

**SUNRIVER OWNERS ASSOCIATION  
BOARD OF DIRECTORS WORK SESSION  
SROA BOARD ROOM  
JANUARY 19, 2023**

**DIRECTORS PRESENT:** Bill Burke, Clark Pederson, Gerhard Beenen, Linda Beard, Mark Murray & Scott Gillies

**DIRECTORS PRESENT VIA ZOOM:** Julianna Hayes, Keith Mobley & Tony De Alicante

**STAFF:** James Lewis, Keith Kessariss, Patti Gentiluomo, Mark Smith, Susan Berger, Jacki Bue, Jesus Mendoza & Kellie Allen

The meeting was called to order at 10:00 A.M.

**OWNERS IN ATTENDANCE: 2**

**SNOW REMOVAL/WEATHER UPDATE**

Public Works Director Mark Smith spoke at the request of the general manager to provide an update on snow removal and associated activities in his department this week.

Mr. Smith noted that the public works department can essentially be broken down into four different parts. The road and pathway crews are currently composed of nine individuals totaling nine years and nineteen weeks of experience. This is in sharp contrast to the over 75 years of experience we had in that area prior to losing three key employees due to retirement, change of employer, and recovery from an accident in the third person's case. Seven of the road/pathway positions are currently filled and two are in the hiring process with one scheduled to start next Monday. On the fleet side, we have four individuals as well as three individuals that work as aqua techs. Additionally, there is an office assistant and the department director, Mr. Smith.

Crews were working 24/7 throughout the storms last week. There are some people that are now on their 13<sup>th</sup> day in a row of working without a day off. Mr. Smith was happy to report that things went well and crews did a great job coordinating with the SSD personnel in identifying and addressing trouble spots in the community.

Fleet services employees as well as the Aqua Techs were all moved to snow removal last week. There were a number of trees that came down, several of them across roads in the community. Mr. Smith shared that one mechanic offered to work the night shift doing snow removal and he is now on his sixth, twelve-hour shift. He did this to ensure the community would have access to the roads each day. Mr. Smith also noted there are 260 different roads in Sunriver all with different configurations and which take some getting used to.

Staff also had to ensure that none of the SROA buildings suffered any freezing pipes because of the cold temperatures we had last week. Mr. Smith noted he is immensely proud of his team for their efforts in making sure the roads were cleared in a timely fashion despite their lack of experience. Mr. Smith noted the annual snowfall in Sunriver calculated over a 30-year period is approximately 60.7 inches and as of this morning, we have 58 inches of snow, most of which came over a three to four-day period.

Priorities regarding snow removal are to complete the fire aprons first, followed by the main roads, secondary roads, local roads, and pathways. After this is complete, the crews do the RV yards, Skypark and fire hydrant clearing.

Mr. Smith noted that it can be difficult for the employees to remain positive when they are receiving less than helpful input from owners, but the crews have had a very upbeat attitude towards the whole situation, and they have not let the small handful of naysayers bring them down.

The Board thanked Mr. Smith for this update and thanked the PW staff for all their hard work.

GM Lewis added that he received some less than positive comments from owners regarding the office being closed or having a delayed opening due to the weather conditions. It is important for owners to understand that 2/3rds to 3/4s of the SROA employees live in Bend, Redmond, Prineville, and points south as well. The safety of those employees is paramount in GM Lewis' responsibilities, and he will not compromise that. While owners in Sunriver know their roads will get plowed, that is not necessarily the case outside of Sunriver.

### **INTRODUCTION**

#### **DICK LUEBKE – MIDSTATE ELECTRIC**

GM Lewis noted that back in December, he and Assistant GM Kessarar were informed by Midstate Electric (MEC) representatives that electric rates were rising in 2024. The increase is a considerable one resulting in an approximate \$16k in additional fees that were not included in the 2024 budget that was approved in November before this information came out.

