

**SUNRIVER OWNERS ASSOCIATION
ANNUAL MEETING
BENHAM HALL @ SHARC
August 19, 2023**

DIRECTORS PRESENT: Keith Mobley, Gerhard Beenen, Scott Gillies, Clark Pederson, Linda Beard & Tony De Alicante

DIRECTORS ABSENT: Bill Burke & Julianna Hayes

STAFF: James Lewis, Keith Kessariss, Becki Sylvester, Brad Olson, Patti Gentiluomo, Kellie Allen, Leigh Anne Dennis, Joe Healy & Jacki Bue

The Annual meeting of the association's members was called to order at 1:00 pm

Owners in attendance: 97

WELCOME

President Beenen welcomed everyone present and thanked them for attending the meeting today.

President Beenen noted how happy he was to see so many owners in attendance at this important yearly meeting today. It is a beautiful day outside and there are a lot of other things owners could be doing this afternoon, so he appreciates owners taking time out of their day to attend.

There are a set of presentations that will be shared this afternoon and owners will have the opportunity to address the Board at the end of the meeting during the Owners Forum. Additionally, the meeting will be recorded and posted to the SROA website, www.sunriverowners.org for owners to view at their convenience.

ELECTION RESULTS

Secretary Gillies thanked everyone who voted in the election that closed on August 12, 2023. The newly elected board members are the three incumbents: Bill Burke, Scott Gillies & Clark Pederson. Their new terms commence at the close of this meeting and run through the close of the Annual Meeting in 2026.

BOARD OFFICERS 2023/24

President Mobley reported the Board elected officers at their June meeting and the officers for 2023/24 will be:

President: Gerhard Beenen
Vice President: Bill Burke
Treasurer: Clark Pederson
Secretary: Scott Gillies

BOARD SERVICE RECOGNITION

President Beenen recognized the three Board members who are finishing their first term, Bill Burke, Scott Gillies & Clark Pederson. These three gentlemen have all been elected to a second term of service. President Beenen thanked them for the time, dedication, expertise, and service they have given to the to SROA and to the Sunriver community.

INTRODUCTION OF SROA BOARD MEMBERS

President Beenen provided a brief bio along with a photo of each of the current SROA Board members. He thanked all the board members for their hard work in representing SROA. The Association has had some real challenges over the past few years and these individuals work very hard on behalf of all owners.

TREASURERS REPORT

Treasurer Pederson started by thanking the community for showing confidence in the board members that were running for reelection and voting for the incumbents to serve another three-year term. Treasurer Pederson commented he is looking forward to his second term and is pleased to serve as Treasurer for another year.

Treasurer Pederson reported that SROA is in very good financial shape with considerable improvement having been shown in the last couple of years. Referencing the income statement, total revenues in 2022 were \$12,754,407 and we are on track for a similar number for 2023 with total revenues through the end of June totaling \$6,380,733. Those revenues come primarily from the monthly maintenance fees owners pay, the Recreation Plus Program (RPP), the Member Preference Program (MPP), interest income on investments and SHARC gate fees.

Year-to-date expenses through the end of June 2023 total \$6,273,571. We do have some big expenses coming up in the third quarter when the fall roadwork is done and as Ladder Fuels Reduction (LFR) efforts continue. The largest share of expenses for the Association is for salaries and benefits followed by materials and services which includes asphalt paving, ladder fuels reduction and noxious weed removal, to name a few. Treasurer Pederson noted the contract for the fall road/pathway work in the amount of \$538,000 was signed recently and that work will occur in the coming weeks. Also included in materials and services are insurance and legal expenses as well as the contributions made to the reserve fund.

The operating surplus through the first six months of the year is \$107,162 and we anticipate that surplus will be a little higher by the end of the year.

