

SUNRIVER OWNERS ASSOCIATION
Board of Directors Work Session
July 19, 2024 @ 9:00 A.M.
SROA BOARD ROOM, 57455 ABBOT DRIVE &
VIA YOU TUBE LIVE STREAM
AGENDA

9:00 A.M. Owners Forum

Introduction: Scott Reese-SROA Recreation Operations Manager – Leigh Anne Dennis

Recycle Depot Closure Plan – GM Lewis (Section “E”)

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

Sunriver Citation Form Proposed Revisions – Community Development Director Jacki Bue
(Section “K”)

Draft Strategic Plan Presentation – GM Lewis, Asst GM Kessarlis & SP Taskforce
(Section “F”)

Review 2024 Annual Meeting Agenda Topics (Section “L”)

Review 7/20/24 Board Meeting Agenda

Other Business

Executive Session – Yes

(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
July 20, 2024 @ 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 July 19th Board Work Session
1. 9:30 Review and Approval of Board Meeting Minutes from June 14 & 15, 2024
2. 9:35 Financial Report: June 2024 – Board Action Request: Approve Unaudited June Financials
3. 9:50 General Manager Report
4. 10:05 Committee Reports
5. 10:00 Sunriver Service District Reports
- A. 10:05 Committee/Taskforce Membership Actions
- B. 10:10 Committee/Taskforce Action Requests: None this month
- C. 10:15 Board Action Request: 2nd Quarter Reserves to Operating Fund Transfer
- D. 10:20 Board Action Request: 2023 Operating to Reserves Fund Transfer
- E. 10:25 Board Action Request: Recycle Center Closure
- F. 10:30 Board Action Request: Draft Strategic Plan – 45-Day Owner Comment Period
- G. 10:30 Board Action Request: Resolution 2024-002 – NW Natural/SR Water Rate Case
- H. 10:35 Board Action Request: Resolution 2024- 003 – Board Indemnification of Volunteers & Staff
- I. 10:35 Other Business
- J. 10:45 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

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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(1)

Approval of Minutes from:

June 14th Board Work Session

June 15th Board Meeting

(2 Board Motions Required)

**SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS WORK SESSION
SROA BOARD ROOM
JUNE 14, 2024**

DIRECTORS PRESENT: Bill Burke, Clark Pederson, Gerhard Beenen, Keith Mobley,
Mark Murray & Linda Beard

DIRECTORS PRESENT VIA ZOOM: Julianna Hayes & Tony De Alicante

STAFF: James Lewis, Keith Kessarais, Susan Berger, Joe Healy, Patti Gentiluomo, Kellie Allen, Mark Smith, Gary Siefert, & Jesus Mendoza

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

OWNERS IN ATTENDANCE: 8

OWNERS FORUM

Ed Pitera, 25 Quelah Lane, commented on the recycle depot and provided information about recycling services in Sunriver. Mr. Pitera stated that because of the home-based side-yard recycling opportunities, there is no need for the recycling depot.

Chuck Swenson, 19 Quelah Lane, commented about the operation for the recycling depot. He cited safety concerns, specifically related to glass recycling, and stated that due to liability SROA should remove the recycling depot.

Bob Stillson, 10 Belknap Lane, thanked previous and outgoing Board members, specifically Tony De Alicante, Julianna Hayes, and Keith Mobley, for their participation on the Board. He cited specific actions that made them beneficial during their tenure. Mr. Stillson also thanked the aquatic staff for the great job they do at SHARC and the Members Pool.

GM Lewis summarized four letters from owners into the record:

Kevin Mitchell, 9 Aquila Lodge, commented on the aesthetics of the current recycle depot and stated that they are an eyesore to the community. Mr. Mitchell further stated that the side-yard recycling opportunity negates the rationale for having a recycling depot.

Timothy Dunne, 8 White Elm Lane, stated he did not see a reason for license plate readers being installed by the Sunriver Service District/SR Police Department and stated his opposition for such.

Mark McConnell, 3 Tamarack Lane, cited multiple reasons why the recycling depot should be closed. They included side-yard recycling availability; users who live outside of Sunriver who currently use the SR facility should be provided with at home service; Village businesses should be provided with their own facilities; Resort and rental agencies should provide their own services; closing the depot will encourage more home based recycling use; and Deschutes County and the providers should provide the service for property owners outside of Sunriver.

Debbie Baker, 6 Golden Eagle Lane wrote to the Board regarding incorporation. Ms. Baker cited three primary reasons for her opposition to incorporation.

1. A lack of representation for all owners if Sunriver incorporated and not all owners were able to have a say in governance – disenfranchisement through not being able to vote.
2. There are many regulations incumbent for cities that Sunriver, as a planned community, is currently not subject to.
3. Incorporation would not be in accordance with the adopted Sunriver Mission Statement.

ZACH BASS – REDMOND AIRPORT DIRECTOR

GM Lewis introduced Mr. Zach Bass, the current Airport Director at the Redmond Airport. Mr. Bass commented that he has been with the Redmond Airport for over nine years, noting it is never boring and is a great place to work.

Mr. Bass noted the Redmond airport operations are currently comprised of approximately 2,700 acres with approximately ¼ of all the land falling inside of the Redmond Urban Growth Boundary. The airport works with the city of Redmond as well as the Federal Aviation Administration (FAA), so it requires a fair amount of property management.

Mr. Bass reported the airport has the ability to add a third runway to the south should that become necessary in the future. After the current terminal expansion is complete, they hope to expand one of the current runways which would allow them to accommodate planes flying anywhere. Currently they cannot fly direct to Hawaii or New York with Chicago being the furthest east they can currently fly direct. Lengthening the current runway will give them the ability to accommodate the aircraft that can fly to any destination.

The airport will generate approximately \$26 million in revenue in 2024. They are fully self-supporting and have been since 1947. Approximately, 90% of all funding comes from people who fly in and out of the airport for commercial traffic. Revenue from parking is the airports' biggest revenue generator, with that category expected to bring in \$8.1 million dollars or 38% of their budget.

The Redmond Airport is the only regional commercial airport east of the Cascades and supports over 1,000 local jobs. Additionally, the airport is also one of the largest United States Forest Service (USFS) tanker bases in the country and is also identified as a critical asset for the Federal Emergency Management Agency (FEMA) and Cascadia Emergency Management.

Mr. Bass reported the airport anticipates serving 1.3 million passengers in the 2024/25 fiscal year noting that in 2008 when the airport last underwent an expansion, they were accommodating less than 300k passengers per year. The airport has been able to bounce back more quickly than most in the Northwest from the effects of 911, the 2008/09 recession and most recently the COVID 19 pandemic. Over those years, the passenger numbers have continued to grow even since COVID bringing them to the current 1.3 million passengers they expect this year.

Looking at their ten-year growth, passengers are up 165.5%, seats available in the market are up 133.5%, commercial landings are up 49.2%, mainlines are up 10,001.2%, operating revenue is up 190.7% and 7 additional destinations have been added. Mr. Bass also noted there are over 500

flight students at any given time who utilize the Redmond airport for their training. Redmond remains one of the busiest flight training facilities on the entire west coast.

The Redmond airport currently accommodates five airlines: Alaska, Delta, Avelo, American and United. These fly to thirteen different destinations including a direct flight to Dallas that was started last month.

Moving forward, they want to keep pushing options for travel to the east, Denver, Salt Lake, etc. to give people the option to move east easier. Furthermore, they want to add more non-stop markets, such as the recent addition of the non-stop flight to Dallas with Chicago and Minneapolis being their next goals. Anything further than that will have to wait until the runway is extended to accommodate the weight of larger aircraft.

The air service expansion is targeted at expanding service to existing markets, adding new non-stop markets, and adding additional airlines. Discussions have been held with Southwest Airlines and Mr. Bass is hopeful they may be able to add them by 2026/27. Additional options may be Allegiant, Breeze and Sun Country airlines, although it heavily depends on what is going on with different airlines individually as to whether they will commit to adding more airports to their offerings.

Currently the airport is undergoing a terminal expansion guided by a Terminal Area Concept Plan which in essence identified that the current facility is too small for the level of passengers it is accommodating on a yearly basis. When close to a dozen aircraft are all leaving within a three-hour period in the morning, things get very, very crowded.

Going forward, once through the Transportation Security Administration (TSA) there will be escalators and/or an elevator to take passengers up to a brand-new concourse. Mr. Bass also pointed out that they are working on hopefully getting a 25-30-foot-tall Sasquatch statue built that will be located just to the right of the TSA area.

The new concourse area will accommodate seven jet bridges, along with new food options, restrooms, concessions, and retail. This also means that for seven of the eleven spaces, passengers will no longer have to go outside in the winter to board their flight.

They are currently approximately 40% through the design phase on this second-floor expansion which is expected to cost \$170 million for Phase 1. Mr. Bass noted there are no local taxpayer dollars involved in this expansion.

The plan is to break ground in the summer of 2025, although some items such as the jet bridges, elevators, escalators, etc. have already been pre-ordered as those items have an exceptionally long lead time. Mr. Bass also noted the challenges of trying to build an airport on top of an airport that also has to operate on a daily basis.

In answer to a question about why the cost of parking increased, Mr. Bass responded it was due to the fact that they needed to raise money for the terminal, but also, they needed to identify additional monies to construct new parking as during peak times they were overflowing. They hope that once the terminal expansion is complete they will be able to add a long-term lot that will

give people better options for cost. Mr. Bass also confirmed that the money raised from parking is the main revenue generator for most airports. There are currently over 400-line items of revenue just for the airport which operates similar to Sunriver in that they have their own public works, fire, and security departments.

In answer to a question from Director De Alicante regarding direct flights to Portland, Mr. Bass reported that there are direct flights to Portland in the winter months which proved successful enough that they are planning to add a second direct flight in October of this year. This will be through Alaska Air and from October through May there will be two daily flights to Portland and Mr. Bass anticipates that the number of full-time direct flights will increase in the next year or two.

In answer to another question from Director De Alicante, Mr. Bass reported the terminal expansion will be completed prior to the 3,000-foot runway expansion and the cost is estimated at this time at \$160 million. There has to be a certain grade on the runway and currently there is a 50-foot drop as you move towards the fairgrounds. That will all have to be filled in along with the parallel taxiways. Environmental assessments will begin on that project over the next few years.

In answer to a question about how much the terminal and runway expansion may convince other airlines to consider flying into Redmond, Mr. Bass noted that currently they are unable to accommodate the aircraft that can go farther east without having to change planes somewhere, so the runway expansion is necessary for airlines to even consider adding Redmond to their schedules.

Mr. Bass also noted that currently 72% of the people flying out of Redmond are either from Bend or Sunriver. Mr. Bass also offered tours to any of the Board members who would like one.

The Board thanked Mr. Bass for being in attendance today and sharing this update.

2023 AUDIT REPORT
PRICE, FRONK & CO.

SROA Controller Joe Healy introduced Heather McMeekin from Price, Fronk & Co. who was in attendance to report on the recently completed 2023 audit for the Association.

Mr. Healy noted the audit was presented yesterday to both the Audit and Finance Committees. Ms. McMeekin added that they spent the necessary time yesterday to go through all of the financials, their processes and procedures with the Audit and Finance Committees.

Ms. McMeekin noted that Price Fronk is in the process of merging with KDP Certified Public Accountants, LLP, so by next year they will officially have a new name.

Ms. McMeekin explained that the Price Fronk staff go through and confirm with third parties on confirmation for investments, account balances, debt, etc. to confirm that everything provided by staff is accurate. They test controls over payroll and disbursements and dig into the controls that are in place. Examples include proper approvals, items being coded to the correct expense accounts, and checks that are clearing the bank are going to the correct vendor. The bulk of the audit is done via cut-off testing where they look at accounts receivable and accounts payable to make sure everything is in the correct period.

Ms. McMeekin thanked Mr. Healy and his team for making SROA's audit an easy audit to perform due to the clean, concise manner in which records are kept. Requests to staff with questions or requests for

additional information are always dealt with swiftly by staff. Ms. McMeekin noted everything looked great and is being done well. The audit team goes through the SROA records in a lot of detail and appreciates the assistance they receive from staff in that regard.

The audit was conducted in accordance with auditing standards generally accepted in the United States of America and she is happy to report that SROA has received a clean opinion. Ms. McMeekin and her team found that the financial statements present fairly, in all material respects, the financial position of the Sunriver Owners Association as of December 31, 2023, and the results of its operations and its cash flows for the year then ended.

Ms. McMeekin noted that overall revenues exceeded expenditures by approximately \$1.4 million in 2023. One of the largest contributors has been the favorable interest rates over the last year, with \$727,000 in investment income earned in 2023 compared to \$131,000 in 2022.

The Board had several questions for Ms. McMeekin and thanked her for attending today's meeting.

Copies of the audit are available at the SROA Administration office.

INFORMAL RECYCLE SURVEYS

GM Lewis reminded the Board that for the last several meetings the Board has discussed moving forward with trying to gain more data of who is using the recycle depot. Included in this month's board binders was the information Director Pederson compiled of the numbers received from the carting company recapping the stats of the recycle center and side-yard recycling. Also included were the results from the most recent Comprehensive Owner Survey regarding garbage/recycling, a summary of the informal surveys done at the recycle center in December of 2023 and January of 2024, as well as an example of the questions users were asked.

Since last month's meeting, and at the Board's direction, GM Lewis along with SROA Public Works Director Mark Smith, Assistant GM Kessarís, Director's Murray and Pederson and owners Randy Schneider, Ed Pitera and Lori Menalia all met to discuss how to best collect more data.