Along those lines, GM Lewis invited Midstate Board Chair Dick Luebke to attend today's work session and provide some background on how and why the increase was necessary at this time as well as answer any questions the Board may have.

Dick Luebke was in attendance via Zoom and shared that he and his wife are close to celebrating their 25<sup>th</sup> year of living in Sunriver. Mr. Luebke shared that he became a Midstate board member in the summer of 2020, replacing longtime Sunriver owner Lee Smith who sadly passed away. Mr. Luebke is now on his second term on the Midstate Board and is now also serving in the role of President.

Mr. Luebke shared that the coop was founded in 1948 and energized in 1952 joining approximately 900 similar electric cooperatives around the country. There are 18 electric cooperatives in Oregon, including five in Central Oregon. Midstate serves over 17,700 member/owners and has 21,000 service points which can include things such as meter-less streetlights, as well as approximately 2,500 miles of electric line in four Central Oregon counties.

Midstate is a not-for-profit organization. Excess profits are paid back to the member/owners in the form of capital credits typically every year. Their board is comprised of nine members, one from each region/district. Board members are elected by coop members and serve a three-year term. An annual meeting is held at Midstate headquarters every year in May.

Bonneville Power Association (BPA), which is part of the Department of Energy and is a federal power marketing organization provides 100% of Midstate's electricity. The BPA receives no tax revenues at all so every single penny that they spend is provided by their rate payers. They provide power not only to electric cooperatives, but also to public utility districts, municipal electric utilities, and investor-owned utilities.

Midstate has first preference as a public owned utility, so they can secure less expensive rates relative to the rest of the country. Currently if all the meters in the Midstate portfolio are combined, the average demand amount of power being utilized is about 54 megawatts, although during last weeks blizzard, they peaked at 126 megawatts.

Midstate currently only has one major connection to BPA, located at Midstate's headquarters in La Pine which serves the entire service area including south to Fort Rock, Sand Creek, and Christmas Valley and west to Mt. Bachelor and the tunnel on Highway 58. In the case of a system-wide outage, all lines must be patrolled first to ensure everything is clear and there is nothing else that could cause a problem prior to the power being turned back on.

Due to on going concerns about only having one connection for the entire system, the MEC Board decided they needed to have another connection to BPA in case the current one goes down as well as to support future loads as more people move into the area and hook up to MEC services. There is also talk of some data centers potentially coming to the LaPine and/or Fort Rock areas. In the interest of the resilience and reliability of the system, the MEC Board voted to move forward with this project.

A new transmission line is being installed between LaPine and just south of Beaver Marsh where there is another BPA connection at the Diamond Lake junction. This is a five-year, \$20 million dollar project which will also provide the ability to connect at that same location to Pacific Power and have access to some of their power if necessary.

Regarding the rate increase, MEC recently found out that the BPA was increasing the MEC rates by 18% starting October 1<sup>st</sup>, an increase which MEC had not anticipated. With the project previously mentioned already underway, and a price increase being added, MEC found they had no choice but to do a rate increase to its member/owners. Even with the increase, MEC's rates are still below those of neighboring coops as well as statewide and nationwide rates. While not happy about having to increase rates, the MEC Board is happy that member/owners are still receiving the lowest power rates available.

Like many other organizations, MEC has also been hit with inflationary rises in costs for transformers, equipment, fuel costs, etc. along with the same supply issues many other organizations have had to deal with in the past few years.

Mr. Luebke noted he has an electric car which increases his homes power demand by two to three times his normal consumption and it takes approximately two hours to charge his vehicle. As more people switch to electric vehicles and start plugging into infrastructure that was originally designed 50 years ago, upgrades will have to be made. There are some sizeable implications for MEC, and the Board.

The \$20 million referenced earlier is being spent over a fifteen-year period that began in 2015 and will end in 2030 to upgrade the power infrastructure in Sunriver and the surrounding communities. Direct bury lines that were installed 50 years ago are being replaced with modern conduit and conductors that can support higher levels of current that need to go to homes.