Total assets for the Association are \$38,442,541 which is a combination of our investments in reserve accounts and cash reserves but also our buildings, vehicles, equipment, etc. Short-term liabilities total \$5,222,403 and there are currently no long-term liabilities. Director Pederson explained that when an owner pays for the entire year at once, that money is held aside and a twelfth of that money is taken out each month and transferred to operations account to apply for that particular month maintenance fees. Retained earnings & surplus are currently at \$33,200,138, which is the value of the assets the Association owns. There was a change in retained earnings of \$1,050,000. The value of what each person owns as an owner has gone up in the last six months by over a million dollars, which is huge.

In looking at the cash balances, unrestricted cash is at \$4,119,187. This is the account where our bills/invoices are paid out of on a monthly basis. Restricted cash is currently \$12,647,520 so our total cash balance is \$16,766,707.

Treasurer Pederson provided a 3.5-year comparison of the income statement illustrating how well the Association has rebounded from the initial COVID 19 years when there were many restrictions in place which resulted in \$891k loss in 2020 and a loss of \$332k in 2021. Last year there was a surplus of \$582,992 and at a recent board meeting after the annual audit was completed, the Board approved the transfer of those monies to the reserve account.

Referencing the balance sheet, Treasurer Pederson commented that total cash and investments for this year are \$16,766,707, a significant increase over the last two years. Director Pederson noted this was the total prior to the deduction of the \$538k that will be spent on asphalt this fall and the money that will be necessary for LFR work so these numbers will change some in the coming months. Total assets are \$38,422,541, a nice increase from last year at this time.

Regarding cash balances, Treasurer Pederson reported that 25% of the operating fund is unrestricted and is where all the invoices the Association receives are paid from. These funds can be used as the budget and the Board direct. The remaining 75% falls into the three categories of: Reserve Replacement/New Capital, Operating Reserve “Rainy Day” Fund and the SHARC Reserve Fund. Treasurer Pederson noted that his Treasurers Report for the September issue of the Scene goes into more depth about SROA’s reserve funds, and he encouraged owners to read that information.

The Reserve Replacement/New Capital account is where we build up funds to replace things as they deteriorate and need replacement. Everything with a three-to-thirty-year life span that SROA owns from a piece of equipment such as a snowplow or chipper to painting, plastering and maintenance of our buildings, pools, and pathways, these are all on a schedule. Every three years the Association has a Reserve Capital Specialist come in and do a full reserve study. That study was conducted last week, and we will see the results of that report in the coming weeks.

We also have an Operating Reserve “Rainy Day” Fund that was established when SHARC opened. This fund was established in case there were an event that causes SHARC to close for an extended period whether it be from wildfire smoke, roof collapse, etc. Despite things being extremely challenging during COVID-19, we were able to leave that money untouched. Treasurer Pederson also noted that money is restricted to SHARC related expenses.

Additionally, there is a SHARC Reserve Fund that was established when SHARC was built. When the facility was approved by owners, they had the option of four different ways they could pay the Special Purpose Assessment for the construction of the facility. Two of the options, paying yearly for 15 years and paying monthly for 15 years, are still in effect and those monies are placed in the SHARC Reserve Fund as the loans for SHARC were paid off in full a number of years ago. Like the Rainy Day Fund, money in the SHARC Reserve Fund can only be used for things related to SHARC.

Treasurer Pederson’s full report will be posted on the SROA Website, www.sunriverowners.org. > Owners > Board, Committees & Minutes > Annual Meeting.

PRESIDENTS REPORT

President Beenen noted that one of the things that he picked up being on the Board for the past four years, was the wisdom of past SROA President Keith Mobley which he is appreciative for. Board members are owner representatives and are in place to help guide SROA management in meeting the needs of Sunriver owners. The Board listens to owners, some owners come to the monthly board meetings and express their concerns or ideas, such as the indoor tennis courts that were suggested at this week’s meetings and some people choose to write to the Board expressing thoughts or ideas. The Board appreciates hearing from owners and President Beenen encouraged owners to attend the monthly meetings held at the Administration building.

President Beenen went on commenting that the Board makes policy decisions and policy decisions are something that affect all Sunriver owners. When the Board discusses things like the new Design Manual of Rules & Procedures, it is important to remember this document was not developed by the Board, but by owners and staff and is then approved by the Board of Directors once they are satisfied that their approval is in the best interest of the majority of owners.