Director Pederson reported that when this work group met, they discussed when they might go out and do additional surveys and one of the things that became clear to them was, they wanted to ensure that the Board actually wants the additional data. If the Board feels they are already ready to make a decision on the fate of the recycle center, this group does not want to go out and do the work if it is not going to serve a purpose. Thus, they are returning to find out if the Board really wants additional data or not.

Director Pederson went on that all the arguments have been heard over the past year, in particular about inclusion in the public works yard, safety for both people and vehicles, garbage or unrecyclable items that are left on a regular basis both in the bins and stacked outside of the bins. Are all those issues such that it does not really matter what the percentages are of who is using the depot or is the Board ready to go ahead and move forward with closing the facility?

Director Murray noted that in the earlier meetings, the Board was really focused on gathering more data but as things moved forward there seemed to be a shift that yes it was limited data, but the survey group seem to come to the conclusion that SROA should begin the move toward shutting it down but gathering additional data might prove helpful in mitigating some of the effects of closing the facility. Owners who may have space issues in accommodating the necessary recycling can, condominiums that do not provide the necessary space or setup for side-yard recycling. Would additional information be helpful to our efforts and how could SROA assist those properties who have challenges with the current side-yard program?

Additionally, at least one business from the Sunriver Business Park recycles glass liquor bottles at the facility and is SROA being taken advantage of as a result of that business choosing to bring the glass to the recycle facility instead of throwing it in the trash.

Either way, if more data is gathered or not, if it remains open or it closes, one of the key factors is the need for additional education to owners. While the side-yard recycling has been in place and operating for well over a year now, there are still many owners who do not seem to know it exists and is a service they are paying for every month whether they use it or not, a decision that was made by the Deschutes County Commissioners.

Director Pederson added that the group also discussed the importance of education on the alternative options if the recycle center closes. The group recommends a several month lead time on the closure. If for example, the Board makes a decision in July to close the operation that would accomplish two things. First, it would allow Public Works Director Mark Smith to make final plans on how the future flow of traffic coming in and out of the Public Works campus will function. This is something Mr. Smith needs to know by the end of September or very early October to be able to complete or alter the layout of the public works yard accordingly.

Secondly, it provides the opportunity to use those months to inform owners through a variety of methods on how to take advantage of side-yard recycling, what to do during those times when your garbage may fill two cans, as well as tips for recycling cardboard as that is one of the main reasons owners who use side-yard recycling still use the recycle depot. It has been noted that Cascade has been very good about accepting clean, broken-down and stacked cardboard laying on top of the recycling can at no additional cost.

GM Lewis spoke with Denease Schiffman, the Manager of the Village @ Sunriver. They have their own system for recycling in the Village so closing the recycling depot would not have a lot of impact on them.

In response to President Beenen's question about where staff stands on the issue, GM Lewis responded that staff has had safety concerns in that area for a long time. There are large pieces of Public Works equipment coming in and out of that location in the same location where people may have their vision blocked by the load of cardboard they are carrying to the containers, or people darting out from behind a car, etc.

There is also a lot of staff time spent cleaning up the facility, breaking down cardboard for those too entitled to do so themselves and getting rid of the bags of trash people leave behind even when they know it is wrong to do. Staff has had issues and concerns about the facility for a long time. It would not be a pain point for staff if the facility were to close.

Director Murray added the group also agreed that Deschutes County and Cascade and/or Republic need to step up and provide more options to the communities south of Sunriver such as Caldera, Crosswater, OWW, etc. Closing the Sunriver depot may push those companies to provide those services.

President Beenen recapped that the question to the Board members, is do we need more additional data or is the Board satisfied enough with the amount of data they currently have to vote on whether or not to close the depot.

Vice President Burke commented he does not know if more data is necessary, but his understanding is that you are not supposed to put the glass container on top of your recycle can and if that is allowable, he would like to see that included in the agreement. The same goes for additional cardboard. If it is ok to put additional cardboard on top of or next to the recycling can, he thinks we need that in writing and that all drivers should be instructed if those changes are being allowed. His understanding is that if you recycle improperly, the carting company may be forced to cut off your privilege if you do so repeatedly.

Director Mobley commented that he feels that if the Board decides to go ahead with the closure of the facility, once that is announced, SROA will start hearing from people who are in favor of keeping the facility open.

Director Beard feels she has enough data to make a decision and does not see the need for additional informal surveys.

Director De Alicante feels that more data would be helpful to gather more information between now and the next board meeting because if we ultimately decide to close it the Board is going to be asked to justify the closure. If some data collected during the summertime were included it might be helpful to provide the extra information that the Board and staff can pass along to people who ask what the justification is for closing the recycling center.

That said, the Board has heard a lot of objections to keeping the facility open, especially from the people who live nearby and want it closed, but the Board has not necessarily heard from the people who want to keep the facility open. On the recent Comprehensive Owner Survey over 40% of respondents said they would start using the side-yard option if the recycle center closes which is good but 35% said they would add their recyclables to their garbage instead which rather defeats the purpose. This has been a topic of discussion for several years now and much has been written in the Scene as well as the board meeting minutes about the reasons behind the desire to close the facility.

Assistant GM Kessarlis noted that in the most recent Comprehensive Owner Survey, 85% or 1,887 respondents indicated they either have full-time or seasonal garbage service already. Closure of the facility would affect the 15% of owners who currently take their garbage back to their permanent residence and do their recycling at the recycle depot, but they could add seasonal service as an option or take their recyclables back to their permanent residence.

Recycling at rental properties remains a challenge, part of which is driven by the fact that different things are recyclable in different states and even counties and it can be very cumbersome for the management companies to monitor. By year end, Oregon is scheduled to have universal rules that apply to every part of the state in place which will help some, but lots of people are coming from states other than Oregon.

Director Pederson commented that his recommendation would be that the work group prepare a plan spelling out the procedure to be followed and have that ready to bring to the Board at the July meeting. Prior to then, President Beenen suggested contact be made with the carting company regarding the questions brought up today in regard to the placement of the glass container and the inclusion of cardboard that does not fit into the recycle container and see if we can get clarification on those issues prior to next months meeting. While not an absolute requirement, to the extent that there is the opportunity to bolster the data and people willing to gather it, he feels more data would be appreciated and helpful for a lot of the reasons Director De Alicante noted. That said, it is up to the small work group to decide what they believe is the best plan, moving forward and bringing that back to the Board in July to vote on.

GM Lewis noted that he is hearing two different things. One is an action plan coming to the Board in July for consideration of closure which will require notification to the owners, education about what other options are available for owners and guests, and conversations with Cascade Disposal on clarity of the items previously noted. That is easily doable between now and the July meeting. The question that remains unanswered is whether or not we should collect additional data.

President Beenen reiterated that there are some Board members who feel it would be good to have some summer data to bolster the overall findings of the informal surveys and there are some who feel people have

better things to do than stand at the recycle center with a clipboard. Director De Alicante added that he would rather have the information prior to making a decision instead of making a decision then getting the information.

Director Mobley noted the process will take several months during which time, he is certain the Board and staff will hear from those unhappy with the decision whichever way it goes.

Public Works Director Mark Smith asked if he is correctly hearing that it seems like there is a direction to close the recycle depot and the plan will be for the work group to get back together to produce an education process associated with the closure. If there is a need to get more data, that data would help develop the plan of how we close the facility, but would not necessarily affect the decision of closing it or not? The Board was in agreement with that synopsis. Mr. Smith suggested including that education information as part of the informal survey information, if additional surveys are conducted, which might also provide more information to develop/support the plan the group brings back to the Board in July.

GM Lewis commented he will contact the members of the work group to set up a meeting in the next two weeks and the issue will come back to the Board in July for a vote.

ADMISSIONS MODEL WORK GROUP UPDATE

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

As of May 31, 2024, a total of 4,894 Member Preference Program (MPP) cards have either been purchased or renewed. Mr. Kessarar noted that due to some computer difficulties and the inability to print cards for the better part of a week in May, some owners chose to wait to update their cards until they return later in the summer. Of that total, 4,076 were renewals and 340 were new cards. The remainder are extended household, long-term renter, or commercial passes. This is 44 more MPP cards than the end of May of 2023. At the end of May, the MPP revenue totaled \$424,465 or 67.2% of the annual budget.

Regarding the 2024 Recreation Plus Program (RPP), as of May 31, 2024, there were 847 homes and/or condominiums signed up for the program. Last year at the same time there were 894 properties participating in the program. Mr. Kessarar also provided a breakdown of the RPP's by the number of bedrooms. RPP revenue is at \$2,382,790 or 92.3% of the 2024 budget.

As has been discussed previously, one of the property management companies that had participated in the RPP in the past is going a different direction this year and chose not to renew a number of properties that had previously participated in the program. This should however mean that we will see more gate revenue as the property manager will reimburse the guest 50% of their entrance fee when they pay at the gate. Additionally, staff has heard from some guests who have rented the same property year after year that they have switched to either a different property or different property manager in some cases to find lodging that includes the RPP passes so the value of the program is evident.

Gate revenue is currently sitting at \$57,850 or 9.90% of the budgeted \$580,357.

SHARC hosted a total of 11,288 attendees at the facility in the month of May compared to 9,997 in 2023. Of that number, 3,309 were owners, 6,091 were RPP pass holders, 81 were member guests, 298 were extended family, 875 were gate admissions, and 29 were Central Oregon Sunday users.

466 people went to the Member Pool in May compared to 596 in 2023.

By the end of May 2024, staff have issued 38,620 paper guest passes and of those 1,904 have been redeemed at SHARC and 98 have been redeemed at the Member Pool. There were 31,790 passes issued by

the end of May 2023 of which 1,878 were redeemed at the SHARC and 130 were redeemed at the Member Pool. The main difference is that more individuals in the same home have purchased their MPP passes this year than last year. Year to date, there have been 44,589 guests at the SHARC facility compared to 42,417 by the end of May of 2023.

Mr. Kessarlis noted that uptick in the number of people playing pickleball continued in May. Owners must have an updated MPP card to gain access to the courts. Also, the Sunriver Music Festival will be holding a pickleball tournament fund raiser on the last weekend of May.

Mr. Kessarlis reminded the Board that owners can renew or purchase their cards for 2024 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.

Tennis and pickleball revenue is down by \$342 compared to last year at this time and net profit versus budget is down \$8,741. This is tied to the way labor was allocated due to the absence of an operations manager. One of the full-time staff members from the front desk at SHARC has been filling Emily Alexander's old role of operations manager and spent considerable time in May getting things open and running for the tennis/pickleball season. Those labor dollars came out of the tennis labor account instead of the general recreation labor account, so while there is an increase in labor in one line item, there is a decrease in another one.

There was a large pickleball tournament that ended on May 31st so the income from that event is not yet reflected and will be included in the reporting for June.

The Café is open and doing well. They brought in over \$10k over the three-day Memorial Day weekend without any alcohol sales included due to their final paperwork still being finalized with the OLCC. They are now open seven days a week for the summer season. SROA receives 18% of gross sales for the Café.

Facility event space rentals are off by \$2,756 at the end of May. Year-to-date sales are approximately \$38,929. There are 18 paid events booked between June and December of 2024 that equate to approximately \$49k in deferred revenue. We are in a better position than we were at this time last year and look forward to closing some more of that gap. The overall budget, which includes AV rentals, linens, etc., is \$115,000 for the year. There continues to be a lot of non-paid events for local groups on the books as well.

The Board thanked Assistant GM Kessarlis for this update.

OREGON FAMILY LEAVE ACT (OFLA)

HR Director Kellie Allen Assistant reminded the Board of the State of Oregon's Paid Leave Oregon program that was launched last fall. This program is meant to compliment Oregon's OFLA plan. There are additional changes that go into effect on July 1st and necessitate the need to update the SROA Employee Handbook accordingly to be consistent with state and federal law. Legal counsel is also reviewing the proposed language prior to the changes being brought to the Board for action. Ms. Allen anticipates she will have all of the language ready for the Board to approve at their next meeting.

BOARD OFFICER AND LIAISON APPOINTMENTS

Vice President Burke reminded the Board that 2024/25 board officers are due to be chosen and approved this month in accordance with the SROA Bylaws, Article V, Section 2. Additionally, for the last several years, the Board has done liaison assignments this month as well. Vice President Burke has reached out to

all the sitting Board members who will be continuing on the Board to gauge their interest and skills in different areas that will serve the Association well.

President Beenen has indicated he would be willing to be president again, Director Burke is also agreeable to continuing in his role of Vice President, Director Pederson is willing to continue as Treasurer, and Director Murray is agreeable to continuing as secretary with Director Beard willing to continue as Assistant Secretary. That leaves only the assistant treasurer position to fill. We have an outstanding slate of candidates running this year, so Director Burke is confident that filling that position will not be an issue.

In regard to the Sunriver Service District (SSD), both Director Beenen and Director De Alicante's terms are up on the SSD Managing Board in August. We are still waiting on the County Commissioners decision regarding the proposed elimination of the two SROA board member positions on the SSD Managing Board but it is looking as though those positions will go away and be replaced with an ex-officio non-voting member.

GM Lewis commented that the Deschutes County Commissioners have this item on their agenda for Monday, June 24th to discuss the input provided to Commissioner De Bone who attended last months board work session. Typically, the Monday session is a work session, and their business meeting is on the following Wednesday, the 26th. GM Lewis does not know if they will take any action on that Monday or not, but he does plan to attend, and we will definitely know by the July meetings.

In regard to committee liaisons, the charter for the Finance Committee requires the Treasurer to serve as Chair and for the President to also be a member of that committee. The charter does allow for up to four board members to serve on that committee, so after the election we will have further conversations on that.

