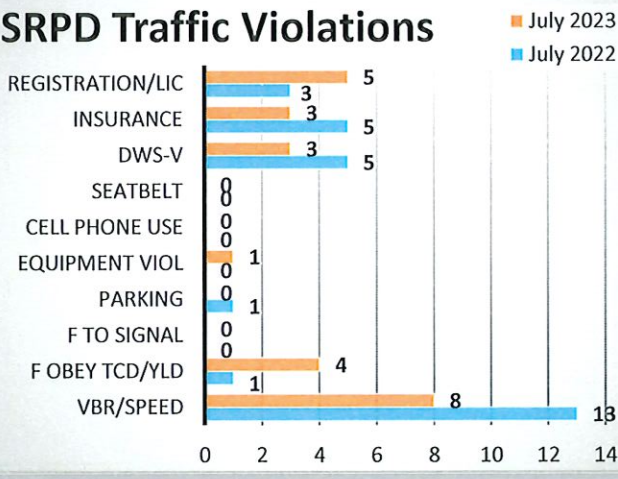
SRPD Community



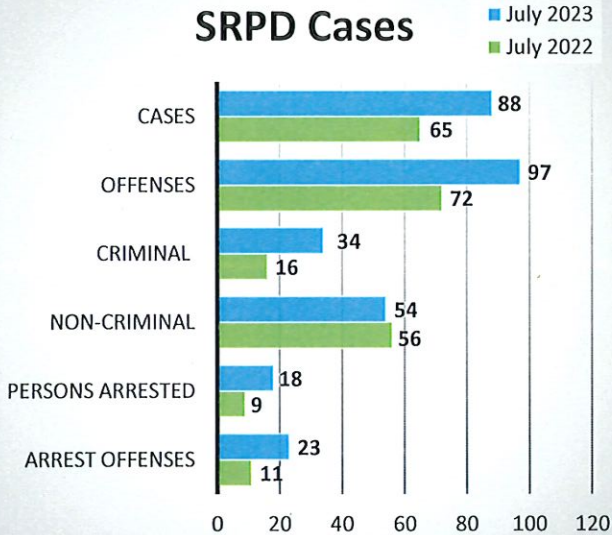
SRPD Citations



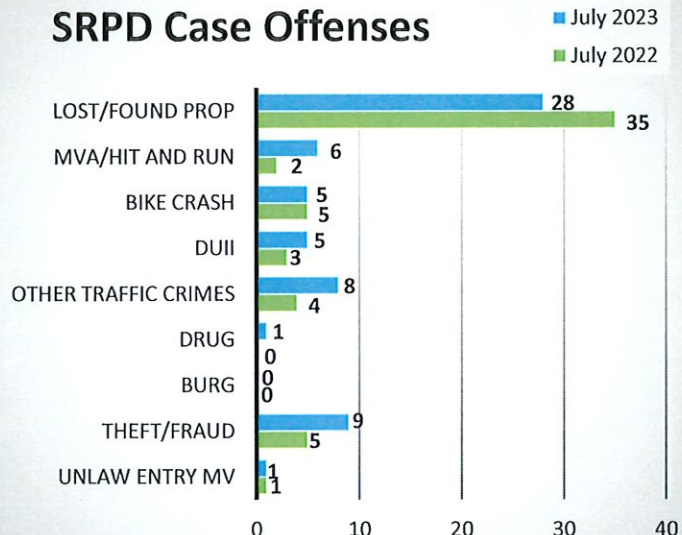
SRPD Traffic Violations



SRPD Cases



SRPD Case Offenses



July 2023 Monthly Cases

| Case Number | Case Offense Statute Description | Case Status |
|---------------|---|-------------------------|
| 2023-00004031 | Warrant Arrest - In State | Arrest (Home) |
| 2023-00004035 | Lost Property | Suspended/Inactive |
| 2023-00004044 | Warrant Arrest - In State | Arrest (Home) |
| 2023-00004068 | Found Property | Suspended/Inactive |
| 2023-00004082 | Driving Under the Influence of Intoxicants (DUII) | Arrest (Home) |
| 2023-00004082 | DWS /Revoked - Misdemeanor | Arrest (Home) |
| 2023-00004093 | Found Property | Suspended/Inactive |
| 2023-00004109 | Driving Under the Influence of Intoxicants (DUII) | Arrest (Home) |
| 2023-00004109 | DWS /Revoked - Misdemeanor | Arrest (Home) |
| 2023-00004109 | Reckless Driving | Arrest (Home) |
| 2023-00004119 | Outside Agency Assist | Suspended/Inactive |
| 2023-00004126 | Informational (Animal) | Suspended/Inactive |
| 2023-00004130 | Outside Agency Assist | Suspended/Inactive |
| 2023-00004140 | Bicycle Crash | Suspended/Inactive |
| 2023-00004165 | Theft III - All Other Larceny | Suspended/Inactive |
| 2023-00004167 | Bicycle Crash | Suspended/Inactive |
| 2023-00004172 | Lost Property | Suspended/Inactive |
| 2023-00004173 | Found Property | Suspended/Inactive |
| 2023-00004188 | Driving Under the Influence of Intoxicants (DUII) | Arrest (Home) |