Mr. Luebke referenced a graph displayed on the screen for those attending illustrating a seven-day snapshot of the BPA's energy and where it all comes from. The graph illustrates both the BPA's energy and snapshots of each of the dams on the Columbia and Snake rivers. There are a total of 31 dams, which provide the bulk of the power at any given time. Over 85% of your power comes from those 31 hydro dams. There is one nuclear generating station in the mix called the Columbia Generating Station which is located up across the Columbia River in Washington state. It has been there for decades providing power in the same fashion year after year at approximately 1200 megawatts. It is taken offline once a year to refuel it.

Currently the only way to create more power is to allow more water to flow through the dams and to activate more turbines. Additionally, there are what are called variable energy resources meaning solar and wind which as illustrated on the graph but as the weather gets worse in the off season those resources also decrease down due to the lack of sun and the need to turn wind turbines off when high winds occur. As Mr. Luebke noted, by Sunday of the most recent storm, there were no variable energy resources available and as

of Wednesday when he ran this report, those resources had still not come back online. While solar and batteries may be the next wave, currently there are not batteries available that are cost effective or utility installations that can do anything other than keep power up for four to six hours. There is no way the alternative sources would have been able to keep up with the demand over the past week and without those dams that are in place, things would look a lot different.

Midstate has a real threat to consider regarding future dam removals. The four dams on the lower Snake River have been in the news quite a bit as of late with the recent announcement of the Biden Administrations ten-year partnership with the tribes and states to restore wild salmon, expand clean energy production, increase resilience, and provide energy stability. This would require breaching the four Lower Snake River Dams through an agreement with four tribal nations, two states and several conservation groups.

The Army Corps of Engineers finished building the dams in the 1970s to bolster hydropower and agriculture. They have since become a primary cause of Snake River salmon declines. As a result, multiple salmon runs are veering toward extinction, and the dams have been the subject of litigation for nearly 30 years. However, the removal of those dams is a real threat to Midstate and would cause electric rates to increase as much as 50%. Mr. Luebke noted there is a lot of information on Midstate's partner website, [www.voicesforcooperativepower.com](http://www.voicesforcooperativepower.com). Mr. Luebke encouraged owners to register on the site and sign the petition encouraging the industry leaders to let power users have a seat at the table.

Additionally, Mr. Luebke encouraged owners to check out the website, [nrwiverusers.org](http://nrwiverusers.org) which is a group that is supported by utilities, barge operators, farmers, etc. to advocate for maintaining a healthy environment for commerce, recreation, and fish/wildlife. Twenty-five percent, or approximately \$3.5 million of what Midstate pays to Bonneville each year is earmarked for fish and wildlife expenses to keep healthy flows of salmon in those rivers. Midstate is endeavoring to get the word out but would appreciate any assistance the Association can provide in helping to educate owners on this issue.

The Board thanked Mr. Luebke for being here today and providing this information to the Board.

### **OWNERS FORUM**

No owners addressed the Board in person, but GM Lewis noted there were three submissions to the Board and as such he will summarize.

The first is from Gail Huitt, 28 Poplar Lane who submitted multiple reasons why she is opposed to the tree protection rules recommended by the Design Review Committee. She discussed other boxes, stakes, posts, etc., throughout Sunriver (many for safety reasons) that affect the aesthetics of the community. She hopes there can be an agreement on reasonable accommodations.

The second letter is from Wayne Smith, 9 Red Cedar Lane questioning why amendments to SROA's governing documents are being proposed without public notice or public comment. Mr. Smith believes that prior to any consideration for amendments to such documents, prior notification, and opportunity for comment should be provided to eliminate changes that are not beneficial to the community.

The third letter is from Susan Quesada, 12 Rogue Lane, who thanked SROA management for making the decision to close SHARC during the recent blizzards, ice storms, and when road conditions around the region were poor. As both an owner and a SHARC employee, Ms. Quesada was grateful as she drove down Abbot Drive in a whiteout that her fellow employees were able to leave work during daylight hours and caravan back to Bend and LaPine. Thank you for protecting SROA's most important resources, its employees.