Similarly, committees and taskforces come to the Board with recommendations on infrastructure amenities, roads and pathways, or wildfire reduction plans, etc. These are but a small sampling of what comes before the Board for approval. It is the Board’s job to ask questions and/or ask for clarifications and revisions when and where warranted based on input received from owners. The Board is in essence representatives of the owners.

President Beenen referenced the SROA Mission Statement:

Maintaining Sunriver as a premier residential and resort community, protecting and enhancing its quality of life, natural environments, and property values.

President Beenen noted it is the Board's responsibility to act on the Mission Statement. To illustrate, President Beenen referenced fire risk and ladder fuels reduction. This is something that has been taking place in Sunriver for many, many years and President Beenen noted that this isn't just SROA's responsibility, it is also the responsibility of every owner to ensure their property is in compliance with the ladder fuels reduction plan and it is something every owner should take very seriously. While we have an excellent staff at the Fire Station, if we were to have a sizeable wildfire in Sunriver, they would not be able to manage it, so it is up to each individual to keep their property safe from wildfire.

President Beenen reported that since last year's Annual Meeting, SROA has reached an agreement with TDS on bringing fiber to the home. President Beenen went on that there was a taskforce made up of 8-9 individuals who met for four years and held over 40 meetings. The opening bid from TDS was yes, they would bring fiber to the home for \$5 million. After months of negotiation, what we ended up with is TDS bringing fiber to the home and giving us a very good deal on high-speed internet. This endeavor took an enormous amount of work and there were a lot of people who contributed a lot of time and effort to make that happen.

President Beenen referenced Treasurer Pederson financial reports noting the Board also has the responsibility of watching over the financial health of SROA. SROA is fortunate to have a very good Finance Committee that meet on a monthly basis in addition to a very good controller, Joe Healy. President Beenen noted he is pleased to reiterate that the Association is in excellent financial health.

Investing to maintain our infrastructure is easy to see by simply walking around Sunriver. There have been a number of significant investments made over the past ten years and those investments were made with owner approval and owner funds. Investments such as the Member Pool, River Access, well-maintained pathways, new tunnels, and a new Public Works building have all been possible while at the same time building the reserve account.

President Beenen referenced the Design Committee Manual of Rules and Procedures which received a major update and redo in the past year. GM Lewis and Assistant GM Kessarlis took the lead on this project, and it has been done in such a way that it is a factual, rule-based manual. Training on the new manual is ongoing with members of the Design Committee, a committee made up of owner volunteers whose efforts are greatly appreciated.

The Design Committee is being refocused to make sure that their mentality aligns with SROA's desire for owners to invest in improving their home and doing it correctly. A number of changes have been made to make the process of smaller, less complicated projects much easier for owners to accomplish. President Beenen noted that Sunriver has rules for a reason and those rules have to be complied with and the Design Committee and staff are there to help navigate the process. More information as well as the new fillable forms have been added to the SROA website, www.sunriverowners.org > Departments > Community Development > Design Manual & Forms.

President Beenen referenced an unwelcomed controversy earlier this year at SHARC over a rainbow sticker. The thing that it precipitated is that SROA is not a political organization, but at the same point in time, as all owners showed in a recent vote to change the Consolidated Plan, SROA owners do not believe in discrimination. Everybody is welcome at SROA facilities and owners resoundingly supported that by 90% voting to change the Consolidated Plan and remove discriminatory terminology.

President Beenen touched on the issue of package delivery in Sunriver. Notably, over the past few months UPS has been working on adding all of the Sunriver addresses with one or two digits listed next to the

five-digit address to their system to assist them in getting packages delivered to the proper address.

In regard to USPS delivery, which includes all Amazon deliveries, the request from SROA was for the USPS to add all Sunriver physical addresses to their database as that is the database a lot of companies use for their shipping needs. After receiving an emphatic “no” as an answer when local postal representatives were asked about the addition of these addresses, SROA staff reached out to the local and regional postmasters for Bend and to date have received no response at all.