| 2023-00004188 | Unlawful Possession Firearm | Arrest (Home) |
| 2023-00004193 | Informational Report | Suspended/Inactive |
| 2023-00004212 | Lost Property | Suspended/Inactive |
| 2023-00004225 | Mental Health Issues | Suspended/Inactive |
| 2023-00004226 | Informational Report | Suspended/Inactive |
| 2023-00004228 | Found Property | Suspended/Inactive |
| 2023-00004230 | Theft II - of Bicycle | Open |
| 2023-00004231 | Vicious Dog (Sunriver Rule) | Suspended/Inactive |
| 2023-00004232 | Lost Property | Administratively Closed |
| 2023-00004236 | Lost Property | Suspended/Inactive |
| 2023-00004237 | Lost Property | Suspended/Inactive |
| 2023-00004241 | DWS /Revoked - Misdemeanor | Arrest (Home) |
| 2023-00004276 | Found Property | Suspended/Inactive |
| 2023-00004299 | Mental Hold by Peace Officer (POH) (AMI) | Arrest (Home) |
| 2023-00004302 | Found Property | Suspended/Inactive |
| 2023-00004317 | Theft III - From Motor Vehicle | Arrest (Home) |
| 2023-00004325 | MVA Injury | Suspended/Inactive |
| 2023-00004348 | Lost Property | Suspended/Inactive |
| 2023-00004383 | Assist Citizen | Suspended/Inactive |
| 2023-00004399 | DWS /Revoked - Misdemeanor | Arrest (Home) |
| 2023-00004435 | Bicycle Crash | Suspended/Inactive |
| 2023-00004481 | MVA Property Damage | Suspended/Inactive |
| 2023-00004494 | Found Property | Suspended/Inactive |
| 2023-00004494 | Theft II - of Bicycle | Suspended/Inactive |
| 2023-00004502 | Informational (Animal) | Suspended/Inactive |