Director Beard has agreed to take Director Gillies liaison position on the Design Committee and has also expressed an interest in continuing on the Owner Enrichment Committee, but that can be revisited after the election as there may be one of the new board members who has an interest in filling that spot.

The Covenants Committee will need a new liaison as Director De Alicante will be going off the Board after the election so Vice President Burke will be talking with new board members after the election to see who might have an interest in that position. Additionally, further discussion will be held after the election for adding another board member or two to the Admissions Model Workgroup.

At Vice President Burke's request, GM Lewis shared that as was recently done with the Design Manual, the Sunriver Rules & Regulations have seen a multitude of changes over the years and are due for a thorough review. That will require the work of a taskforce and is a project GM Lewis anticipates starting after the first of the year.

Vice President Burke noted the number of items that have been completed in the past year with the help of volunteer taskforce members. These include the re-write of the Design Manual of Rules & Procedures, the Strategic Plan 2030 that will come to the Board in July, the comprehensive Owner Survey, the successful opening of the SR Dog Park, the Transient Room Tax (TRT) efforts and the SSD Taskforce for the Public Safety Building.

OPEN BOARD MEMBER POSITION (SCOTT GILLIES)

President Beenen noted for those who may be listening and not be aware, Director Scott Gillies has sold his Sunriver home and as he is no longer an owner he can no longer serve on the Board. In accordance with the SROA Bylaws, Article IV, Section 5, the Board has the responsibility of filling that vacant position by the method of their choice.

As such one of the questions President Beenen wanted to pose to the Board with respect to that is since we currently have six owners running for the three positions on the Board that expire this year, the vacant position created by Scott Gillies resignation could be filled with the fourth highest vote getter from the election that closes on August 10th. Director De Alicante commented he would be fine with using that method.

Director Murray commented that four new people on the Board at once is a lot and in terms of historical and board knowledge, it might make more sense to see if someone who has previously served on the Board would be willing to complete the last two years of Mr. Gillies term.

President Beenen responded that while that is true, some of the applicants running for the Board have significant experience either serving on a committee or taskforce. Additionally, there are not many past board members to draw from who are still in Sunriver and some of those have not been on the Board in many years. Director Murray agreed and commented he could support either approach.

GM Lewis noted that filling this vacancy is a separate action from the election. The election will result in three new members and if the Board decides to fill the vacancy with the fourth leading vote getter, which will be a separate action at a board meeting. Election Committee Chair Patty Smith added that her committee will have no say at all in who the Board decides on to fill the empty position and it will not be part of this year's election and must be a separate action at a regular board meeting.

GM Lewis added that what the Board needs to discuss and decide is whether they want to appoint someone at the July meeting or wait until the results of the election on August 10th and take action at the regular board meeting on August 17th. The new board members terms start at the close of the Annual Meeting that will be held beginning at 1 P.M. on August 17th @ SHARC.

Vice President Burke added that another advantage to waiting until the election closes, is that there might be a person with specific skills that would be advantageous to the Board that did not finish in the top three. GM Lewis added that the Board could choose to postpone the decision to fill the vacancy until after that and can consider any individual that is an owner for that vacancy including any of those candidates who were not one of the top three vote getters.

President Beenen concluded the question before the Board now is the Board willing to wait until August to fill the position.

Director Pederson in response to Vice President Burke's suggestion of filling the vacancy based on possible specific skills, suggested waiting until the three new board members are elected and making a decision on filling the vacancy in September instead of August. This would allow the opportunity to visit with the new board members and gauge their interest in filling some of the liaison, assistant officer, etc. positions that were outlined earlier. The Board can then take the necessary steps to fill the vacancy with either someone who ran for the board and was not elected, or a member of the community that the Board chooses.

After further discussion, the Board was in agreement with not taking any action on filling the vacancy until August. GM Lewis will add it to the agenda for the regular August meeting.

STRATEGIC PLAN 2030 UPDATE

Assistant GM Kessar reported that the Strategic Plan taskforce just held their eleventh meeting on June 6th. There are 28 members of the taskforce which has provided great representation from a lot of different areas in Sunriver.

The group has used the following four guiding principals the group has utilized in their process:

1. Excellence in Governance
2. Environmental Stewardship
3. Sunriver Experience/Quality of Life
4. Community Engagement

The taskforce broke out into smaller groups and each groups goal was to take their guiding principle and create goals from that, create development policies, and create action items associated with those policies. When this assignment was first identified, the four groups returned with 111 action items.

The groups have since worked on condensing those 111 down to a more manageable number to be addressed over the next five to seven years. There are currently 34 items on the list with the breakdown being six from one group, ten from one group and nine each from two groups.

There has been a tremendous amount of input and what we have noticed is there is some overlap between some of these guiding principles in regard to certain areas such as communication, education, emergency preparedness, and overall safety. There are some commonalities which illustrate these groups are working independently, but also working together as a team.

GM Lewis added that starting with over one hundred action items that were prioritized by owners is particularly important and helpful as it prioritized what the owners would like to see SROA, as their representatives, do for the community over the next five to seven years. It provides direction for the Board, staff, and our partners, and it will help drive some of the discussion regarding work plans and budgets moving forward.

Assistant GM Kessarlis added that the fire and police departments have been heavily involved in all the meetings and provided valuable insights and input which will be obvious in the collaboration that will be necessary by those departments especially in regard to education and communication.

Ultimately the goal is for the taskforce to have their draft of the plan ready for the Board by the July meeting. Once the Board approves it as a draft, it will be released to the community for comments and input prior to the final draft coming back to the Board, hopefully in September which would be good timing in respect to work plans and budgets for 2025.

Vice President Burke complimented GM Lewis, Assistant GM Kessarlis and Public Works Director Mark Smith on the great job they have done in managing such a large taskforce while not stifling anyone's input or opinions. Vice President Burke also noted how educational the process has been for a lot of the participants on SROA in general and especially in regard to the police and fire departments. GM Lewis noted the skill level of the taskforce as well as his hopes that moving forward some of the participants might consider serving on a committee or even running for a position on the Board. GM Lewis added that to get a document such as this done in approximately one year is phenomenal and speaks to the extraordinary efforts of the taskforce and the seriousness with which they took their assignments.

DISCUSSION RE: CREATION OF A TASKFORCE TO REPORT ON THE FINANCIAL, LEGAL & PRACTICAL DIFFERENCES BETWEEN A PLANNED COMMUNITY AND A CITY

President Beenen provided some background to why he requested this item be placed on the agenda. Up until it was recently retired, there was a taskforce focused on the Transient Room Tax (TRT) dollars that are generated in Sunriver, but that Sunriver does not currently have access to. The taskforce spent approximately 18 months dialoguing with Deschutes County representatives, both at the administrative and commissioner level about Sunriver having the opportunity to revenue share in the TRT tax collections inside of Sunriver which currently run approximately \$6 million per year. In May, the taskforce was informed that the County is not interested in such a proposal.

President Beenen continued that a different approach is that cities receive 100% of the TRT revenue generated within their boundaries and that has always been his interest. There is however a lot more to being a city than simply receiving TRT revenues.

President Beenen noted that he, Director Mobley, and GM Lewis recently met with some concerned Sunriver owners who made clear that they are adamantly opposed to Sunriver becoming a city. They felt it is a bad idea for the community and in fact felt that it should not even be a topic of discussion as just mentioning it will very likely cause a lot of discussion and consternation and possible division within the community.

President Beenen commented he wants to be very clear that we are not talking about Sunriver becoming a city. That is not what the purpose of the taskforce would be. The purpose would be to look into what are the differences from a legal, financial, and practical perspective of being a planned community versus being a city. Factually, there are obviously many differences and is why President Beenen feels it would be a worthwhile effort to have a taskforce explore. That said, this would be a Board decision, not his decision.

Director Murray responded he has no interest at all in even exploring the differences which Director De Alicante agreed with. Additionally, Director De Alicante noted that unless we are really serious about becoming a city, why would we go through all the time and effort for volunteers and staff to explore whether or not it is a good path. Beyond the fact that Sunriver would receive all of the TRT funds, Director De Alicante does not see any positives. If the Association were in bad financial shape, that might be an option to seriously consider, but that is not the case, and he feels there are a lot more negatives than positives to becoming a city.

Director Mobley commented that the prospect is not one that is very popular, something the Board is already hearing emphatically. That said, it does provide the opportunity to gather information that will assist the Board in making informed decisions on how best to get access to TRT dollars. Sunriver is already very much like a city, so it is difficult to figure out why we are not eligible for some of those monies on a regular basis. It would help in developing a case that could be taken to the legislature, taken to the public, etc. to establish why Sunriver should be receiving some of the TRT dollars. In his mind, it is the best tactical move to gather information that would help support our case. Director Mobley noted he does not discount the financial contribution made to the public safety building but over the long-haul it is inequitable and needs redress. Director Murray noted that exploration of the issue could be a subtle message the County needs to receive to reconsider their previous stance on the TRT issue.

Director De Alicante suggested instead of spending a lot of time and effort on exploring becoming a city, why not focus on the current statutes that govern the TRT dollars and dig into the legislative history to determine if there are amendments possible that would allow for a change in the way monies are allocated short of becoming a city.

Director Pederson added that his understanding of the way things are currently written, SROA does not have standing to request a change in the way the TRT monies from unincorporated areas are distributed. The Sunriver Service District might qualify as they provide police and fire services but there would have to be a change in the current law for SROA to have a piece of the pie.

Vice President Burke commented that there are also limitations on how the \$6 million collected in Sunriver can be used. President Beenen noted currently, 70% has to be spent on tourist promotion or tourist related facilities and 30% can be used for general fund purposes. President Beenen also noted that a lot of SROA's facilities accommodate owners along with tourists.

GM Lewis reminded the Board of a recent attempt by some property owners in the unincorporated area of Millican to incorporate a large area of two hundred square miles southeast of Bend. The applicants were very unorganized and did a poor job on their application and it was voted down by the Deschutes County Commissioners. At the hearing where their application was denied, several representatives at both the county and state level noted what a heavy lift it is to go from an unincorporated area to a city and that it generally takes a number of years and a lot of effort to accomplish.

Vice President Burke noted that it has also been brought to the Board's attention in recent weeks, that incorporation in essence disenfranchises approximately 80% of our owners. While Director Burke does not necessarily favor that particular term, the fact is that a large percentage of owners would be excluded from the decision making processes.

President Beenen added this gets back to filling in the gaps. As an example, even if Sunriver were to become a city, there would still be a homeowners association. The homeowners association would still have a board of directors elected by homeowners. The city would have people who would be elected by homeowners who are residents and who are registered to vote in Deschutes County. Vice President Burke noted he understands that but the perception that 80% of our owners will not have that opportunity is significant and the perception in the community presently is that Sunriver is seriously considering becoming a city so if we go forward with this effort, the framing is especially important.

Vice President Burke added that a huge concern for owners already is the homelessness situation and what the requirements would be if Sunriver were to become a city. \$6 million starts disappearing quite fast when you have to have a hire a city attorney, paid city council members, facilities to house city employees, enforcement of rules, the list goes on and on. Additionally, if you refer to the owner surveys, five consecutive surveys have indicated that owners like and prefer the form of governance Sunriver currently has. Further he feels at a minimum, we need to start by surveying owners specific to this topic.

President Beenen added that when he hears owners saying that "we don't want to become a city or we don't want to be like Bend," he personally believes that is an uninformed opinion because those people really do not know what would happen if Sunriver were a city. An assumption is being made without having the necessary facts. Furthermore, we do not know what are the rules and regulations that we would be required to conform to and how that would change Sunriver.

Director De Alicante commented he believes that the knowledge we seek is already out there and there are things we can do without the appointment of a taskforce to gain that knowledge. While President Beenen agrees that the knowledge is out there, it is not necessarily available through one defined source.

Treasurer Pederson noted one of his thoughts is does the Board have a fiduciary responsibility to owners to continue to look at avenues to tap a much larger portion of that \$6 million dollars. Director Beard shared a personal experience of hers in the Napa Valley some 20 years ago that were launched for the same reasons, high tourism dollars available, and that turned out disastrous costing way more than the area was receiving not to mention all of the requirements that had to be adhered to in becoming a city. As such she is not in favor of going forward with appointing a taskforce or of Sunriver becoming a city and likened it to dancing with the devil.

Director Mobley added he simply sees it as building a case for Sunriver's eligibility for transient room tax dollars and the discussion about whether to incorporate or not is simply a necessary part of that discussion. Is there an in between point that can be reached and that will result in public support for proceeding with the legislative amendment that would make Sunriver eligible for some portion of those dollars. It seems to him there is an opportunity for a compromise that could be developed as a result of the efforts of a taskforce.

President Beenen reiterated that this would not be a taskforce to investigate Sunriver becoming a city. The purpose would be to lay out here is the difference of being a planned community versus a city. What the Board must decide now is if there is enough reason to go forward with creating a taskforce to gather this information or if the Board members just do not want to go there.

GM Lewis added that there is no time limit on this. The Board does not have to decide by tomorrow if they want to move forward with the appointment of a taskforce if they are not ready to do so.

Making the rounds:

Director Mobley, having great respect for the system of governance, is not in favor of creating a city but rather in generating an argument that will help the Association achieve some portion of the TRT that is generated but that Sunriver receives none of.

Director De Alicante agreed he could support having the necessary data to make an argument and have a legitimate piece of the TRT monies, but he likes and supports the current form of governance in Sunriver, and he is not interested in becoming a city. Director De Alicante added if a taskforce is formed, he would be willing to serve on it if Director Mobley would also commit to serving on it.

Director Murray can grudgingly support Director Mobley's point of view, however he cautioned that SROA needs to take care moving forward.