GM Lewis also noted there were four emails that were sent to Mr. Lewis as well as the rest of the Board from Paul Conte, 8 McKenzie Lane that will be made part of the permanent record. One is from January 17<sup>th</sup>, two from January 18<sup>th</sup> and one from January 19<sup>th</sup>.

Lastly, there was a submission from Ed Pitera, 25 Quelah Lane related to recycling that was included in the board binders.

### **ADMINISTRATION BUILDING ARCHITECTURAL RENDERINGS**

GM Lewis reported that this topic goes back to when the SSD was proposing their new public safety building. Once the Police Department vacates the space on the south side of the Administration building, SROA will repurpose that space for SROA needs.

Currently, things are very crowded at SROA with some employees sitting in hallways, making it more difficult for owners to navigate and providing a less than ideal workspace for some. Assistant GM Kessarlis and GM Lewis have been collaborating with Sage Architecture to repurpose that space.

Sage Architecture staff have met with SROA staff to determine what the unique needs for the different departments are, how we currently operate and what our needs will be going into the future. Additionally, they are working with staff to create spaces with drafting tables, large tables to spread plans out on, etc., that are useful when staff are meeting with an owner. Sage has done this in such a way that there will not be a lot of drastic changes made and the least number of walls, doors, etc. will be removed, saving the Association dollars along the way.

Assistant GM Kessarlis added that currently the consultants are putting this plan together to send out to potential contractors to determine what an initial quote on build costs might be. Once that is in place, we will start looking at the construction permit documentation process with Deschutes County. This should occur in May or thereabouts and the plan is to award a contract in November or December. Ideally, if the SSD project is still on time, portions of the construction would start in January 2025.

The current police department side of the building will be addressed first, and we will be integrating the spaces as we move staff over to that side of the building once it is completed. Readjustments on the existing side of the building will occur once the current staff has been relocated out of those areas.

Mr. Kessarlis added the proposed changes will create a much better flow from a customer service standpoint and give us the chance to address some current working conditions that are less than ideal. This additional space will be a huge benefit to SROA.

GM Lewis added that regarding timing, it may seem like this is a long way out, but the permitting and RFP process take considerable time and need to be completed before fall so costs can be built into the 2025 budget.

Currently the plan is to move the Community Development Department to the police side of the building. This will allow space for a workroom to accommodate owners and contractors when plans need to be reviewed. Mr. Kessarlis reminded the Board that the Community Development Department receives over 1,100 submissions per year and often those can include a review of the plans. A couple of small conference rooms are also being added with GM Lewis noting that meeting and storage space are always at a premium. There are also some things that will need to be done on the existing side of the building to become ADA compliant such as in the restrooms.

**OREGON FAMILY LEAVE ACT (OFLA)**  
**FAMILY & MEDICAL LEAVE ACT (FMLA)**  
**POLICY UPDATE**

SROA HR Director Kellie Allen reported that with the addition of Paid Leave Oregon into the protected leave category, SROA needs to change our measurement period for OFLA and FMLA which are the state and federal protected leave laws. We currently follow a calendar month period by which those measurements are calculated, but those are going to be changed to be on a rolling period that will align with what the state of Oregon currently does. This will ease the administrative piece of managing these leaves, provide more clarity and make things less confusing for employees.

SROA is required to provide employees with a 60-day notice before it can go into effect, and once we do move to put that in place it will require a modification to the SROA employee handbook. This will take place in the next couple of months and the Board will be required to approve the changes to the handbook once they are ready.

**ADMISSIONS MODEL WORKGROUP UPDATE**

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

As of December 14, 2023, a total of 7,287 Member Preference Program (MPP) cards have either been purchased or renewed. Of that total, 5,738 were renewals and 739 were new cards. The remainder are extended household, long-term renter, or commercial passes. This is 130 less than mid-December of 2022. At the middle of December, the MPP revenue totaled \$608,013 or 101.1% of the annual budget.