| | | |
|---------------|---|-------------------------|
| 2023-00004507 | Fleeing or Attempt to Elude Police Officer - Felony | Suspended/Inactive |
| 2023-00004566 | Found Property | Suspended/Inactive |
| 2023-00004568 | MVA Property Damage | Suspended/Inactive |
| 2023-00004573 | Found Property | Suspended/Inactive |
| 2023-00004591 | Outside Agency Assist | Suspended/Inactive |
| 2023-00004594 | Trespassed from Location | Suspended/Inactive |
| 2023-00004599 | Informational Report | Suspended/Inactive |
| 2023-00004602 | MVA Property Damage | Administratively Closed |
| 2023-00004602 | Careless Driving-Causes Accident | Administratively Closed |
| 2023-00004603 | Lost Property | Suspended/Inactive |
| 2023-00004607 | Warrant Arrest - In State | Arrest (Home) |
| 2023-00004608 | Sex Abuse I - Under 14 | Open |
| 2023-00004616 | Mental Health Issues | Suspended/Inactive |
| 2023-00004621 | Lost Property | Suspended/Inactive |
| 2023-00004623 | Hit And Run Accident - Property Damage | Suspended/Inactive |
| 2023-00004632 | Harassment | Open |
| 2023-00004651 | Dispute | Suspended/Inactive |
| 2023-00004661 | Driving Under the Influence of Intoxicants (DUII) | Arrest (Home) |
| 2023-00004694 | MVA Property Damage | Suspended/Inactive |
| 2023-00004698 | Bicycle Crash | Suspended/Inactive |
| 2023-00004701 | Suspicious Circumstances | Suspended/Inactive |
| 2023-00004703 | Found Property | Suspended/Inactive |
| 2023-00004705 | Found Property | Suspended/Inactive |
| 2023-00004707 | Domestic Dispute | Suspended/Inactive |
| 2023-00004713 | Found Property | Suspended/Inactive |
| 2023-00004731 | Found Property | Suspended/Inactive |
| 2023-00004732 | Death Investigation (Natural) | Open |
| 2023-00004733 | Harassment | Pending |
| 2023-00004769 | Found Property | Suspended/Inactive |
| 2023-00004770 | Informational Report | Administratively Closed |
| 2023-00004773 | Forgery II | Open |
| 2023-00004773 | Identity Theft | Open |
| 2023-00004799 | Theft II - of Bicycle | Suspended/Inactive |
| 2023-00004817 | Theft II - All Other Larceny | Arrest (Home) |
| 2023-00004828 | Found Property | Administratively Closed |
| 2023-00004829 | Lost Property | Suspended/Inactive |
| 2023-00004830 | Bicycle Crash | Administratively Closed |
| 2023-00004834 | DWS /Revoked - Misdemeanor | Arrest (Home) |
| 2023-00004850 | Escape III | Arrest (Home) |
| 2023-00004850 | Disorderly Conduct II | Arrest (Home) |
| 2023-00004859 | Lost Property | Suspended/Inactive |
| 2023-00004862 | Theft II - of Bicycle | Suspended/Inactive |
| 2023-00004883 | Menacing | Pending |
| 2023-00004883 | Harassment | Pending |
| 2023-00004885 | Minor in Possession - Alcoholic Liquor MIP | Arrest (Home) |
| 2023-00004886 | Drugs - MJ Causing another to ingest B-Felony | Suspended/Inactive |
| 2023-00004887 | Driving Under the Influence of Intoxicants (DUII) | Arrest (Home) |

| | | |
|---------------|----------------------------|-------------------------|
| 2023-00004890 | Lost Property | Suspended/Inactive |
| 2023-00004920 | Found Property | Administratively Closed |
| 2023-00004923 | Theft II - of Bicycle | Suspended/Inactive |
| 2023-00004926 | DWS /Revoked - Misdemeanor | Arrest (Home) |
| 2023-00004943 | Warrant Arrest - In State | Arrest (Home) |
| 2023-00004972 | Theft I - of Bicycle | Suspended/Inactive |

“A”

Committee & Task Force Actions

Appointment

Covenants – Jim Gamble

Covenants – Steve Pearson

Strategic Plan Taskforce:

Eric Nelson

Betsey Nelson

Pam Hays

Phil May

Lenna Kimball

Stefani Shanberg

Tom Hardesty

Daniel Kress

Jill Stephens

Susan Jain

Ken Provencher

Rich Phelan

Heidi Hanson

John Gifford

Amanda Enstrom

John Salzer

Mike Mitchell

Corey Roy

Don Nolte

Josh Willis – SR Resort

Denease Schiffman – Village @ Sunriver

Bill Burke, Board Liaison

Scott Gillies, Board Liaison

Keith Mobley, Board Liaison

Tony De Alicante, Board Liaison

(Board action required.)

SROA BOARD ACTION REQUEST

COMMITTEE: Covenants/ Strategic Plan 2030 Taskforce

DATE: 8/19/23

SUBJECT: Appointment of Committee & Taskforce Members

ACTION REQUESTED- I, Director _____ move approval of the appointments of Steve Pearson and Jim Gamble to the Covenants Committee. Further move the appointments of Eric Nelson, Pam Hays, Phil May, Betsey Nelson, Lenna Kimball, Stefani Shanberg, Tom Hardesty, Daniel Kress, Jill Stephens, Susan Jain, Ken Provencher, Rich Phelan, Heidi Hanson, John Gifford, Amanda Enstrom, John Salzer, Mike Mitchell, Corey Roy, Don Nolte, Josh Willis, Denease Schiffman, Bill Burke, Scott Gillies, Keith Mobley & Tony De Alicante as members of the Strategic Plan 2030 Taskforce.