President Beenen reported that a Sunriver owner took it upon himself to reach out to Senator Wyden’s office for help. Senator Wyden’s office has been in touch with the post office and has agreed to enter this persons five-digit address as a “test” address in their system beginning in September. If it goes well and is successful, the USPS may be willing to add all Sunriver addresses into their system.

President Beenen talked about the need for all owners to be responsible community members. While SROA is a big part of Sunriver, it is not the only part of Sunriver and there are other big players in Sunriver. We have been listening to other community partners and have been fortunate to have had representatives from the Resort, the Village @ Sunriver, Cascara Vacation Rentals, Midstate Electric and the Sunriver Chamber Area of Commerce to name a few, come to the Board work sessions and provide an update on what their company/organization is doing.

SROA played a big role in helping the Sunriver Service District (SSD) realize the new Public Safety facility. SROA, along with the Board went to bat with Deschutes County in helping to secure the \$8 million in Transient Room Tax (TRT) dollars that the County Commissioners have contributed to the construction of the facility. SROA sold the fire station building to the SSD for the amount of \$1.

President Beenen noted that the management agreement between the SSD and Deschutes County requires that two of the seven-member SSD Board must also be SROA board members. These members helped negotiate the agreement between SROA and the SSD both in terms of sale of the building and the lease of the land which SROA will retain the title to. The SROA Board and staff worked very closely with the SSD to make sure that they could be successful in getting a new facility built here in Sunriver.

A fairly new taskforce for SROA is the Transient Room Tax (TRT) Taskforce. Anyone who rents out their home or a portion of their home as a nightly rental must pay TRT dollars to the County in the amount of 8% of the nightly accommodation rate. Sunriver as a whole contributes approximately \$6 million per year in TRT dollars. Over the past ten years it has been close to \$50 million and Sunriver has not seen a lot in return. This taskforce is focused on dialoguing with county officials on the platform that something needs to change and Sunriver should get more return for those dollars in the future.

As many of visitors to Sunriver avail themselves to the communities amenities, there should be support of that infrastructure from a TRT perspective moving forward. While President Beenen cannot report that something concrete has been worked out, he can report that there is recognition and County Commissioners that agree that Sunriver deserves some of those dollars. The taskforce will continue to work on this issue and will keep the community apprised of their progress.

President Beenen recognized the efforts of a number of local groups who have done a lot of tremendous things in the community and beyond in supporting those less fortunate. The Sunriver Women’s Club, SR Music Festival, the Rotary Club, and the Sunriver Christian Fellowship are just a few examples of organizations that support and assist neighbors who may be struggling.

Lastly, President Beenen referenced the election most recently completed. As he mentioned at the beginning of the meeting, Larry Ishmael has resigned from the SROA Board of Directors as of this morning. President Beenen believes there was a whole series of tragic events that resulted in this, but he also believes that Mr. Ishmael made the right choice in resigning. It’s time for all of us to move on and

hopefully we will never have something like this happen again in our community.

GENERAL MANAGERS REPORT

SROA General Manager James Lewis thanked those in attendance for taking the time to come to today's meeting. GM Lewis noted that this is his third annual meeting and unlike three years ago when he looked out in the crowd and knew no one, he now looks out at the crowd and recognizes many familiar faces.

GM Lewis commented that it takes a team. We have the Board, we have committees, we have taskforces, workgroups, owners, and staff who all play important roles on the team. GM Lewis noted the frequent use of taskforces by the Association. Unlike the three-year commitment to a committee, a taskforce generally has a start and stop date with a clear set of expectations to be accomplished. This kind of time commitment is sometimes more attractive than volunteering for a three-year term on a committee.

When a taskforce is formed, we strive to get a broad mix of resident and non-resident owners, owners that rent their homes and those who don't, as well as any stakeholders whose interests and input might be helpful to the task at hand.

GM Lewis took a moment to introduce the SROA staff members who attended today's meeting.