Director Beard commented that she is not opposed to exploration, but she is concerned about the cost associated with the process that has been described and she is not in favor of incorporation.

Vice President Burke noted he also can grudgingly support Director Mobley's point about making a case for more TRT dollars but added he will reserve judgement until he sees how this is framed as that is of utmost importance to him as well as what would it cost to find out all this information. President Beenen feels the work of the taskforce could be done with the expertise of people such as Director Mobley who has been a city attorney in the past or GM Lewis who has extensive land-use knowledge.

Treasurer Pederson commented he would be in favor of what Director Mobley is proposing but he would like to see the "framework" first, perhaps at the July meeting. One of Treasurer Pederson's concerns about pushing it off until 2025, is that there will also be four new board members who will need to be educated and get up to speed, and it will take a big step backwards. If we decide we want to form a taskforce he believes it should happen in July. Treasurer Pederson added he is also concerned about cost. Our legal fees have been higher this year than last and something of this nature would require a significant amount of legal counsel research and input. Treasurer Pederson noted the Board has a responsibility to do all they can to keep those costs down and would this be a wise expenditure of owner's money?

GM Lewis commented that it is important to understand that this is a very, very extensive exploration and yes, we do have a lot of expertise available but generally, this is something we would put out an RFP for such as we did with the Parks Master Plan. There would be a consultant that would be the lead and they would have multiple subs associated with them. There would be economic folks, finance folks, legal representation, planning, emergency services, etc. In other words, it is a big project and while we have lots of talent in the community that we have used on lots of taskforces, GM Lewis urges caution on this issue.

GM Lewis continued that if you have something that has been divisive in the community in the past when you create a taskforce, even if it is carefully done, there can be a dynamic that can be misread. It can prove more advantageous to have a third party who is not emotionally involved, can look at things independently, and provide a sound opinion leading the charge.

Vice President Burke inquired about the necessary budget for what the general manager has described. GM Lewis responded that if that is the direction the Board wants to go, it can be included in the 2025 budget. If the Board needs more time to consider it and give more direction or specificity they can certainly do so and then, if necessary, it can be included in next years budget.

President Beenen concluded that the Board is not going to make any decision today or tomorrow. President Beenen will work with Directors Mobley & De Alicante as well as GM Lewis, on an action item for the July meeting and see where it goes.

REVIEW OF 6/15/24 AGENDA

The Board reviewed the agenda for tomorrows meeting.

OTHER BUSINESS- BAD DEBT WRITE OFF

Controller Joe Healy reported on an action that has been added to the Other Business section of tomorrow's agenda relative to a particular receivable balance on our books. Controller Healy noted there are a few individuals who have receivable balances who are no longer owners in Sunriver. This is an issue the Finance Committee has been discussing over the past few months.

Controller Healy continued noting we do have judgements on some of these accounts which last for ten years and then can be renewed. In looking at those accounts and talking with our collections attorney, one account that we do not have a judgement on is for Rich & Christine Ruiz who were the owners of 3 Balsam Lane. They had a bankruptcy foreclosure that was held in 2015 but as we did not have a judgement against them at that time, there is not really any recourse for SROA to try and receive the money that they owe.

SROA has a \$90k allowance on the balance sheet against potential bad debt for uncollectable items. The Finance Committee met on Thursday, and the committee recommends writing off this \$8363.41 against that allowance and removing it from our financial statements.

As those dollars that are owed have already been expensed through bad debt in previous years so it would not have any effect on SROA's profit/loss. It will lower the receivable and lower the allowance but would not have any effect on the balance statement either.

Treasurer Pederson added that this is one of three long-term debts that are on the books. SROA does have judgements against the other two but they no longer own property so there is nothing to file a lien against. Controller Healy added that there is a foreclosure judgement so if they have other resources or assets available, there is the potential of pursuing some of those but with the one in question today, there just isn't the recourse available and as such and with the Finance Committee's recommendation, the Board will be asked tomorrow to approve writing that debt off.

OTHER BUSINESS

Assistant GM Kessarlis reminded the Board that one of the things he was tasked with as a member of the Admissions Model Workgroup, was to look at what the competitive market rate is for RV storage in Central Oregon and Oregon in general. At that time, over a year ago, SROA was under 20% of the market rate. The goal at that time was to, within three years to get SROA's rates within 50% of market rate. This required heavier increases the first two years and a lighter increase the last year to get to that 50%.

Long-term RV storage rates were to increase by an average of 16 to 21% for 2024/25. Recently it was realized that some of the approved rates, beginning with the 12x30 (w/electrical hookup) were mostly higher than the target % increase. Having the incorrect percentage increase caused a compounding effect on RV spaces for the next size up, as shown on the chart that was distributed to the Board members at the

meeting. The proposed revised pricing keeps the original intent percentage increase in the target range for the 2024/25 annual billing.

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

ADJOURN TO EXECUTIVE SESSION

Director Murray moved to recess the public meeting and reconvene in executive session under the authority given in the SROA Bylaws, Article IV, Section 11. The executive session will include conferral with legal counsel regarding threatened litigation that is subject to a claim of attorney client privilege. The threatened litigation includes denial of an SROA member's request to examine certain SROA records. The deliberations constitute a privileged communication that cannot be disclosed to owners. The executive session will also include conferral on one; a personnel matter including revisions to employment policy and two; negotiation of contracts including new contract terms. Seconded by Director Mobley, the motion passed unanimously.

The public meeting recessed at 12:15 P.M.

The public meeting reconvened at 1:16 P.M.

ADJOURN

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

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

The public meeting adjourned at 1:17 P.M.

Respectfully submitted,

Mark Murray, Secretary

**SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
SROA BOARD ROOM
JUNE 15, 2024**

DIRECTORS PRESENT: Gerhard Beenen, Clark Pederson, Keith Mobley, Linda Beard, Tony De Alicante, Mark Murray, & Bill Burke

DIRECTORS PRESENT VIA ZOOM: Julianna Hayes

STAFF: James Lewis & Susan Berger

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

NUMBER OF ATTENDEES: 7

OWNERS FORUM: Randy Schneider, 6 Dixie Mtn Lane, spoke on two issues. 1.) He believes that incorporation of Sunriver would result in the disenfranchisement of the non-resident Sunriver owners who do not reside in Sunriver and are not registered voters in Deschutes County. 2.) Mr. Schneider continues to support closing the recycle depot but noted that the closure should include discussion of the availability of the South County Transfer Station located a few miles south of Sunriver.

Chuck Swenson, 19 Quelah Lane, provided data and a flyer from Cascade Disposal regarding the service they provide to owners at their residence (information is from the Sunriver page of Cascade Disposal's website.) The information provided clarity regarding the actual services and limitations to such. If there are issues with an owner's trash and/or enclosure, Cascade will work with the owner to correct the situation. A contaminated recycle container does not trigger loss of trash collection services. Cascade Disposal is also willing to work with homeowners to improve both trash and recycling pickup services. If there are repeated violations of a contaminated recycle container, it could result in additional charges to an owners account.

Lori Menalia, 7 Aquila Condo, provided comments in regard to the recycling depot and recycling operations in Sunriver. She also submitted written correspondence on this topic which she also read into the record. She provided a series of questions that she posed to businesses in Sunriver about their use of the recycling depot and their overall recycling practices (such as using the facilities provided for the commercial businesses in the Sunriver Village) as well as similar questions/information to the local Sunriver property managers in this same regard. Ms. Menalia also provided her list of possible solutions for recycling while also removing the depot.

Ron Angell, 4 McNary Lane, discussed four specific points describing his opposition to the incorporation of Sunriver, they were: 1.) Mr. Angell does not think that undergoing a feasibility analysis will provide useful information as a negotiating point. 2.) Although the Board discussed carefully crafted language to let the community know that only information about incorporation would be sought, and not incorporation itself, the community will still know and resist incorporation. Additionally, this is not something that is being brought up by members of the community, but instead from a couple of our sitting Board members. 3.) Mr. Angell questioned the need for the Transient Room Tax (TRT) dollars that are driving the incorporation issue citing SROA's strong financial position and the lack of information about what the TRT dollars would be used for. 4.) Mr. Angell stated that cities are typically formed to satisfy a

need for organization to address certain issues that are not being addressed. Mr. Angell noted that is not the case in Sunriver where the association currently functions to address all such needs that a city would typically provide. The Sunriver owners are happy with the current form of government, and he believes a move towards incorporation will be met with strong resistance.

Kathy Brown, 9 Quelah Lane, commented on the current lack of recycling efforts in Sunriver, particularly by SROA at various facilities, citing a lack of containers at appropriate locations. Ms. Brown suggested that there is still a need to educate the community about recycling opportunities, including side-yard.

OWNER FORUM FOLLOW-UP FROM PREVIOUS MONTH

Vice President Burke reported he followed up with Paul Haggard, 23 Maury Mtn Lane and Jeff Callison, 4 Pine Mtn Lane regarding their concerns about the recent changes to Sunriver Resort's golf program.

There was no other follow-up necessary.

RECAP OF 6/14/24 BOARD WORK SESSION

President Beenen reported that the Board heard an interesting report on all the things happening at the Redmond Airport from Airport Director Zach Bass. Heather McMeekin from Price Fronk & Co. provided the 2023 Audit Report and once again the Association had a clean audit. President Beenen recognized Controller Joe Healy and his team for all the work they do to make sure the financials are accurate.

The issue of the recycle depot was debated focusing primarily on whether or not to move forward with a proposal to close the facility or gather more informal survey information over the summer as has been previously discussed.

Assistant GM Keith Kessarlis provided an update on recreation statistics for the month of May. We are doing quite well, running slightly behind in Recreation Plus Program (RPP) sales but ahead of budget in Member Preference Program (MPP) sales.

The Board talked about filling the position vacated by Scott Gillies on this Board. Discussion was held on the different ways that can be achieved with the Board deciding to defer making that decision until the September 2024 board meeting.

Assistant GM Kessarlis and GM Lewis provided an update on the progress of the Strategic Plan. The very engaged taskforce held their eleventh meeting on June 6th. The taskforce is making significant progress and have reached the "Action Items" part of their task. The taskforce plans to have a draft of the plan ready to bring to the Board at their July meeting after which time it will go out for owner comment.

President Beenen introduced the subject of the possible creation of a taskforce to report on the financial, legal, and practical differences between a planned community and a city. A lengthy discussion was held, and the Board agreed to not move forward with putting a taskforce in place. President Beenen will be working on creating a better definition of exactly what it is SROA may be interested in looking at with Director Mobley's assistance.

The Board heard from Controller Joe Healy regarding writing off an uncollectible balance from a party that previously owned a house in Sunriver that went into foreclosure, it is sold, and at this point in time SROA does not have any judgement against the owners. As such, the recommendation of SROA's collections attorney and the SROA Finance Committee is to write that off. This item is on today's agenda.

An Executive Session was held to discuss a personnel, a legal, and a contractual matter.

BOARD ACTION
BOARD MEETING MINUTES

Director Burke moved to approve the minutes of the May 17, 2024, board work session minutes as corrected. Seconded by Director Pederson, the motion passed unanimously.

Director Burke moved to approve the minutes of the May 18, 2024, board meeting minutes as written. Seconded by Director De Alicante, the motion passed unanimously.

BOARD ACTION
FINANCIALS

Treasurer Pederson referred the Board to the key data sheet noting that at the end of May, things look good. On the operating revenues/expenses side there was a surplus for the month of \$58,934 which is \$40,000 more than what was budgeted. This is due to a variety of things including property transfer fees, outstanding fines being paid, events revenue, and higher than anticipated gate admissions revenue. These resulted in a \$26k positive variance. On the operating expense side, we were \$14k under budget largely due to unfilled positions and an early month-end close so some invoices for May had not been received before this month's meeting. Year-to-date there is a negative deficit of \$64,496 which is \$72,840 better than anticipated.

On the non-operating side, revenues had a positive variance of \$4,885, which is largely interest income as interest rates have remained high. Year-to-date there is a positive variance of \$40,534 which can also be heavily attributed to interest rate earnings. We have a larger than normal cash balance partly due to delays in progress on the Public Works building and this year's tunnel construction which will occur in the fall.

Year-to-date the total operating/non-operating surplus is \$1,015,716 which is \$85,868 better than budget. In regard to cash and investments, we currently have over \$18 million, which is unusual for this time of year and a \$700k increase from last year at the same time.

Treasurer Pederson reviewed the replacement reserves, SHARC replacement reserves, and new capital items noting not much activity has happened in those categories over the past month. Treasurer Pederson also reviewed the aging summary.

Treasurer Pederson also reported that the management fees for our investment portfolio, which had been lowered during COVID to seventeen basis points versus the twenty-seven basis points we has previously been at. The Association has received notice that those fees will be increased back up to the twenty-seven basis points, which is still a 50% discount from their normal schedule.

For the month ended May 31, 2024, there was a net operating surplus of \$58,934 which was \$40,569 better than the budget. Operating revenues were over budget by \$26,267 due to SHARC event revenue, gat admissions, compliance fines and property transfer fees. A payment of \$43,750 was received from the Resort per the Caldera expansion agreement. Salaries and burden were under budget by a combined \$15,342 due to an open f/t position in public works and p/t labor in recreation. Materials and services were over budget by \$5,077 due to the timing of IT contract service payments, two months of landscaping invoices and fuel expense.

For the first five months of 2024, there was a net deficit of \$64,496 which was \$73,840 better than budget. Operating revenues were under budget by \$22,566 due to Recreation Plus Program (RPP) and contracted vehicle repairs with the Sunriver Service District. There have been forty-seven less RPP passes sold in 2024 compared to the same time frame in 2023. Legal fees were over budget by \$63,226 through

the first five months of 2024. Salaries and burden were under budget by a combined \$124,238 through the first five months of 2024 mainly due to open f/t positions.