ATTACHMENT:

- Completed Volunteer Service Forms for Mr. Pearson & Mr. Gamble.
- The taskforce members responded to an email blast and were not required to complete the volunteer service forms.

SUBMITTED BY:

Name

Clark Pederson

Position

SROA Treasurer

Today's Date

07/19/2023 12:00 AM

Name

James Gamble

Sunriver Property

#2 Bunker Lane

Mailing Address

PO Box 3805
Sunriver, OR 97707

Cell Number or Landline

503 348 8886

Email

jlg1998@gmail.com

Read-Only Content**Experiences:**

Retired Construction Manager and VP for international company. Claim to fame is the Construction Manager on the SHARC facility. Living in Sunriver full time since 2005. Wife Lynn (passed) had lived here since 1988. Witnessed a lot of change here in this great community.

My interests are:

I spend a lot of time on the golf courses here. Walk my dog Nala every day on the paths. I am an avid reader. I also travel to Seattle and Portland to visit family.

I have expertise in:

Construction means and methods, contracts, management of staff as well as negotiations and dispute resolution.

I am interested in the following (check all that apply):**Available Committees**

Covenants Committee

Volunteer Service Form

Today's Date

07/31/2023 12:00 AM

Name

Steven Pearson

Sunriver Property

20 Malheur Lane

Mailing Address

10600 NW Lost Park Drive
Portland, OR 97229-5119

Cell Number or Landline

503-350-1808

Email

stevep222@comcast.net

Experiences:

Semi-retired software engineer. Non-resident owner since 2012. Library volunteer, including roughly 8 years on nonprofit library board, six of which as an officer (Secretary); three levy cycles on People for Libraries of Washington County (OR) PAC board. Other ad hoc volunteering includes food banks, Habitat for Humanity, SOLV beach cleanup, Sunriver War on Weeds.

My interests are:

Engaging with / volunteering for the Sunriver community. DIY projects. Mild outdoor adventures. Personal finance.

I have expertise in:

Software engineering.

I am interested in the following (check all that apply):

Available Committees

Covenants Committee
Design Committee

“B”

Committee/Task-Force Action Requests

Strategic Plan 2030

Approval of Taskforce Five Point Directive

(Board Action Required)

SROA BOARD ACTION REQUEST

COMMITTEE: Strategic Plan 2030 Taskforce

DATE: 8/19/23

SUBJECT: Approval of Taskforce & Five-Point Directive

ACTION REQUESTED- I, Director _____ move approval of the creation of the Strategic Plan 2030 Taskforce including the five-point directive as presented.

ATTACHMENT:

- Overview
- Scope of Work
- Background Information
- Coordination Requirements
- Available Support
- Other Pertinent Information/composition of the TF

SUBMITTED BY:

Name

Keith Kessarlis

Position

Assistant General Manager

Sunriver Owners Association (SROA) – 2030 SROA Strategic Plan – Task Force Creation

Board of Directors Work Session and Business Meeting August 18 and 19, 2023 Keith Kessarlis, Asst. General Manager, & James Lewis, General Manager

The following is a brief overview of the basic tenets for developing the 2030 Strategic Plan and the need for a Task Force to conduct research, finalize scope of work, provide key input for implementation recommendations, and seek staff input where appropriate.

The primary goal of the task force is to develop an association-wide strategic plan for the next seven years that SROA can utilize as a responsible guidebook with disciplined effort to produce fundamental decisions and actions that shape and guide what SROA embodies, with the support of the Board of Directors and the members of the community. The plan will enable SROA to be prepared strategically and financially, to meet its obligations and fiduciary responsibilities over the next seven years.

Foremost to the livability of Sunriver, is to retain the integrity of blending the developed areas with the natural elements of the community. These factors, including demographic diversity, must be considered throughout the strategic planning process in order to continue to enhance the quality of life, retain the natural environment, and preserve property values (in conjunction with our Mission Statement).