Mr. Kessarlis noted that sales of 2024 MPP memberships started on December 14, 2023. Between December 14 and December 31, 2023, 339 owners updated the MPP cards, 60 new MPP cards were issued, and 58 Extended Household memberships were updated.

Regarding the 2023 Recreation Plus Program (RPP), as of December 10, 2023, there were 918 homes and/or condominiums signed up for the program. Last year at the same time there were 924 properties participating in the program. Mr. Kessarlis also provided a breakdown of the RPP's by the number of bedrooms. RPP revenue is at \$2,455,904 or 100.1% of the 2023 budget.

Gate revenue is currently sitting at \$561,851 or 96.7% of the budgeted \$587,050. The return of the gate revenue was welcomed this year after the lifting of capacity limits on the facilities.

SHARC hosted a total of 9,784 attendees at the facility in the month of December compared to 8,910 in 2022. Of that number, 3,825 were owners, 4,064 were RPP pass holders, 69 were member guests, 351 were extended family, 233 were gate admissions, and 33 were Central Oregon Sunday users. Year to date, overall attendance is at 212,858, an increase of 12,219 guests over 2022.

As was noted last month, the overall attendance at the Member Pool through the end of the season was 17,636 compared to 20,039 in 2022, a decrease of 2,403. A question related to this will be included in the next Comprehensive Owner Survey in 2024.

By the end of December 2023, staff had issued 51,070 paper guest passes and of those 11,886 have been redeemed at SHARC and 4,176 were redeemed at the Member Pool. There were 56,448 passes issued in 2022 of which 11,843 were redeemed at the SHARC facility and 4,644 were redeemed at the Member Pool. This decrease reflects the fact that overall fewer properties renewed their MPP cards, but more people per household renewed.

Mr. Kessarlis reminded the Board that owners were able to start renewing their cards for 2024 in mid-December. Owners can update their cards 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 finished the year at \$65,844, or 51.2% of budget. Assistant GM Kessarlis reported we already have 14 general public events booked in 2024, eight of which are weddings. Mr. Kessarlis will be staffing a booth at the Central Oregon Wedding Show this weekend to help generate more interest in our wedding space. We are currently without an events manager and the goal is to have that position filled in the next month or so. Due to the lack of an event manager, Recreation Director Leigh Anne Dennis as well as Assistant GM Kessarlis and other SHARC employees are helping to ensure events go smoothly.

Assistant GM Kessarlis noted that SHARC is receiving more and more requests for space from clubs and organizations who pay a lesser rate and is something that may warrant further discussion. When we look at true revenues versus expenses, with the goal being to cover our expenses, the revenues may be different based on the percentage of who utilizes the space.

GM Lewis added that he along with Assistant GM Kessarlis and Recreation Director Leigh Anne Dennis have been discussing this as well and want to have a full discussion with the Board at an upcoming work session about some of the policies related to how we use that space. The staff feels a comparison of the rates for general public versus owners versus clubs and organizations needs to be explored again.

We see a great deal of use by the different clubs and organizations for which there is no charge and while staff is not saying there should be a charge, when we get to budget season with the Finance Committee, they want to know why things do not always pencil out. The reality is that even if a party is not being charged to use the facility, we still must have staff there and available and there is an expense related to that without any revenue being generated. GM Lewis added that he has been here four years now and the question comes up during budget time every year about how come our revenue is not meeting our expenses on events.

Director Gillies requested the Assistant GM Kessarlis provide a breakdown of the events by category going forward so the Board can easily see how many of each type of event is booked.

#### **DOG PARK TASKFORCE UPDATE**

Assistant GM Kessarlis reported the taskforce recently held their sixth meeting in which they reviewed the communication that had gone out to neighboring properties and owners and discussed if there are other ways they can potentially mitigate some of the impact on neighboring properties.