As of May 31, 2024, there was a combined operating and non-operating surplus of \$1,015,716 which was \$85,868 better than budget.

Total assets as of May 31, 2024, were \$40,343,620. Cash and investments totaled \$18,117,605, a decrease of \$496,786 from April. As of May 31, 2024, there was \$17,913,254 invested in Federated Hermes Government Obligations Fund and US Treasuries with durations between 90-day and 5-years with an annual yield of 5.05%. Construction in progress items included the dog par, administration building design and pathway signs.

May 31, 2024 (Year to Date Unaudited)

	<u>ACTUAL</u>
TOTAL REVENUE	\$ 5,384,273
TOTAL EXPENSES	\$ 5,448,769
OPERATING FUND SURPLUS	\$ (64,496)

Director Mobley moved to approve the unaudited financial statements for the month of May 2024.
Seconded by Director Beard, the motion passed unanimously.

GENERAL MANAGER'S REPORT

GM Lewis reported his recap is for activities in May.

GM Lewis attended the regular monthly meeting with the Sunriver/LaPine Economic Development (SLED) Board regarding coordination with south county efforts economic development. This will continue to be a monthly, on-going participation.

GM Lewis met with Sunriver Resort representatives regarding work projects and forthcoming contracts.

GM Lewis continued follow-up work with SROA legal counsel regarding an HR issue, fine/fee lawsuits, ongoing litigation, and new threats.

GM Lewis along with Public Works Director Mark Smith met with owners in the Winners Circle area regarding a pocket park design for the area where the Winners Circle Tennis courts were removed.

GM Lewis met with owners and three of the SROA Board members about concerns owners have about exploring Sunriver incorporation.

GM Lewis attended follow-up meetings with Saj Architects to discuss future remodeling at SROA Administration building and SHARC.

GM Lewis attended a meeting with County Commissioner De Bone, County Staff and SSD representatives regarding changes to the Deschutes County/SSD/SROA Management Agreement.

GM Lewis worked with IT staff and insurance IT contractors about the IT issues encountered in May.

GM Lewis participated in multiple meetings with HR Director Kellie Allen and our wage analysis consultant regarding the wage analysis study.

GM Lewis participated in the on-going Newberry Regional Partnership Strategic Action Plan for south Deschutes County.

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.

GM Lewis continues to attend and participate in the regular monthly meetings of the Covenants & Finance committees, Strategic Plan Taskforce, and Admissions Model Workgroup.

GM Lewis continues regular monthly meetings with TDS staff regarding the physical construction and eventual migration of owners to fiber.

GM Lewis met with owners and board members regarding the future of the recycling depot.

In Accounting, the Controller presented the unaudited financial statements for the month ending May 31, 2024, to the Finance Committee and Board.

Accounting staff worked with Price/Fronk on December 31, 2023, audit fieldwork.

Controller Healy worked with SROA's collection attorneys on past due accounts (mostly related to fines).

The Accounting Department continues to implement the billing process for bulk fiber to the home accounts.

The IT department reported there was outage for On-Premises technology solutions on May 15th. Restoration of IT impacted services is still in progress, but all impacted solutions have been restored.

IT Azure Administrator training continued.

IT staff has been working with the Community Development Department to add additional requirements to the citation form.

The future database goal is to update the database interface with that which most staff uses now to the newer version.

GIS: IT is updating the skillset to modify "parcel fabric" as a means to update tax lot inconsistencies. The newest tax lot data from Deschutes County has been joined with our data and added to parcel fabric.

A collaboration team consisting of representatives from Natural Resources, Community Development, and IT to focus on a holistic geodatabase.

IT staff attended MS Azure training to learn how to migrate on premise database to a cloud based solution.

In the Communications Department, Scene advertising was at \$22,273 (\$21,270 in May 2023).

There were 530 reads of the online May Scene including readers from the Philippines, United Kingdom, India, Ireland, Vietnam, and Austria.

SROA websites most popular pages in May were how to reach staff, pickleball, Paulina Park, Design Manual & forms, road & pathway work, boat launch/river shuttle.

The SHARC websites most popular pages were aquatic hours, admission rates, recreation swim, and Quick Peek Operations.

There were 18k visits to the websites including users from Canada, United Kingdom, India, Australia, and the Philippines.

Social media: Prescribed Burning, indoor pool maintenance, canoe takeout road closure, SHARC text alerts

Eblasts included information about network issues affecting access to some programs, SHARC text alerts, Memorial holiday aquatic operations, dog park soft opening, river shuttle service, fitness classes, canoe takeout closure, indoor pool maintenance and prescribed burning.

Unexpected mid-month network issues resulted in unexpected delays with the Scene going to print a week later than planned.

Scene staff messaged and created signage for the SROA Admin building entryway closure due to paving.

Created print and social media postings for Turf Tunes.

Scene staff worked with Natural Resources to create postcards for noxious weed notifications to owners.

Scene staff began preparation of the ballot materials for this year's election which included requesting bids from a potential new printer.

The Community Development Department reports the Design Committee meetings continue to occur on a regular schedule with multiple items on each agenda – the first May meeting consisted of ten additions and one preliminary new home, and the second meeting consisted of two re-reviews.

There are currently approximately 376 active projects/building permits (up by 89 from the previous month of April.)

The number of applications submitted in May was down slightly from the same month in 2023 – from 121 in 2023 to 106 in 2024.

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 continue modifying the new application forms and informational handouts, as necessary.

Community Development staff continue to provide updates to the Design Committee on the procedural elements in the new Design Manual of Rules & Procedures and how staff conveys those to owners.

There were no appeals of Design Committee decisions in May.

There are still 99 homes identified by the annual paint survey that have not been painted. A third letter has been sent to those owners.

The Natural Resources (NR) department awarded ladder fuels reduction (LFR) and tree thinning contracts for 2024.

NR staff responded to phone calls and emails and performed site visits for private property LFR compliance and tree removal requests.

NR staff prepared and mailed LFR deficiency reminder postcards.

NR staff prepared and mailed noxious weed outreach postcards.

NR staff continued GIS platform design project with the IT Department.

The LFR and tree thinning at the SHARC facility is complete.

NR staff continued Oregon spotted frog spring monitoring and egg mass surveys.

In Public Works (PW), the Fort Rock Park plan design is in process.

The dog park project is 80% complete. Still waiting for water hook-up and installation of drinking fountain.

PW did repairs to some pickleball playing surfaces.

An additional emergency access will be installed on the Fort Rock pickleball courts this summer.

The dust abatement treatment has been applied to the canoe takeout road.

Crack sealing is 80% complete for 2024.

Surface treatment of the Skypark tarmac and taxiway is scheduled for June.

PW completed the slurry project at the main entrance and Ponderosa Road.

Ladder fuel pickups are underway and there have been a significant number of piles to pick up.

The fall overlay RFP has been developed and the contractor (Tri County) has been selected.

A drone survey for tunnel locations including River Road and the Wildflower tunnel have been completed.

The Fleet Service staff coordinated transport of the sweeper to Portland for reprogramming due to proprietary software reasons. The sweeper is now back in service.

Fleet staff completed repairs and service to the Sunriver Fire Department water tender and wildfire engines.

PW Facilities/Aquatics staff ordered a replacement pool heater for the outdoor pool.

Lighting for the indoor pool will need to be completed in 2025 as there are failed wiring and fixtures have been isolated.

Facilities/Aquatics staff completed concrete cleaning and sealing.

A major cleaning of the indoor pool and surfaces was completed during the closure of the pool for warranty repairs.

The defender filters were serviced, and chemical injection systems were serviced.

At the Members Pool, PW staff completed tile repairs on the hot tub and pools.

PW Facilities/Aquatics staff installed new computerized variable frequency drives for pool water feature.

PW Facilities/Aquatics staff addressed stone repair on the lap pool.

In Recreation, 11,971 owners and guests visited the SHARC facility in May.

Scott Reese, Recreation Programs Manager started working on May 15th.

Gate admissions in May 2024 was \$24,315 versus \$21,399 in 2023 with no increase in fees.

Memorial Day weekend was very busy with over 5,000 people per day visiting SHARC and over 400 people visiting the Member Pool.

The Sunriver Music Festival hosted a successful pickleball tournament on the weekend of June.

SHARC events have been busy with the Oregon Brotherhood of Wine, weddings, and Quincenera's.

SHARC is still operating at winter staffing levels, which will shift as soon as school is out on June 18th.

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 that the SSD Managing Board recently changed their meeting schedule to hold their meetings on the third Thursday of the month, instead of following the same schedule the SROA Board uses. As a result, their meeting will be held next Thursday, June 20th.

Director De Alicante reported that despite this month's meeting not being held yet, he can report the Public Safety building is moving along nicely, the SSD is still working to decouple from SROA, and a large payment of over \$1 million was made on the new building.

GM Lewis added that the Police Department held a public forum last Monday at SHARC regarding the license plate readers the police department intends on installing at both entrances/exits to Sunriver. There were approximately 20 people in attendance. The forum lasted over an hour and attendees asked a lot of questions. There were attendees in favor of the readers and others who were in opposition.

BOARD ACTION
COMMITTEE MEMBER APPOINTMENT

Director Murray moved to approve the appointment of Jerry Jeldness as a member of the Owner Enrichment Committee. Seconded by Director Pederson, motion passed unanimously.

BOARD ACTION
2023 AUDIT RESULTS

Director Burke moved to accept the 2023 audit prepared by Price, Fronk, & Company as presented. Seconded by Director Beard, the motion passed unanimously.

BOARD ACTION
2024/25 BOARD OFFICERS

Director Mobley moved to approve the following Board members as the SROA Officers for 2024/25 in conformance with the SROA Bylaws, Article 5. They are as follows:

Gerhard Beenen, President
Bill Burke, Vice President
Clark Pederson, Treasurer
Mark Murray, Secretary
Linda Beard, Assistant Secretary

Seconded by Director Burke, the motion passed unanimously.

OTHER BUSINESS
BOARD ACTION
DEBT WRITE OFF

Director Pederson moved to approve a write-off of the outstanding balance of \$8363.41 owed by Rich I. Ruiz and Christine M. Ruiz who were the owners of 3 Balsam Lane. Seconded by Director De Alicante, the motion passed unanimously.

In answer to a question from Director Hayes regarding the amount of time this item has been on the books, Treasurer Pederson responded that there are a few accounts that have been sitting on the books for quite some time and the Finance Committee made a point a couple months back that we needed to go through the bad debt and see about either actively collecting it or deciding how things stand. Treasurer Pederson also noted that all of these accounts were on the books prior to Controller Healy starting at SROA.

There are two other long-term accounts that our collection attorneys are still looking at. We do have a judgement against both of them but in the seven to eight years they have been on the books, SROA has been unable to collect. The collection attorney is looking into if there are assets we can attach to and collect. Neither party still owns property in Sunriver so we cannot place a lien on them, but Director Hayes is right that this should have been dealt with sooner.

OTHER BUSINESS
BOARD ACTION
EMPLOYEE BONUSSES

Director Pederson moved to approve a one- year extension of the employee longevity bonuses to the budgeted year 2024. Seconded by Director De Alicante, motion passed unanimously.

Treasurer Pederson commented that in 2021, the Board approved a monetary bonus for full-time

employees only which recognizes continued employment for SROA. Any employee who had been with SROA for at least 90 days was eligible to receive a November bonus of \$250 for their first year of service and \$50 per year for each additional year of service. This was recognition of the appreciation for their service and incentive to continue employment with SROA.

OTHER BUSINESS
BOARD ACTION
LONG-TERM STORAGE RATES

Director Pederson moved to approve the revised for the annual 2024/25 (July 1st through June 30th) RV owner storage rates as presented to the Board on Friday, June 14, 2024. Seconded by Director Murray, the motion passed unanimously.

OTHER BUSINESS
BOARD ACTION
INDEMNIFICATION

Director De Alicante moved to authorize General Manager James Lewis to work with legal counsel to respond to the threat of litigation consistent with board discussion. Further move to authorize General Manager James Lewis to work with legal counsel to carry out the Board's intent to indemnify General Manager James Lewis and other SROA employees, agents, officers, and directors as appropriate with regard to the threatened litigation related to an SROA members request to examine certain SROA election records with the Board retaining sole authority to ultimately approve the terms of indemnification. Seconded by Director Mobley, the motion passed unanimously.

OTHER BUSINESS

Director De Alicante commented that since he has been serving on the Covenants Committee as the liaison and will be leaving the Board in August, he is amenable to being appointed to the Covenants Committee and serving as Chair as currently there is not a member of the committee who wants to serve in the Chair position.

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

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

The meeting was adjourned at 10:43 A.M.

Respectfully Submitted,

Mark Murray, SROA Secretary

(2)

FINANCIAL REPORT & RESOLUTIONS

Approval of unaudited June 2024 Financials

(Board Motion Required)

SROA BOARD ACTION REQUEST

DEPARTMENT: Accounting

DATE: 7/20/24

SUBJECT: Unaudited Financial Statements

ACTION REQUESTED- I, Director _____ move approval of the unaudited SROA financial statements for the month ending June 30, 2024 as presented.