The creation of a Task Force comprised primarily of owners along with stakeholders from the community with specialized expertise in strategic planning that can greatly assist in identifying existing issues and future needs/methods to implement an association plan of this magnitude. The list of recommended owners/members to be appointed is in your Board Books for the August Board Meetings'. In addition to owner participation, the task force will also be comprised of the following groups:

- SROA Staff (2-4 max)
- SROA Board Liaisons (4 max)
- Key Community Partners (Resort, Village, and local Property Managers)

Suggested Five Point Directive per SROA By-laws and Committee Policy.

1. Scope of work with anticipated completion date
 - Creation of the Task Force with specific members appointed.
 - To help develop the intent/purpose for the Strategic Plan
 - Identify the needs of SROA overall.
 - Utilize historical data and current conditions as foundational building blocks.
 - Conduct an internal SWOT analysis.
 - Utilize key components of SROA's Mission Statement as a guidebook for developing action items.
 - Identify and focus on SROA's Core Values.
 - Create a community supported Vision Statement.
 - Determine departmental infrastructure and operational needs to professionally serve the demand of owners.
 - Work in collaboration with action items from other recent SROA plans (IAMP, IT, Pathways, & Rec/Facilities)
 - Develop a strategic road map (actionable goals) while being financially and fiscally responsible.
 - Develop implementation strategies and timelines in conjunction with SROA's budget cycle and Reserves schedule.

- Timeline – six to eight months, with completion in spring 2024.
- Update to SROA Board on a monthly basis
- Through the guise of the association's Mission Statement, the final 2030 Strategic Plan document will be used to guide staffing levels, operational & facility needs, and budgetary planning, based on the Plan's recommended guiding directives.

2. Background information

- The ownership participation on the task force (once appointed) will be made up of owners who have years of professional career experience and lifestyle knowledge that will translate to being an effective and engaged participant. In addition, we will meet with representatives from each SROA Department to acquire any relevant background information necessary to implement the scope of work listed above.

3. Coordination requirements, accomplishing the assigned task and reporting findings

SROA staff will take the lead on organizing the Task Force, including the scheduling of meetings, keeping notes, developing draft documents and distributing information among Task Force members. It is not anticipated to be necessary, but if a consultant is determined necessary/useful for a component of the 2030 Strategic Planning process, SROA staff will work with the consultant to determine the best course for specific and essential elements of the plan (to share duties). SROA staff, with the assistance of the Task Force members, will assemble the final Plan, which will be presented to the SROA Board for final approval.

4. Available support

Support to the Task Force will consist of SROA staff, as well as volunteer support from the Task Force members – and possibly a consulting professional as may be determined by the Task Force itself.

5. Other pertinent information (composition of the TF)

The Task Force should be composed of the following:

- SROA Staff (2-4 max)
- SROA Board Liaisons (4 ppl max)
- Owner Representatives (18 ppl, as noted on the separate request document)
- Key Community Partners (Resort, Village, and local Property Managers)

Request - The request is for the SROA Board to authorize the creation of the SROA 2030 Strategic Plan Task Force comprised of selected multiple owner representatives, Board liaisons, community stakeholders, and SROA staff, from the categories listed above, subject to the elements provided by the 5-point directive.

Ultimately, the final 2030 SROA Strategic Plan is intended to provide a unified direction and purpose for the association to meet its strategic, financial, and fiduciary responsibilities, while identifying future expectations through actionable directives to achieve such. Through proper planning and effective operational strategies, the recommendations to the SROA Board for consideration will guide the associations' investment and maintenance of its operations and obligations to the membership over the next 6-7 years.

Board Book Section

“C”

Board Action Request

Certify Election Results

(Board Motion Required)

SROA BOARD ACTION REQUEST

COMMITTEE: Election

DATE: 8/19/23

SUBJECT: Certify results of the 2023 Election

ACTION REQUESTED- I, Director _____ move to certify the results of the 2023 SROA election of three SROA Board members; Bill Burke, Scott Gillies & Clark Pederson for a three-year term beginning at the close of the Annual meeting and ending August 2026.

ATTACHMENTS: Election results.