One thing discussed, and that the taskforce would like to see, came out of the Parks Master Plan, and talks about producing a conceptual plan for both the Cottonwood and Meadow Parks. The taskforce felt it a good idea to go ahead with putting those components of the comprehensive plan for that space into a conceptual drawing so that it can be looked at in different phases such a phase one is the dog park component, phase two might be the addition of a pavilion and grills, a restroom, sports courts, playground, etc.

The taskforce felt this would be helpful to them to have to be able to see what the use of the entire space would be like. This information should also be provided to the representatives of both churches as well. The task force meets again on January 31<sup>st</sup> and will finalize their presentation which they will plan to present to the Board at either the February or March meeting.

## **DESIGN MANUAL TEXT – HOUSEKEEPING/AMENDMENTS**

Assistant GM Kessarlis and Community Development Director Jacki Bue were in attendance to update the Board on several housekeeping items that have been identified in the Design Manual of Rules & Procedures. As a reminder, Mr. Kessarlis noted that the manual was updated for the first time in over 35 years and the updated version went into effect in July of 2023. The task force met twenty-two times over a 24-month period and now that staff and owners have had a few months to utilize the new manual, several things have been identified as needing to be addressed. As much as we hoped that everything had been transitioned over successfully, there are certain things that did not get carried over as well as updates that are more clerical in nature. Some of these changes have been based on feedback and input from owners and some have been identified by staff as they started utilizing the new manual.

Regarding Section 3.10 Exterior Colors, Community Development Director Jacki Bue commented that one of the goals is to get away from allowing clear stain on exposed timber and shingled gable ends as over time the wood turns to an orange color and which has resulted in numerous complaints. The proposed amendment to this section will allow an owner to paint exposed timber elements and shingled gable ends with a semi-transparent stain of either the house body color or trim color with Design Committee review and approval. Additionally, a clearer definition of exactly what the body, trim, and accents was added.

Assistant GM Kessarlis and Ms. Bue went through all the proposed amendments with the Board, providing clarifications, answering questions, and noting a few small edits.

President Beenen inquired as to how things are going now that the new manual has been in place for seven or eight months. Ms. Bue responded that most owners are very appreciative of the changes, especially the old requirement of having to put a deposit down for smaller projects and they are seeing a much faster turnaround on projects than in the past. As an example, a hot tub installation project can now be approved in 2-3 days as opposed to a month or longer.

Ms. Bue noted that staff continue to modify the department forms as necessary to make them as user-friendly as possible. Ms. Bue also commented that owners appreciate the more prescriptive rules as it is much easier to understand what is and is not allowed and what the process is. Additionally, removing administrative projects such as hot tubs, screen walls, etc. from the Design Committee agendas allows the committee to invest time in those larger projects that require more attention.

Design Committee Board Liaison Gillies noted that owners are also very appreciative of the Design Committee now referencing the specific rule in the manual that applies to a decision the committee has made on a submittal. President Beenen noted the importance of the Design Committee members as well as the Association's appreciation for the work those volunteers do.

Assistant GM Kessarlis will make the edits identified and provide the Board with an updated copy of the document prior to tomorrow's meeting where this item is scheduled for action. President Beenen added that for the size and scope of this document, to find so few corrections is incredibly good.

## **RECYCLE SURVEY RESULTS**

Director Murray reminded the Board that at last month's meeting he, along with Sunriver owner Randy Schneider, 6 Dixie Mtn Lane, volunteered to do some informal surveying of people using the recycling facility. The survey asked for basic information to provide indicators for the Board and is not scientific in any sense of the word. These gentlemen went out on two different days between Christmas and New Years and one additional day the week after New Years. They had planned to do it another day that week, but the weather was too unfavorable.



Director Murray noted that for the most part people were very willing to take the two minutes or so necessary to complete the questions. The answers were inconsistent, they were not able to get the answers to all the questions every time, but it is still enlightening material to have.