GM Lewis talked briefly about overcoming challenges, noting that while SROA is not immune to the current difficulties of finding ample employees, the Association has been successful in being fully staffed for the first time since the pre-COVID days. Despite supply chain issues over the past few years, staff planned accordingly and have been mostly successful in receiving needed supplies/items in a timely fashion.

In terms of accomplishments, permanent restrooms have been installed at Mary McCallum Park and a sink and running water have been added to the Pavilion. The riverbank is being restored and the almost one-mile pathway along the river has been partially paved. This is a walking only path and no bicycles are allowed on that stretch of the pathways, so please park your bike, and walk.

The indoor pool at SHARC was replastered earlier this year and the outside of the SHARC facility was painted.

The tunnel at Circle 1 was replaced with a double tunnel no longer requiring bike riders to walk their bike through the tunnel.

In the spring, a complete rebuild of seven lanes in Sunriver was completed. Fall roadwork will focus on the southern portion of Beaver Drive and Oregon Loop Lane.

Ladder fuels reduction and noxious weed removal on commons continues. Approximately \$300k is spent annually on fire fuels reduction.

In terms of operations, the Design Manual of Rules & Procedures was rewritten over a two-year timeframe. The taskforce assigned to this project met 24 times with some meetings going as long as three or four hours at a stretch. Many procedures have been streamlined utilizing specific standards and resulting in a much quicker turnaround on smaller projects.

The Ladder Fuels Reduction Plan was also updated through a multi-agency coordination effort. This update also brings us in compliance with state law. Additionally, SROA, through Natural Resources Director Patti Gentiluomo's efforts received a ladder fuels reduction grant from Deschutes County in the amount of \$350k.

A Park & Recreation Facility Master Plan was completed a few months ago. It is community based and

includes both long and short-term priorities while remaining forward thinking. This will assist the Board and staff as it relates to funding both existing and future amenities.

GM Lewis was pleased to announce that Sunriver will finally have a dog park in the community prior to the end of the year. It will be located by the Cottonwood Tennis courts and will include an area for big dogs as well as an area for small dogs. Park specific conceptual plans will be developed as part of the master plan to meet owner and visitor needs.

From an operational perspective, an Information Technology Strategic Plan was developed and SROA has a new IT Director, Rebecca Maloney who started in April and hit the ground running. Needs have been prioritized with a focus on security. IT is the underlying basis for almost all SROA operations, and we want to make sure we are prioritizing SROA needs and updating as technology changes.

As President Beenen mentioned, the Telecommunications Taskforce met many, many times prior to taking the bulk services agreement to the owners for a vote. The community approved that initiative and construction has commenced on this important three-year project that will bring fiber to all homes in Sunriver that desire it. GM Lewis noted the number of TDS vehicles on property in the past few weeks as construction on the project commences. Once available from TDS, a map of the area they plan to work on first will be published in the Scene.

Our Recreation Department is fully staffed this summer allowing us to expand the season and the hours of operation. Pickleball courts have been extremely busy this summer as has the river access launching area. We were able to open the pools before Memorial Day this year instead of in mid-June as in years past. We have had record number of people on some days this summer and have been able to keep our facilities fully open and operational.

GM Lewis also reported that earlier this year SROA applied for and were awarded a grant through Visit Central Oregon for \$75k which is geared toward spending the dollars on facilities that support visitors to Central Oregon. The Sunriver pathways are our most prized recreation amenity and most of the pathway map kiosks have seen better days. This money will be used to upgrade the map/pathway kiosks throughout the community.

From a financial standpoint, the Association received a clean 2022 audit with no recommended changes to current practices. GM Lewis noted his appreciation for the depth of knowledge the members of the Finance Committee have echoing President Beenen's remarks that the Association is in excellent shape financially. The 2023 budget, which was adopted with a planned deficit of approximately \$100k, is on course to finish with a substantial surplus. The support that owners have provided to the Member Preference Program and the Recreation Plus Program illustrates the value of those available programs.