SUBMITTED BY:

Name

Patty Smith

Position

Election Chair

RESULTS OF SROA ELECTION
August 12, 2023

3 SROA Board Positions

Candidates:

Burke 1,240 Gillies 1,160 Pederson 1,348

Tiernan 537

No Vote
(Board Candidates) 155

Write-In
Votes 12

Ballots Mailed 4,211

Ballots Counted 1,596

Invalid Ballots 1

Envelopes Unsigned 11

Ballots Returned as
Undeliverable 9

Respectfully submitted,

Patty Smith
Election Committee Chair

Date: August 14, 2023

To: Sunriver Owners Association
Board of Directors

Date: August 14, 2023

Following is the comment and write-in candidate suggestions received from this year's ballots.

Comment:

"Please recruit more women to the Board."

Write-In Candidate Suggestions:

| | | |
|-----------------------|-------------------|-----------------|
| Vito Bucano | Gary Lockwood (2) | Chris Blathner |
| George McClean | Teri Johnson | Chad Day |
| Gunnevi Humpfries (2) | Roger Wintermute | Anyone Else (3) |
| Don Barnes | Sue Scrivens | Paul Conte |
| Kathy Brown | Bob ? | Smokey Bear |
| Bambi Deer | Woodsey Owl | |

Respectfully submitted,

Patty Smith
Election Committee Chair

Board Book Section

“D”

Board Action Request

SROA Employee Handbook Revisions

Paid Leave Oregon

(Board Motion Required)

SROA BOARD ACTION REQUEST

DEPARTMENT: Administration
DATE: August 19, 2023
SUBJECT: Paid Leave Oregon Policy Addition to Handbook

ACTION REQUESTED- I, Director _____ move approval of the addition of the Paid Leave Oregon policy, as attached, to the SROA Employee Handbook.

BACKGROUND: On January 1, 2023, the State of Oregon began implementation of Paid Leave Oregon, the state’s program for providing protected, paid time for family leave, medical leave, and safe leave. Employees and employers began paying into the fund January 1, 2023.

Paid Leave Oregon began accepting applications for benefits on August 14, 2023 and will begin paying benefits to employees as of September 3, 2023. Paid Leave Oregon is administered through Oregon’s Employment Department.

As Paid Leave Oregon is a state law and will soon become available for employee access, an employer policy regarding its availability and use is an important addition to the employee handbook.

The attached legal-reviewed Paid Leave Oregon policy is being proposed for addition to SROA’s Employee Handbook.

RECOMMENDATION: For statutory compliance, it is recommended that the attached policy regarding Paid Leave Oregon be added to the benefits section of SROA’s Employee Handbook.

ATTACHMENTS: Suggested legal-reviewed Paid Leave Oregon Policy for handbook addition.

ESTIMATED FINANCIAL IMPACT: Potential cost for staffing coverage while employees are out on leave to be determined on a situational and need-driven basis similar to operations under current leave policies.

SUBMITTED BY:

| <u>Name</u> | <u>Position</u> |
|--------------|----------------------|
| James Lewis | SROA General Manager |
| Kellie Allen | SROA HR Director |

SROA Employee Handbook Addition - Paid Leave Oregon

In addition to OFLA and FMLA, Oregon provides a *paid* protected leave program, Paid Leave Oregon.

Paid Leave Oregon is supported by payroll taxes paid by both the employer and the employee, but it is administered and paid out by the Oregon Employment Department. Most employees in Oregon who made at least \$1,000 in the prior year may be eligible for Paid Leave Oregon benefits.

Paid Leave Oregon consists of three leave types and covers a wide variety of uses:

Family Leave

- Birth of a child
- Bonding with a child in the first year, either:
 - o After birth
 - o Through adoption
 - o When they're placed in your home through foster care
- Caring for a family member with a serious health condition (as defined by law)

Medical Leave

- To care for yourself when you have a serious health condition

Safe Leave

- You or your child are a survivor of sexual assault, domestic violence, harassment, or stalking

Employees may take up to 12 weeks paid leave in a 52-week period (starting from the Sunday before leave begins); and employees may be eligible to take up to 2 additional weeks (14 total weeks) if pregnant, having given birth, or have health needs because of childbirth as allowed by law. Leave may be taken on either a consecutive basis in one block of time or on an intermittent basis in increments of one workday or one workweek. Employees must make a reasonable attempt to schedule their use of sick leave in a manner that does not unduly disrupt SROA's operations.