Mr. Schneider added that overall, when combining the totals of the three days the volunteers were out there, 42% of users were Sunriver owners, 39% were from Caldera, Crosswater, River Meadows, etc., and 19% were guests in Sunriver. Although there are quite a few users from south county, the vast majority are from Sunriver.

Mr. Schneider noted some of the comments he received from owners:

1. Some condominiums do not currently have room to include both garbage and recycling containers in their designated garbage enclosure areas. This is something Mr. Schneider feels would need to be addressed prior to eliminating the recycle center as those people do not currently have a choice. Mr. Schneider noted he heard that from five different owners.
2. Several owners said they did not trust the renters to recycle properly so renters were told to just put everything in the trash.
3. A lot of owners utilize the facility to recycle their cardboard as they do not want to cut it up into small enough pieces to fit in the recycle bin or they have more than their bin will hold.
4. A person who runs a business from their home, said they do not have enough room.
5. Not everyone who lives adjacent to the facility has issues with it. One owner reported they live close enough that they can walk over with their recyclables, a convenience they enjoy.

As far as guests are concerned, the hardest thing for them is not knowing what is and is not recyclable. While that information is posted at the recycle center, there is no way of knowing if the owner has posted the information in their rental.

One interesting thing they heard from a guest was that the owner of the rental they were staying in has posted that both recyclables and household garbage should be taken to the recycle center thus freeing the owner up from having to pay for garbage service and then contaminating the load of recyclables if the garbage is thrown in with it. That group of renters was informed that they could not leave their garbage there and would need to take it back to the rental.

There are also several businesses in the Village that bring recyclables to the center as the bins they are provided in the Village are only for cardboard and there are no containers provided for glass or other co-mingle items in the Village.

In response to what people will do if the current location closes, the majority of owners, guests and people living outside the of Sunriver said they would go to the South County Transfer Station with others saying they would just put everything in the trash instead.

Both Mr. Schneider and Director Murray were amazed by how many owners that are already paying for trash said they were not using the current recycling options. This is even though the owners have been paying for the service monthly for over a year whether they use it or not, which was a decision of the Deschutes County Commissioners.

Additionally, some owners said they just take their recyclables home with them and recycle them there instead of in Sunriver.

Another surprising note was how many people are unaware that Deschutes County pays Cascade Disposal to remove the recyclables collected in the bins in Sunriver and SROA allows them to operate from that location.

While a three-day sampling of a few hours a day is not necessarily representative, it is still an interesting indicator to have and is more than what we have had up until now.

It was also noted that there are some questions in the upcoming Comprehensive Owner Survey relative to the recycle center.

Mr. Schneider noted his biggest concern is that the current layout is a safety issue both for people coming to recycle as well as our Public Works employees coming in and out of that area in oversized vehicles.

The Board members thanked Director Murray and Mr. Schneider for braving the elements and taking the time to gather this information.

**PROPOSED AMENDMENTS**  
**SROA BYLAWS**  
**NOMINATING COMMITTEE CHARTER**  
**SROA BOARD MEMBER CONFLICT OF INTEREST POLICY**

GM Lewis noted that he has been working with Nominating Committee Chair Ron Angell and Nominating Committee member Debbie Baker on some proposed amendments to the SROA Bylaws, the Nominating Committee charter, and the current Conflict of Interest policy in place. These items are being grouped together as they are all three related and affected by the work the Nominating Committee does. This effort will help to clean up those inconsistencies between this and other governing documents for the Association.

While being grouped together here for discussion purposes, these three items are listed individually on the agenda for action at tomorrow's meeting.

GM Lewis noted that the proposed revisions to the Bylaws were sent to the Board last week to allow more opportunity to read, review, and respond to GM Lewis with questions or concerns.