ATTACHMENTS: June 2024 Financial Statement

SUBMITTED BY:

Name

Joe Healy

Position

SROA Controller

INTEROFFICE MEMORANDUM

TO: FINANCE COMMITTEE
FROM: JOE HEALY
SUBJECT: JUNE 30, 2024 YEAR-TO-DATE UNAUDITED FINANCIALS
DATE: 7/15/2024

Income Statement

For the month ended June 30, 2024, there was a net operating surplus of \$26,855 which was \$40,992 better than the budget. Operating revenues were over budget by \$40,635 due to SHARC event revenue, gate admissions and design review fees. Salaries and burden were under budget by a combined \$57,392 due to four open f/t positions in recreation and public works and p/t summer labor. Materials and services were over budget by \$63,898. We received all the back invoices from the Sunriver Nature Center (Jan – Jun). Other expense variances included pool chemicals for SHARC and Member Pool, dust abatement for the canoe takeout road and collection attorney fees.

For the first half of 2024, there was a net deficit of \$37,812 which was \$113,660 better than the budget. Operating revenues were over budget by \$18,059 due to SHARC admissions, event revenue, Scene advertising and ladder fuel compliance fines. There have been thirty-nine less RPP passes sold in 2024 compared to the same time frame as 2023. Legal fees were over budget by \$57,896 through the first six months of 2024. Salaries and burden were under budget by a combined \$181,630 through the first six months of 2024 mainly due to open f/t positions. Materials and services were over budget by \$42,482 due to sanding cinder/deicer, pool chemicals fuel and building supplies.

As of this report date 134 homes have been converted to bulk fiber and transitioned to SROA's master billing account.

As of June 30, 2024, there was a combined operating and non-operating surplus of \$1,180,985 which was \$167,837 better than budget.

Balance Sheet/Investments

Total assets as of June 30, 2024, were \$40,010,697. Cash and investments totaled \$17,786,928, a decrease of \$330,506 from May. As of June 30, 2024, there was \$17,685,480 invested in Federated Hermes Government Obligations Fund and US Treasuries with durations between 90-day and 5-years with an annual yield of 5.08%. Construction in progress items included public works building, SHARC/Admin office design, carwash equipment, and circle 2 & 3 pathway study.

Sunriver Owners Association

Key Data Sheet

June 30, 2024

OPERATING	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
Total Operating Revenue	\$1,318,394	\$1,277,759	\$40,635	\$6,702,658	\$6,684,599	\$18,059
Total Operating Expenses *	\$1,291,539	\$1,291,896	\$357	\$6,740,470	\$6,836,071	\$95,601
Operating Budget Surplus / (Deficit)	\$26,855	(\$14,137)	\$40,992	(\$37,812)	(\$151,472)	\$113,660

NON-OPERATING	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
Total Non-Operating Revenue *	\$389,310	\$383,262	\$6,048	\$2,395,151	\$2,348,571	\$46,580
Total Non-Operating Expenses	\$250,721	\$274,825	\$24,104	\$1,176,353	\$1,183,950	\$7,597
Non-Op Budget Surplus / (Deficit)	\$138,589	\$108,437	\$30,152	\$1,218,798	\$1,164,621	\$54,177
Total Surplus / (Deficit)	\$165,444	\$94,300	\$71,144	\$1,180,985	\$1,013,149	\$167,837

* Includes Reserve Fund Contributions of \$1,939,759

Cash/Investment Balances	As of	As of	Change
	06/30/24	06/30/23	
Operating Fund	\$3,973,438	\$4,119,187	(\$145,749)
Capital Reserve Fund	\$12,255,067	\$10,913,119	\$1,341,948
Recreation Operating Reserve Balance	\$1,411,252	\$1,341,694	\$69,558
SHARC Reserve Balance	\$147,171	\$392,707	(\$245,536)
Total Cash/Investment Balance	\$17,786,928	\$16,766,707	\$1,020,221

12/31/23	12/31/24
Balance	Projection
\$2,606,877	\$2,298,120
\$12,341,858	\$11,646,855
\$1,376,495	\$1,445,833
\$83,512	\$0
\$16,408,742	\$15,390,808

	12/31/2023	12/31/2022
Capital Reserve Percent Funded (Replacement Items & New Capital) * 70-100% Funded by 2042 per Consolidated Plan	71.3%	56.1%

12/31/24	12/31/25	12/31/26
Projected	Projected	Projected
67.8%	66.2%	54.8%

Replacement Reserves	As of
	06/30/24
2024 Replacement Reserve Budget	\$3,166,359
YTD Expenditures	(\$100,383)
Remaining Budget - Replacement Items	\$3,065,976
2024 SHARC Replacement Reserve Budget	\$803,801
YTD Expenditures	(\$166,638)
Remaining Budget - SHARC Replacement Items	\$637,163
2024 New Capital Budget	\$2,009,524
YTD Expenditures	(\$1,014,721)
Remaining Budget - New Capital	\$994,803

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
\$33,322	\$4,045	\$4,882	\$89,953	\$132,201

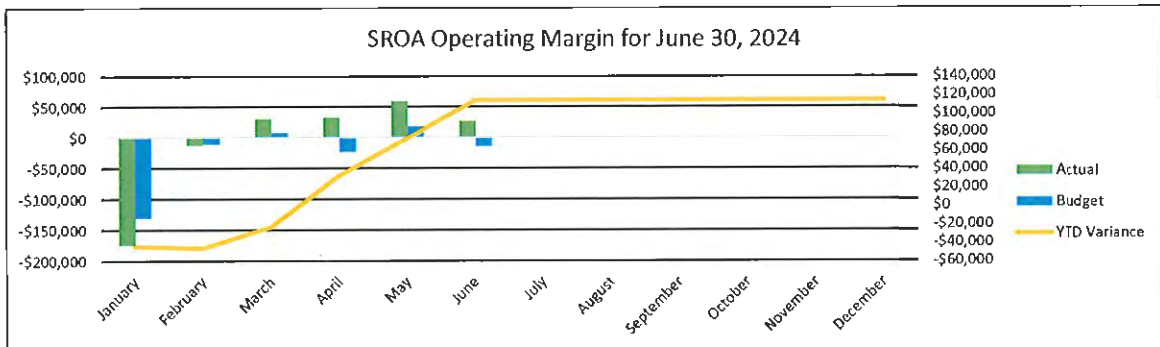
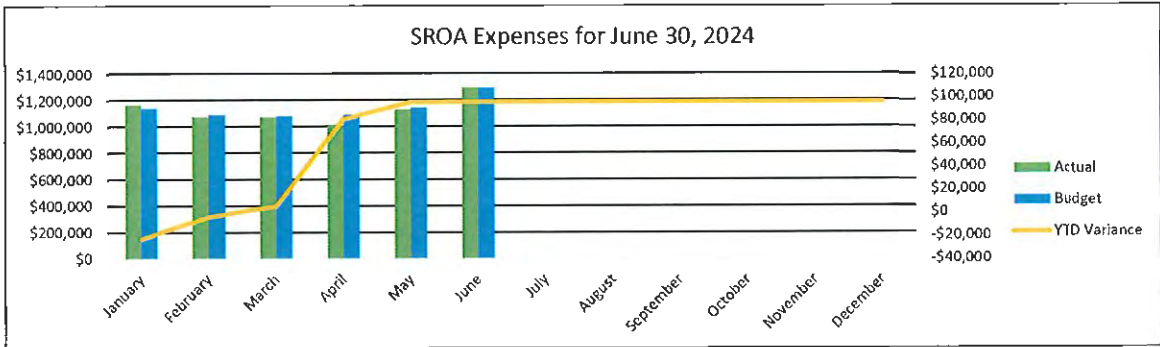
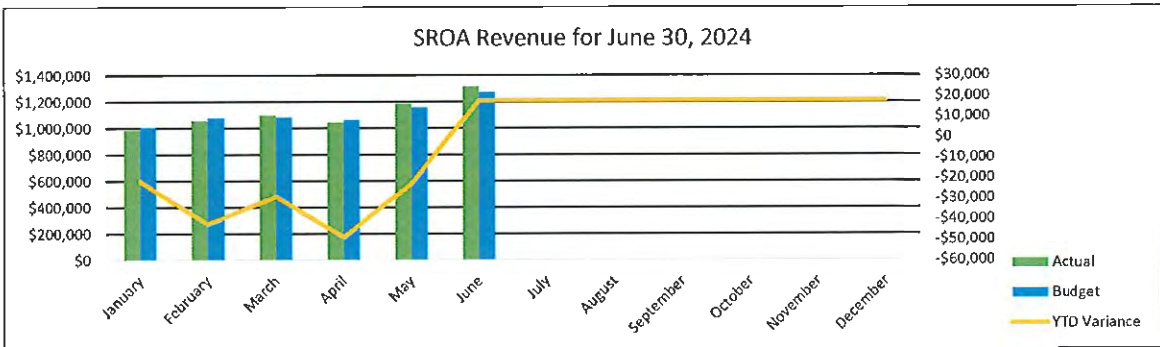
FTE (Current vs. Budget)				
	Recreation	PW/Fleet	Other	Total
Current	11.00	17.00	20.25	48.25
Budget	14.00	18.00	20.25	52.25

Recreation Pass Sales	As of	As of	Difference
	06/30/24	06/30/23	
Recreation Plus	874	913	(39)
Member Preference	5,853	5,811	42

SHARC Admissions (\$587k annual budget)	Current Month - 06/30/24			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
Admissions	\$106,169	\$87,035	\$19,134	\$164,039	\$137,808	\$26,231

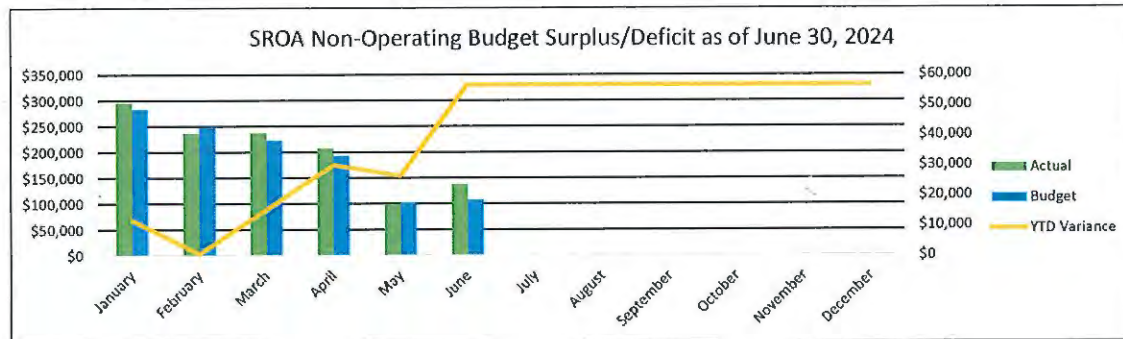
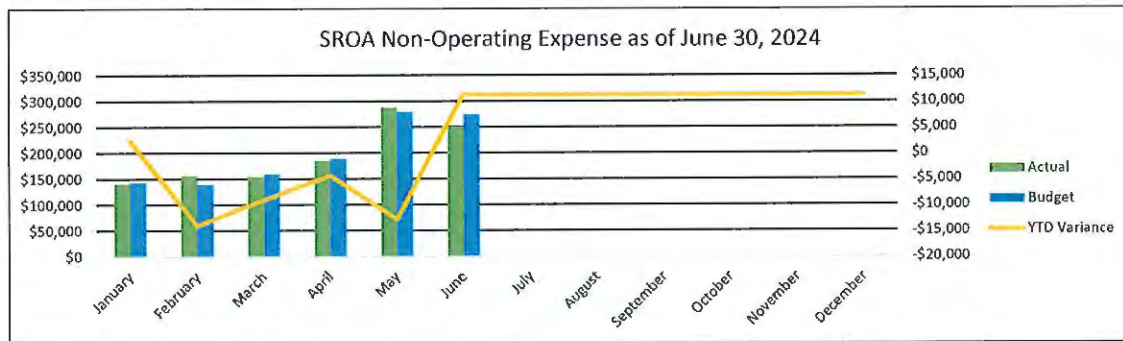
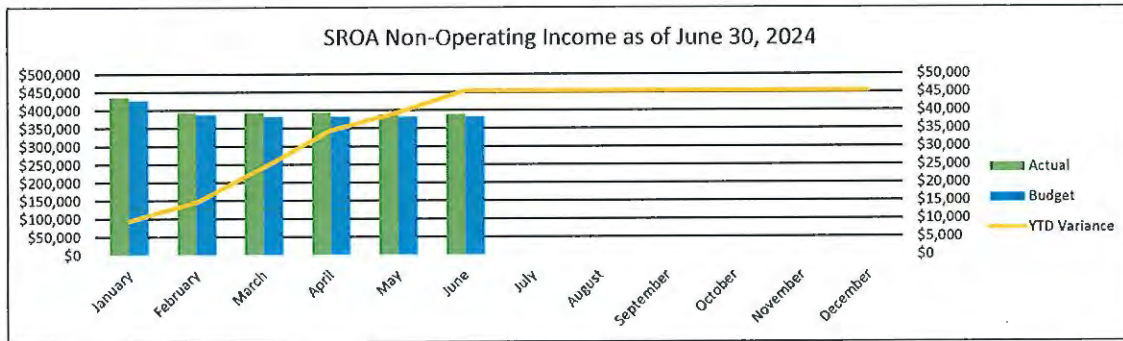
SROA Operating Income Statement as of June 30, 2024