GM Lewis touched on items that are in progress such the 2030 Strategic Plan. The Board at their business meeting this morning approved creating a taskforce that will be made up of 18-19 owners including both resident and non-resident owners, owners who rent their homes and those who don't as well as a number of stakeholders in the community, representation from the SSD, the SROA Board and staff.

This will serve as a guiding document for community evolution over the next seven years. The taskforce will develop goals, policies and action items with implementable evaluative actions and results. That taskforce will hold their first meeting in two weeks and updates on their progress will be provided in the Scene. GM Lewis added there will also be some town hall events as well to garner owners perspectives on the plan as we move forward.

SROA is constantly trying to determine the best ways to communicate with owners. The main tools are the monthly publication of the Scene, the SROA website, social media, and email blasts to those owners who are signed up to receive email blasts from SROA. SROA has hosted a number of town hall events in

conjunction with Sunriver You on topics important to the community will continue to do so. GM Lewis encouraged all owners who have not already done so, to sign up at www.sunriverowners.org

SROA's ability to communicate with owners is dependent on having the correct information on file. All owners are encouraged to check with SROA to ensure we have the most current phone, mailing address and email address on file.

GM Lewis touched briefly on the Reserve Study that was completed last week. This is something the Association does every three years and which provides an accurate accounting of all assets over \$3,000 in value and with at least a three-year life span. This study provides an accurate accounting of all assets and helps determine replacement timelines and it ensures that SROA is planning financially for the replacement of its assets. Currently there is \$11 million in the reserve fund and the goal is to have the reserve fund 70% funded by 2043.

In regard to the Transient Room Tax (TRT) Taskforce, GM Lewis noted that over 50% of the TRT dollars collected in rural Deschutes County come from Sunriver. It is safe to say that if Sunriver were to get some of those TRT dollars back, that money would go back into contributing to something that helps draw visitors here. The task force will continue to meet with representatives from Deschutes County on this issue.

A major project that is now in progress is the new Public Works facility. As some already know, the old roundhouse that has housed the Public Works employees for many years now is actually the old sewage treatment facility. That structure has been demolished and over the next several months construction on the new facility will begin. We anticipate this project will be completed mid-year 2024. This will be a huge upgrade for the Public Works staff members and will also provide space to house equipment indoors as opposed to being stored outside subject to the elements. It will also help protect the investments that owners have made into all rolling stock necessary to keep Sunriver operating smoothly year-round.

In 2024, SROA will have a wage and compensation analysis done by a third party. Wages and compensation have been all over the board for the past few years. Trying to gauge what is necessary to attract employees to Sunriver has been a challenge in the past couple of summers. GM Lewis noted his son is a lifeguard for SROA which means he drives from Bend every day to come to work. He could easily go to work at Juniper Swim Center, but he prefers not only the wages at Sunriver but also his workmates and the great culture he experiences as an employee for SROA.

This wage analysis will evaluate the SROA job descriptions and changing needs. It will also provide analysis of the appropriateness of SROA wages and benefits according to the job position and requirements. This analysis is done periodically and is fair for the employees and financially responsible for owners. It is especially important now following the economic turmoil over the past three years. Additionally, it provides a sound basis for budgeting purposes.

Also in 2024, SROA will be conducting a Comprehensive Owner Survey. These important surveys are done every three years and they help SROA assess the pulse of the community on a variety of issues. These surveys also assist in evaluating trends and help determine priorities in planning for the future. SROA has been fortunate to have excellent responses to past surveys and GM Lewis encouraged everyone to keep an eye out for the survey in 2024 and to please take the time to complete it.

Another item SROA will be embarking on in 2024 is the redesign of the administration building. The Police Department, who occupy the south end of the building, will be moving to the new public safety facility once it is complete. It becomes incumbent on SROA to determine how to best utilize that additional space. As we currently house some staff in less-than-optimal working spaces, this additional square footage will be a welcome addition that should require making only minimal changes and being as frugal as possible.

GM Lewis spoke to operations noting that he works constantly with department heads to analyze our operations within each department. This is done to evaluate current departmental processes for efficiency, establish future needs and propose changes.