Ms. Baker noted that the pressing issue for the Nominating Committee is that they are actively trying to recruit board applicants. The board application, however, needs to be approved prior to being posted for use. As the committee is required to bring their nominee announcements to the Board in April so they need the application as soon as possible. GM Lewis also added that the Nominating Committee voted and approved these proposed changes at their last meeting on January 2<sup>nd</sup>.

Primarily, there was some clarity that was intended to be afforded here between what the duties are and are not for the Nominating Committee. The Nominating Committee is responsible for the nomination of candidates that apply to run for open board positions. They are not responsible for any of the candidates by petition. There was language in the documents that indicated that the committee was responsible for reviewing the candidates by petition as well so that clarification needed to be made.

One of the other considerations the committee looks at is if the applicant is a member in good standing. There is a revised definition of that included in the proposed amendments.

The proposed amendments call for the elimination of Exhibits A & B from the Bylaws, which are the candidacy form for a director position and the signature sheet for a candidate by petition submission simplifying the process for changes to the form moving forward.

Nominating Committee Chair Ron Angell noted the proposed changes are also meant to broaden the scope of the review of candidates with respect to criminal offenses. The way it is currently written, direction is given to look at individuals who have felony convictions. The committee feels if an individual has a criminal history, it should not matter whether it was a felony or a misdemeanor, those issues should be looked at as part of the review process.

Mr. Angell referenced the current conflict of interest policy, noting that the same form was being used for both candidates and sitting board members. As these are two distinctly different things, the committee feels it is important to address the issue and provide one form for a board candidate and a different form for someone who is already on the Board.

At this point, President Beenen, while understanding the tight deadline that the Nominating Committee is under, wants to ensure the Board is comfortable with the proposed language, have all their questions answered and are ready to vote on these issues tomorrow. Discussion followed and questions were raised about only approving the application portion of the proposed amendments so that the Nominating Committee can move forward with their work.

Alternatively, the Board can schedule a special meeting for the purpose of addressing these three issues between now and the regular February meetings to allow more time to review the document. Staff will reach out to the Board to schedule a special meeting and in the meantime board members were instructed to get their questions, changes, or comments on any of the three documents to GM Lewis.

The Board made their way through the document, had several comments and a few questions for Mr. Angell and the general manager.

#### **TRANSIENT ROOM TAX (TRT) UPDATE**

President Beenen reported that the Deschutes County Commissioners were approached about SROA making a presentation in one of their upcoming open meetings, a request that was rejected by the Commissioners. Despite having already done so, the Commissioners want to meet with SROA representatives individually instead of in an open meeting setting.

GM Lewis explained to the Commissioners that the material to be presented is the same material that was previously presented to them individually. Despite that, GM Lewis & President Beenen will be meeting with them individually again next week as well as meeting with Deschutes County Sheriff Shane Nelson, who we do not expect to be receptive to sharing any of the TRT dollars he currently receives for his department.

President Beenen did attend one of the County's recent budget meetings where TRT dollars were indeed discussed but there was no mention of Sunriver during that discussion, despite several of those involved in the discussion being very aware of Sunriver's efforts in this regard. They did discuss the possibility of using some of those TRT dollars towards the new courthouse and other capital projects that they would like to pursue and that the TRT dollars are one way in which they can actually get these capital projects funded in part.

An update will be provided to the Board following this second round of one-on-one meetings with the Commissioners.

#### **REVIEW 1/20/24 REGULAR MEETING AGENDA**

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

**ADJOURN**

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 confer with legal counsel regarding threatened litigation that is subject to a claim of attorney-client privilege. This will be a privileged communication and it cannot be disclosed to anyone outside the meeting. Seconded by Director Murray, the motion passed unanimously.

The public meeting recessed @ 1:22 P.M.

The public meeting resumed @ 3:32 P.M.

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

Director Burke moved to adjourn the public meeting. Seconded by Director De Alicante, the motion passed unanimously.

The public meeting adjourned at 3:33 P.M.

Respectfully submitted,

Scott Gillies, SROA Secretary