Sources of Revenue	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
ASSESSMENTS	\$681,473	\$681,473	\$0	\$4,088,842	\$4,088,842	\$0
PROGRAM REVENUE	\$577,609	\$536,705	\$40,904	\$2,306,787	\$2,303,525	\$3,262
INTEREST INCOME - OPERATING	\$25,291	\$22,598	\$2,693	\$150,316	\$148,009	\$2,307
OTHER INCOME	\$34,021	\$36,983	-\$2,962	\$156,713	\$144,223	\$12,490
Total Revenue	\$1,318,394	\$1,277,759	\$40,635	\$6,702,658	\$6,684,599	\$18,059
Department Expenses						
SALARIES	\$405,886	\$444,379	\$38,493	\$2,145,351	\$2,248,450	\$103,099
BURDEN	\$122,962	\$141,861	\$18,899	\$705,904	\$784,435	\$78,531
MATERIALS & SERVICES	\$370,261	\$306,363	-\$63,898	\$1,449,910	\$1,407,428	-\$42,482
Total Department Expenses	\$899,109	\$892,603	-\$6,506	\$4,301,165	\$4,440,313	\$139,148
Non-Department Expenses						
INSURANCE & LEGAL	\$55,056	\$62,500	\$7,444	\$419,106	\$375,000	-\$44,106
OTHER EXPENSES	\$14,081	\$13,500	-\$581	\$80,440	\$81,000	\$560
RSRV FUND CONTRIBUTION	\$323,293	\$323,293	\$0	\$1,939,759	\$1,939,758	-\$1
Total Non-Department Expenses	\$392,430	\$399,293	\$6,863	\$2,439,305	\$2,395,758	-\$43,547
Total Operating Revenue & Expenses						
Total Operating Revenue	\$1,318,394	\$1,277,759	\$40,635	\$6,702,658	\$6,684,599	\$18,059
Total Operating Expenses	\$1,291,539	\$1,291,896	\$357	\$6,740,470	\$6,836,071	\$95,601
Operating Budget Surplus / (Deficit)	\$26,855	-\$14,137	\$40,992	-\$37,812	-\$151,472	\$113,660



SROA Non-Operating Income Statement as of June 30, 2024

Non-Operating Revenue	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
INTEREST INCOME - SKY PARK	\$195	\$175	\$20	\$1,175	\$1,050	\$125
SKY PARK ASSESSMENT	\$1,794	\$1,794	\$0	\$10,762	\$10,762	\$0
INTEREST INCOME - CAS	\$45,813	\$40,000	\$5,813	\$279,645	\$245,000	\$34,645
SPECIAL ASSESSMENT	\$18,215	\$18,000	\$215	\$163,810	\$152,000	\$11,810
REGULAR REPLACEMENT RESERVE	\$323,293	\$323,293	\$0	\$1,939,759	\$1,939,759	\$0
Total Revenue	\$389,310	\$383,262	\$6,048	\$2,395,151	\$2,348,571	\$46,580
Non-Operating Expenses						
DEPRECIATION	\$136,909	\$138,325	\$1,416	\$835,768	\$829,950	-\$5,818
GAIN/LOSS ON SALE OF ASSET	\$0	\$0	\$0	-\$11,000	\$0	\$11,000
SKY PARK EXPENSES	\$35,519	\$35,000	-\$519	\$51,028	\$50,000	-\$1,028
RESERVE BANK CHARGES	\$1,556	\$1,500	-\$56	\$9,583	\$9,000	-\$583
LADDER FUEL REDUCTION	\$0	\$0	\$0	\$58,900	\$60,000	\$1,100
ROAD & PATHWAY PROJECT	\$76,737	\$100,000	\$23,263	\$232,074	\$235,000	\$2,926
GRANT REVENUE	\$0	\$0	\$0	\$0	\$0	\$0
OTHER RESERVE EXPENSES	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$250,721	\$274,825	\$24,104	\$1,176,353	\$1,183,950	\$7,597
Other Reserve Expense						
Total Non-Operating Revenue	\$389,310	\$383,262	\$6,048	\$2,395,151	\$2,348,571	\$46,580
Total Non-Operating Expenses	\$250,721	\$274,825	\$24,104	\$1,176,353	\$1,183,950	\$7,597
Non-Op Budget Surplus / (Deficit)	\$138,589	\$108,437	\$30,152	\$1,218,798	\$1,164,621	\$54,177
Oper & Non-Oper Surplus / (Deficit)	\$165,444	\$94,300	\$71,144	\$1,180,985	\$1,013,149	\$167,837



SROA Balance Sheet as of June 30, 2024

Assets

Accounts	Current Month	Previous Month	Change in Balance	Comments
CASH & INVESTMENTS				
OPERATING FUND - UNRESTRICTED	\$3,973,438	\$4,987,625	-\$1,014,187	Operations, transfer to Reserve
OPER. RESERVE FUND - RESTRICTED	\$1,411,252	\$1,405,401	\$5,851	
RESERVE FUND - RESTRICTED	\$12,255,067	\$11,602,089	\$652,978	Transfer from Operations
SHARC RESERVE FUND - RESTRICTED	\$147,171	\$122,319	\$24,852	
TOTAL CASH AND INVESTMENTS	\$17,786,928	\$18,117,434	-\$330,506	
RECEIVABLES				
A/R MISC	\$2,072	\$553	\$1,519	
NSF CHECKS	-\$66	-\$66	\$0	
MAINT FUND RECEIVABLES	\$132,201	\$155,047	-\$22,846	Collections, write-off
A/R RECREATION RECEIVABLES	\$163,710	\$324,608	-\$160,898	2nd RPP payment
INVESTMENT INT RECEIVABLE	\$79,558	\$54,375	\$25,183	
CABLE TV ROW FEE RECEIVABLE	\$26,668	\$0	\$26,668	2nd quarter ROW fee
DUE FROM SSD	\$16,277	\$10,040	\$6,237	
RESERVE - UNCOLLECTIBLES	-\$82,000	-\$90,000	\$8,000	Write-off
TOTAL RECEIVABLES	\$338,421	\$454,557	-\$116,136	
INVENTORY				
FUEL INVENTORY	\$10,256	\$19,375	-\$9,119	
MERCHANDISE INVENTORY	\$66,561	\$75,261	-\$8,700	
TOTAL INVENTORY	\$76,817	\$94,636	-\$17,819	
FIXED ASSETS				
REAL PROPERTY	\$27,627,309	\$27,627,309	\$0	
CAPITAL EQUIPMENT	\$7,873,058	\$7,873,058	\$0	
CONSTRUCTION IN PROGRESS	\$2,326,535	\$1,988,690	\$337,845	Public works building, SHARC/Admin office design
ACCUMULATED DEPRECIATION	-\$16,417,901	-\$16,280,992	-\$136,909	
TOTAL FIXED ASSETS	\$21,409,001	\$21,208,065	\$200,936	
OTHER ASSETS				
PREPAID INSURANCE	\$276,216	\$325,820	-\$49,604	
OTHER PREPAID EXPENSES	\$123,315	\$142,937	-\$19,622	
TOTAL OTHER ASSETS	\$399,530	\$468,757	-\$69,227	
TOTAL ASSETS	\$40,010,697	\$40,343,449	-\$332,752	

SROA Balance Sheet as of June 30, 2024

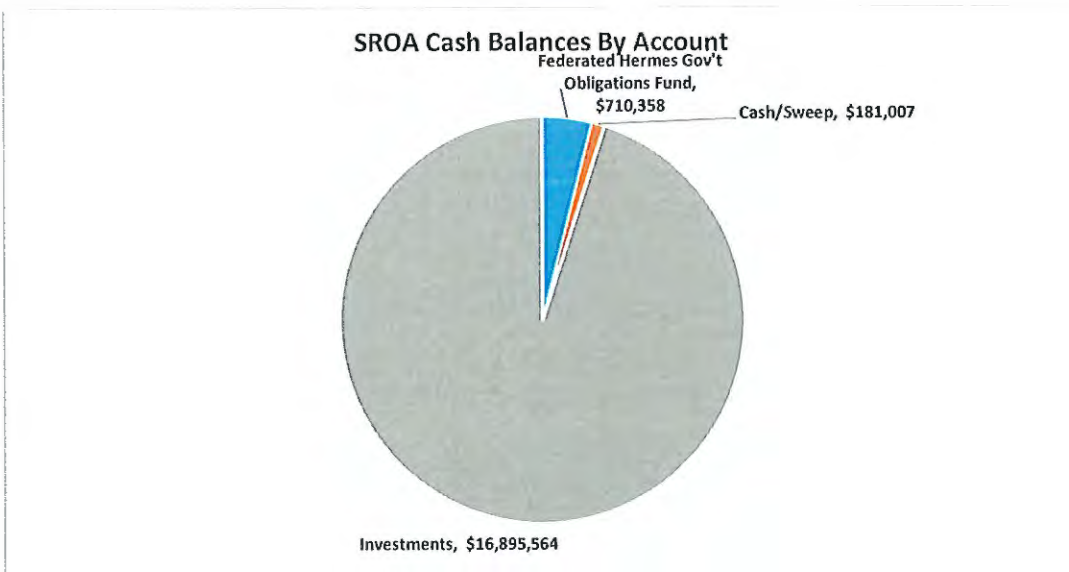
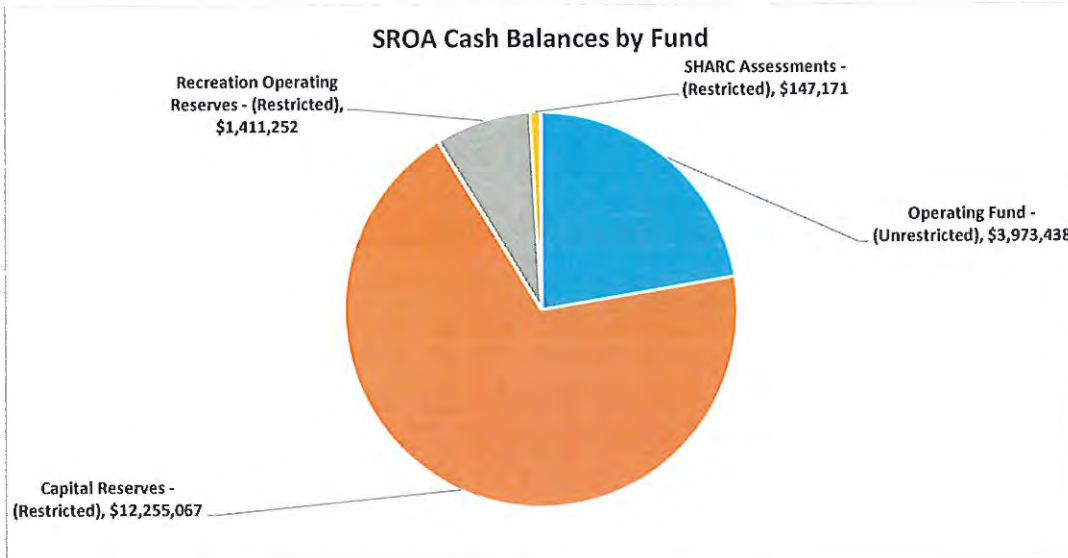
Liabilities				
Accounts	Current Month	Previous Month	Change in Balance	Comments
ACCOUNTS PAYABLE	\$252,412	\$168,258	\$84,154	
ACCRUED LIABILITIES				
VACATION PAY	\$234,729	\$235,784	-\$1,055	
PAYROLL TAXES AND BENEFITS	\$254,935	\$227,211	\$27,724	
TOTAL ACCRUED LIABILITIES	\$489,664	\$462,995	\$26,669	
DEPOSITS				
LEASE	\$7,500	\$7,500	\$0	
ESCROW, SHARC RENTAL	\$153,271	\$136,206	\$17,065	
TOTAL DEPOSITS	\$160,771	\$143,706	\$17,065	
DEFERRED REVENUE				
DEF REV - MAINTENANCE FUND	\$2,997,846	\$3,463,293	-\$465,447	Monthly recognition of revenue
DEF REV - MEMBER PREFERENCE	\$253,095	\$246,368	\$6,727	Sales, monthly recognition of revenue
DEF REV - RECREATION PLUS	\$1,251,672	\$1,410,511	-\$158,839	Sales, monthly recognition of revenue
DEF REV - CAMP	\$5,097	\$5,097	\$0	
DEF REV - GIFT CARD	\$7,994	\$7,934	\$60	
DEF REV - RV STORAGE	\$0	\$8,584	-\$8,584	Monthly recognition of revenue
DEF REV - SPECIAL ASSESSMENT	\$0	\$0	\$0	
TOTAL DEFERRED REVENUE	\$4,515,704	\$5,141,786	-\$626,082	
TOTAL LIABILITIES	\$5,418,551	\$5,916,744	-\$498,193	
RETAINED EARNINGS	\$33,411,159	\$33,411,159	\$0	
SURPLUS/(DEFICIT) CURR YR	\$1,180,987	\$1,015,546	\$165,441	
TOTAL RETAINED EARNINGS	\$34,592,146	\$34,426,705	\$165,441	
TOTAL LIABILITIES AND RETAINED EARNINGS	\$40,010,697	\$40,343,449	-\$332,752	

SROA Cash Balances as of June 30, 2024

Fund Name	This Month Balance	Last Month Balance	Change in Balance	June 30, 2023
Operating Fund - (Unrestricted)	\$3,973,438	\$4,987,625	-\$1,014,187	\$4,119,187
Capital Reserves - (Restricted)	\$12,255,067	\$11,602,089	\$652,978	\$10,913,119
Recreation Operating Reserves - (Restricted)	\$1,411,252	\$1,405,401	\$5,851	\$1,341,694
SHARC Assessments - (Restricted)	\$147,171	\$122,319	\$24,852	\$392,707
Total	\$17,786,929	\$18,117,434	-\$330,506	\$16,766,707