GM Lewis provided a brief overview of the different SROA departments and provided a few highlights of each of those.

GM Lewis also provided an overview of the different committees, taskforces, and work groups of SROA and thanked those folks who volunteer their time on behalf of their community. It is these committees and the Board who set the policies, provide the direction, propose the rules, and it is up to staff to implement those that the Board adopts.

Lastly, GM Lewis noted the SROA Code of Civility that was put in place about a year before he arrived at SROA. Obviously, the Board found it important to solidify that all owners, when engaging with the Board, committee members, staff, or other owners, must adhere to a degree of decorum. While civil conversation and exchanging of ideas is encouraged, it needs to be done in a civil manner.

In closing GM Lewis shared the Sunriver Peace Pledge that was created earlier this year. It simply asks people when they are engaging with others in Sunriver to be welcoming, kind, patient, respectful and accountable.

GM Lewis commented on what an outstanding community Sunriver is and noted that owners should feel proud to live here. GM Lewis encouraged owners to get involved and volunteer, to ask questions, to come to the board meetings, and to get and/or stay engaged with their owners association.

Director Mobley briefly interrupted and commented he believed this was a good time to recognize the SROA General Manager and staff assembled today in the form of a standing ovation which the rest of those in attendance joined in on.

OWNERS FORUM

Jane Boubel, 18 Cultus Lane, expressed her appreciation to the SROA Board and the General Manager for responding quickly to the recent issue regarding unethical use of the SROA logo and mailing address. Ms. Boubel appreciates that the process was kept respectful, and all involved were made aware of the process. Ms. Boubel is aware of the staff time and SROA resources that have been consumed by this issue, which have significantly impacted, particularly the administrative, legal, board and staff. Ms. Boubel noted she was truly saddened by the verbal abuse and assaults that GM James Lewis and Gwen Gamble received. Both deserve our admiration. Their concern for SROA and our community has been admirable. The impact on all has been significant and Ms. Boubel thanks the SROA Board for their voluntary service and care of the community.

Paul Conte, 8 McKenzie Lane, commented he feels it is very unfortunate that a decent Sunriver owner, Larry Ishmael, resigned from the Board, not because he had committed any crime or ethical breach but because he was hounded out by a mob like action that leapt to conclusions before they knew the facts. Once they knew the facts, that wouldn't change their attempt to drive him out of office. President Beenen twice made the inappropriate remark "I think Larry made the right decision." What he should have said is, "I'm sad that we didn't see a community and a board that didn't respond to a few zealots who took it on their almighty righteousness to drive Larry out of office." Mr. Conte went on to say that he "does not know Mr. Ishmael other than having met him. He doesn't know if he beats his wife or whether he is a saint, but what he does know, because all the facts were available to him, that what Mr. Ishmael did was make a really stupid mistake and it's a mistake that a lot of people could have misunderstood as being malicious and an attempt to manipulate the election. But when you find out what the facts are that doesn't hold up and Mr. Conte is ashamed of the people who drove Mr. Ishmael out of office."

Mr. Conte added that these righteous folks who are going to be the ones who want to uphold our code of civility have been silent about a director who lied about him and his wife three times and who he asked to set the record straight over a claim that Mr. Conte was expanding the use of fencing to protect native plants, when in fact he has reduced those by over 50%. Mr. Conte went on “He lied about other things and I have asked Director Gillies to correct the record and apologize and he has done neither and not one of the people, either on the board or off the board, that jumped so quickly to attack Mr. Ishmael have spoken up and demanded accountability and civility from one of their board members.”

John Ross, 82 Meadow House, thanked the Boards, past and present, along with the crews at Public Works for the fabulous improvements that he sees around Sunriver. Mary McCallum Park is a standout and things of that caliber are evident everywhere. Additionally, Mr. Ross is very pleased with the reporting on the status of SROA, especially from a financial perspective, and expressed his appreciation to the volunteers and staff for their hard work on behalf of the owners.