Paid Leave Oregon has an inclusive definition of "family member." A family member is any of the following: the employee's spouse or domestic partner; the employee's child (biological, adopted, stepchild, or foster child), their spouse or domestic partner's child, or the child's spouse or domestic partner; the employee's parent (biological, adoptive, stepparent, foster parent, or legal guardian), the parent of the employee's spouse or domestic partner, or the employee's parent's spouse or domestic partner; the employee's sibling or stepsibling or their spouse or domestic partner; the employee's grandparent or grandparent's spouse or domestic partner; the employee's grandchild or grandchild's spouse or domestic partner; any person who the employee is connected to like a family member.

Employees have the right to return to the same job if they have worked for SROA for at least 90 consecutive days. This means employees do not lose their job title or role while using Paid Leave Oregon if the position still exists upon their return, even if the position was filled by a temporary replacement employee in their absence.

Paid Leave Oregon benefits are calculated by the State and based on the employee's wages. If an employee's Paid Leave Oregon benefits do not replace 100% of normal wages, employees may supplement with any available accrued sick or vacation leave up to (but not exceeding) 100% of normally scheduled work hours or wages. Shared sick leave may not be used to supplement Paid Leave Oregon benefits. Using Paid Leave Oregon does not constitute "hours worked" for purposes of overtime or any other benefit accrual.

Should you need to utilize Paid Leave Oregon, notify your supervisor or Human Resources as soon as practicable after the need for leave becomes known. Written notice of an employee's use of Paid Leave Oregon for a planned reason (such as an upcoming surgery) must be received 30 days prior to taking leave (form available from Human Resources). In an emergency, employees must provide notification within 24 hours and *written* notification within three days of starting leave. Changes in leave status must be reported in a timely manner to your supervisor or Human Resources.

Paid Leave Oregon runs concurrently with all other applicable leaves to the maximum extent allowed by law. Keep in mind that employees must still follow the notification, certification, and scheduling procedures for those types of leave.

SROA's policy is to provide employees with all family, medical, and safe leave rights to which they are entitled under applicable law. There are many other components to this policy as mandated through state and federal law, as applicable. Specifics of Paid Leave Oregon and any other applicable family, medical, and safe leave rights are available from Human Resources or the Oregon Employment Department at <https://paidleave.oregon.gov/>.

SROA prohibits retaliation against employees who inquire about or invoke their rights under this policy.

Board Book Section

“E”

Other Business

(None as of 8/14/23)

Board Book Section

“F”

Executive Session

(Not needed as of 8/14/23)

FOR BOARD PACKET- AUGUST

James Lewis

From: Infosroa@srowners.org <SunriverOwnersAssociation@enotify.visioninternet.com>
Sent: Sunday, July 23, 2023 11:42 AM
To: James Lewis
Subject: Sunriver pathway safety

CAUTION: This email originated from outside of SROA! Do not click links or open attachments unless you recognize the sender and know the content is safe! If you are unsure, verify with the sender by phone.

Message submitted from the <Sunriver Owners Association> website.

Site Visitor Name: Pat Murphy 1 Parkland Lane
Site Visitor Email: patmmurphy3@yahoo.com

Hi,

I am writing to you because the class 1 e-bikes are too fast, big, loud, and heavy for our Sunriver pathway. Plus there are many class 2 e-bikes that are hard to spot on this trail too. I have a place on the pathway and see and hear them daily. We tried to walk on the pathway last night and almost got mowed down by 3 kids going real fast on e-bikes uphill on the path on beaver Drive across from The Ridge. Then, moments later we almost got hit by 3 very large e-bikes on a sharp corner behind the Shark. We got in an argument with these last ones. They have new state of the art class 1 e-bikes deigned with power and big tires to go off road. We could have been killed if one of these big ones would have hit us. E-bike manufactures are making these bikes better and better (faster) to sell them competitively. These are not the old class 1 bikes of old. Our pathways are narrow with blind spots that are not designed for this increased, fast traffic. If two of these fast bikes going 30 mph should have a head on with each other, it would be like hitting a stationary object at 60 mph. Motorized bikes can't mix with pedestrians and normal bikes here. It's not "if" but " when" there will be a fatality with these e-bikes. Stop them now, before it is too late.

Thanks Pat