Frank Brocker, 5 Cedar Lane, noted that Sunriver is a very clean place due in large part to the LT Rangers who work tirelessly to pick up litter from road and pathways in the community.

Cindy McCabe, 13 River Village Condo, thanked the Board, Mark Smith, and the Public Works staff for all the improvements to Mary McCallum Park. It’s a beautiful facility, a wonderful setting, and now it really shines.

Patty Klascius, 1 Ollalie Lane, questioned whether or not the people who have to wait the longest for the installation of their fiber to the home will get any kind of reimbursement as they will be paying a higher monthly rate for longer than those who receive the service first.

Carol Holzer, 9 Blue Grouse Lane, echoed the comments about Mary McCallum Park being such a wonderful facility, especially with the improvements that have occurred over the past few years. Ms. Holzer’s main concern today is the riverbanks along the stretch of the river in Sunriver and the degradation that is occurring. Ms. Holzer wonders if there are different, more creative ways to communicate to people who come to Sunriver as well as the owners how fragile the banks are and how important it is to use only designated load/unload areas.

Bob Black, 44 Red Cedar Lane, also loves the pathways in Sunriver but is concerned about the increase in the number of huge throttle bikes and ebikes on the pathways. These create significant safety concerns especially for people with small children that run the risk of being injured by someone flying by at 25 miles per hour. He would like to know what can be done to curb the use of these bikes before it gets out completely of control.

Charlie Piper, 24 Ranch Cabin, has owned property in Sunriver for many years and noted that in addition to the huge uptick in ebikes, there are also a tremendous amount of people who don’t follow basic rules and insist on riding on the roads. There have been so many people on the roads between Circles 2 and Circle 4 that it’s astonishing no one has been hit, however he feels it’s just a matter of time. Mr. Piper commented that all visitors need to be made aware of the rules that are expected to abide by, especially when it comes to riding bikes on the roads. Part of the problem is that people use Google maps which direct them to the roadway instead of the pathways. All local bike shops should be aware and instruct people that rent their equipment of such and owners who choose to rent their homes out on their own also have a responsibility to inform their guests of what is expected of them when they visit Sunriver.

Jan Bosson, 22 Witchhazel Lane, commented that she has noticed that there have been at least one or more complaints each month at the board meetings about the uptick and speed of ebikes on the pathways. She is curious, what if anything, is happening at the Board level to enforce our pathway rules and if it’s not enforced then why not? Secondly, in addition to the increase in speeding ebikes, as someone who

works in the Village several mornings a week she sees a vast array of electric bikes, scooters, skateboards, etc. flying through the Village. She wonders if we could get to the place where only walking is allowed in the Village and all other modes of transportation would be required to be parked.

Rhonda Brattain, 10 Parkland Lane, agrees with the need for additional signage to assist visitors, especially in finding the pathways. Ms. Brattain also noted that she believes directions to emergency services should be included at each of the circles.

Val Stensland, 2 Topflite Lane, noted “I just can’t let it stand and that is in reference to the owner who got up and talked about being ashamed of people who took a stand and really protected what Sunriver is as a community. Ms. Stensland noted how proud she is of the people who came up and took the hit by speaking out and doing some investigation, so thank you very much to everyone for the work that you did to uncover and quickly take care of what was going to be a horrible situation.”

Ezma Hanschka, Meadow House 64, noted she has noticed a lot more smoking and vaping on pathways and on the golf course. After watching a golfer throw their lit cigarette away, she tried phoning the golf course but got no answer, so she phoned the Sunriver Police Department. She was told that SR Resort is private property with their own rules and there wasn’t anything the police could do. With the fire danger being as high as it is, this has her very concerned. She asked about partnerships and if SROA can try to influence the Resort to impress on their guests the extreme danger associated with this.

There being no other business, the adjourned at 2:55 P.M. and those in attendance were invited to stay after the meeting for hors d’oeuvres and beverages.

The Annual Meeting is available for viewing on the SROA website > www.sunriverowners.org > Owners > Board, Committee & Minutes > Annual Meeting.

Respectfully submitted,

Scott Gillies, Secretary