Account Holdings	This Month Balance	Last Month Balance	Change in Balance	June 30, 2023
Federated Hermes Gov't Obligations Fund	\$710,358	\$487,051	\$223,307	\$518,137
Cash/Sweep	\$181,007	\$258,556	-\$77,549	\$444,291
Investments	\$16,895,564	\$17,371,828	-\$476,264	\$15,804,279
Total	\$17,786,929	\$18,117,434	-\$330,506	\$16,766,707

FIW Monthly Fees



SROA REVENUES Detail June 30, 2024

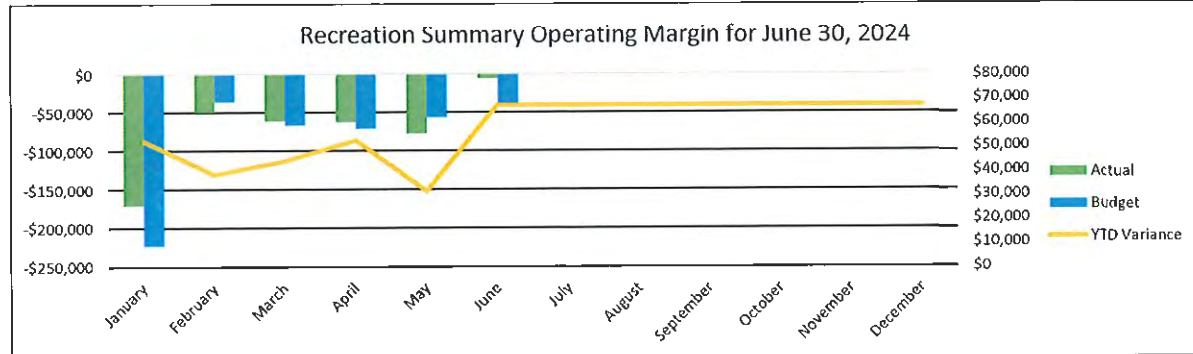
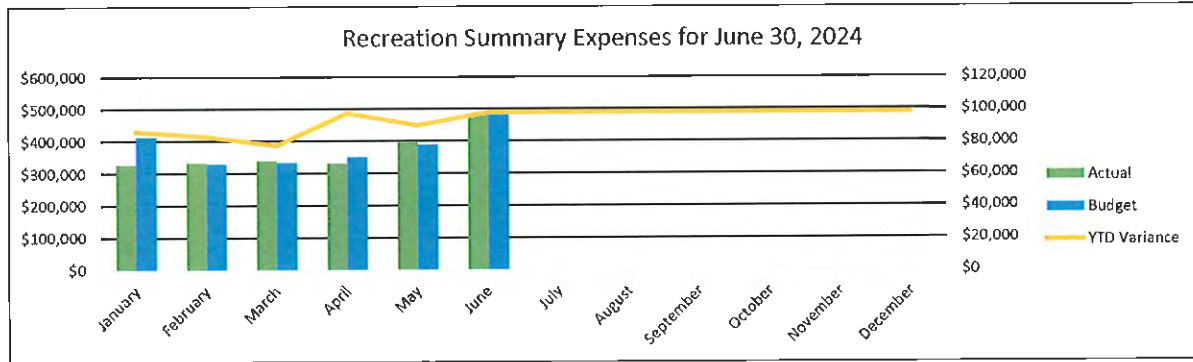
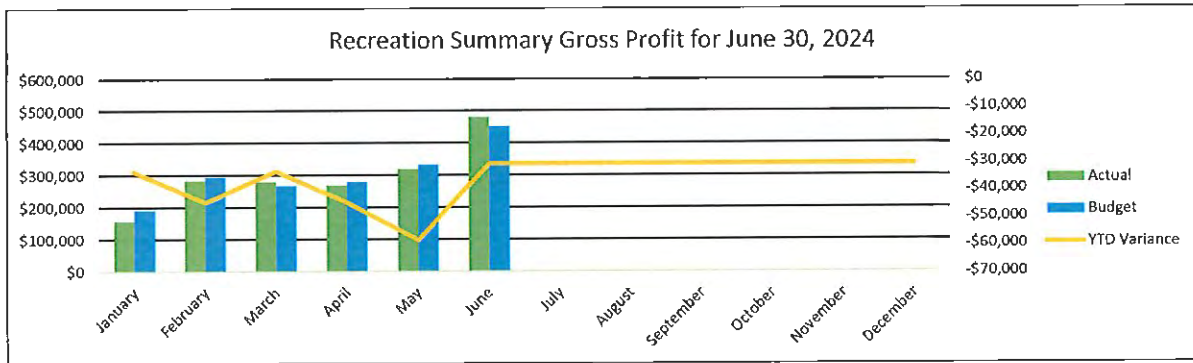
Sources of Revenue	Current Month			Year to Date			Comments
	Actual	Budget	Variance	Actual	Budget	Variance	
REGULAR ASSESSMENTS	\$665,795	\$665,795	\$0	\$3,994,768	\$3,994,768	\$0	
RESORT ASSESSMENTS	\$10,253	\$10,253	\$0	\$61,520	\$61,520	\$0	
COMMERCIAL ASSESSMENTS	\$5,425	\$5,425	\$0	\$32,553	\$32,553	\$0	
SKYPARK ASSESSMENTS	\$1,794	\$1,794	\$0	\$10,762	\$10,762	\$0	
FIN CHR/G/LATE FEES	\$999	\$1,250	-\$251	\$9,603	\$7,500	\$2,103	
INTEREST INC - OPERATING	\$25,291	\$22,598	\$2,693	\$150,316	\$148,009	\$2,307	
INTEREST INC - SKYPARK	\$195	\$175	\$20	\$1,175	\$1,050	\$125	
INTEREST INC - RESERVE	\$45,813	\$40,000	\$5,813	\$279,645	\$245,000	\$34,645	Higher cash balance than budgeted
REC PROGRAMS & FEES	\$184,619	\$154,792	\$29,827	\$342,712	\$310,830	\$31,882	Admissions, event bar/linen sales
RECREATION PLUS PROGRAM	\$247,465	\$244,489	\$2,976	\$1,261,772	\$1,303,674	-\$41,902	95.7% of goal
MEMBER PREFERENCE	\$78,108	\$77,224	\$884	\$256,205	\$257,401	-\$1,196	80.6% of goal
SPACE RENTAL	\$1,250	\$1,250	\$0	\$47,500	\$47,500	\$0	
SCENE ADVERTISING	\$24,786	\$22,000	\$2,786	\$146,469	\$130,000	\$16,469	Advertising revenue ahead of goal
RV STORAGE	\$11,241	\$9,500	\$1,741	\$57,609	\$57,000	\$609	
DESIGN REVIEW	\$19,907	\$16,200	\$3,707	\$94,716	\$129,125	-\$34,409	Less design review fees/permits
CONTRACTOR REGISTRATION	\$1,200	\$900	\$300	\$12,750	\$6,525	\$6,225	
FINES	\$750	\$1,000	-\$250	\$43,335	\$11,750	\$31,585	Ladder fuel fines
A/V REVENUE	\$800	\$50	\$750	\$1,500	\$300	\$1,200	
PARK RESERVATIONS	\$2,640	\$2,000	\$640	\$9,675	\$5,750	\$3,925	
TRAIL USE FEES	\$0	\$0	\$0	\$0	\$0	\$0	
RIGHT OF WAY FEE	\$29,884	\$28,500	\$1,384	\$59,521	\$57,000	\$2,521	
SUNRIVER SERVICE DISTRICT	\$4,594	\$7,100	-\$2,506	\$32,089	\$42,600	-\$10,511	Less vehicle repairs than budgeted
LA PINE REPAIRS	\$0	\$0	\$0	\$0	\$0	\$0	
SPECIAL ASSESSMENTS	\$18,215	\$18,000	\$215	\$163,810	\$152,000	\$11,810	Additional SHARC payoffs
MISC INCOME	\$3,388	\$7,433	-\$4,045	\$88,043	\$80,793	\$7,250	
Total Revenue	\$1,384,412	\$1,337,728	\$46,684	\$7,158,048	\$7,093,410	\$64,638	

SROA Expense Detail June 30, 2024

Expense Categories	Current Month			Year to Date			Comments
	Actual	Budget	Variance	Actual	Budget	Variance	
ADMINISTRATION	\$107,386	\$118,150	\$10,764	\$695,984	\$755,391	\$59,407	Open position (2 months), computer supplies under budget
INSURANCE	\$47,886	\$50,000	\$2,114	\$286,209	\$300,000	\$13,791	Premium less than budget
ADMINISTRATION BUILDING MAINTENANCE	\$4,763	\$4,727	-\$36	\$30,594	\$29,294	-\$1,300	
COMMUNICATIONS	\$28,074	\$28,643	\$569	\$182,731	\$193,126	\$10,395	Labor, advertising expense savings
LEGAL	\$7,170	\$12,500	\$5,330	\$132,896	\$75,000	-\$57,896	89% of annual budget
NORTH POOL MAINTENANCE	\$15,790	\$8,054	-\$7,736	\$44,531	\$38,414	-\$6,117	Labor allocation, building supplies
TENNIS MAINTENANCE	\$875	\$1,313	\$438	\$1,792	\$7,408	\$5,616	Labor allocation
PUBLIC WORKS/ROAD MAINT	\$92,724	\$92,716	-\$8	\$628,583	\$567,573	-\$61,010	Labor, overtime, deicer/fuel due to winter storm
PATHWAY MAINTENANCE	\$5,584	\$7,689	\$2,105	\$21,069	\$42,289	\$21,220	Labor allocation
PARKS MAINTENANCE	\$15,067	\$14,100	-\$959	\$36,849	\$58,829	\$21,980	Labor allocation
SKYPARK	\$35,519	\$35,000	-\$519	\$51,028	\$50,000	-\$1,028	
STORAGE YARD	\$1,159	\$1,762	\$603	\$5,182	\$10,354	\$5,172	Labor allocation
ROAD RESURFACING	\$9,172	\$1,876	-\$7,296	\$13,796	\$8,230	-\$5,566	Dust abatement on canoe takeout road
SHARC MAINTENANCE	\$43,578	\$38,389	-\$5,189	\$233,697	\$215,162	-\$18,535	Labor allocation, building supplies, contract services
NORTH POOL REC	\$44,697	\$39,723	-\$4,974	\$88,151	\$74,065	-\$14,086	Labor over budget, chemicals
TENNIS REC	\$11,373	\$13,722	\$2,349	\$21,020	\$17,973	-\$3,047	
RECREATION MGMT/SHARC	\$270,584	\$292,302	\$21,718	\$1,221,132	\$1,317,388	\$96,256	Labor and burden savings
COMMUNITY DEVELOPMENT	\$30,243	\$31,408	\$1,165	\$192,448	\$183,248	-\$9,200	Vacation accrual
NATURAL RESOURCES	\$100,494	\$77,672	-\$22,822	\$292,775	\$305,871	\$13,096	Contract services, schools and training, noxious weeds
FLEET SERVICES	\$35,824	\$45,421	\$9,597	\$249,761	\$286,436	\$36,675	Labor allocation
ACCOUNTING	\$61,225	\$54,768	-\$6,457	\$295,011	\$286,972	-\$8,039	Collection attorney
PPD DUES EXPENSE	\$14,081	\$13,500	-\$581	\$80,440	\$81,000	\$560	
DEPRECIATION	\$136,909	\$138,325	\$1,416	\$835,768	\$829,950	-\$5,818	
ROAD/PATHWAY PROJECTS & LFR	\$76,737	\$100,000	\$23,263	\$290,974	\$295,000	\$4,026	
Total Expense	\$1,196,914	\$1,221,768	\$24,854	\$5,932,421	\$6,028,973	\$96,552	

Recreation Summary June 30, 2024

Sources of Revenue	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
GATE FEE, ACCESS, PROGRAM	\$499,200	\$472,505	\$26,695	\$1,833,602	\$1,861,805	-\$28,203
MISCELLANEOUS INCOME	\$0	\$0	\$0	\$76	\$0	\$76
Total Revenue	\$499,200	\$472,505	\$26,695	\$1,833,678	\$1,861,805	-\$28,127
Cost of Goods Sold						
RECREATION COGS	\$19,156	\$20,160	\$1,004	\$44,976	\$42,290	-\$2,686
Gross Profit	\$480,044	\$452,345	\$27,699	\$1,788,702	\$1,819,515	-\$30,813
Expense Categories						
REC ADMIN/SHARC OPERATIONS	\$270,584	\$292,302	\$21,718	\$1,221,132	\$1,317,388	\$96,256
NORTH POOL OPERATIONS	\$44,697	\$39,723	-\$4,974	\$88,151	\$74,065	-\$14,086
TENNIS OPERATIONS	\$11,373	\$13,722	\$2,349	\$21,020	\$17,973	-\$3,047
SHARC MAINTENANCE	\$43,578	\$38,389	-\$5,189	\$233,697	\$215,162	-\$18,535
NORTH POOL MAINTENANCE	\$15,790	\$8,054	-\$7,736	\$44,531	\$38,414	-\$6,117
TENNIS MAINTENANCE	\$875	\$1,313	\$438	\$1,792	\$7,408	\$5,616
DEPRECIATION	\$98,713	\$100,125	\$1,412	\$604,586	\$600,750	-\$3,836
Total Expenses	\$485,610	\$493,628	\$8,018	\$2,214,909	\$2,271,160	\$56,251
Total Revenue & Expenses						
Gross Profit	\$480,044	\$452,345	\$27,699	\$1,788,702	\$1,819,515	-\$30,813
Total Expenses	\$485,610	\$493,628	\$8,018	\$2,214,909	\$2,271,160	\$56,251
Gross Profit - Expenses	-\$5,566	-\$41,283	\$35,717	-\$426,207	-\$451,645	\$25,438



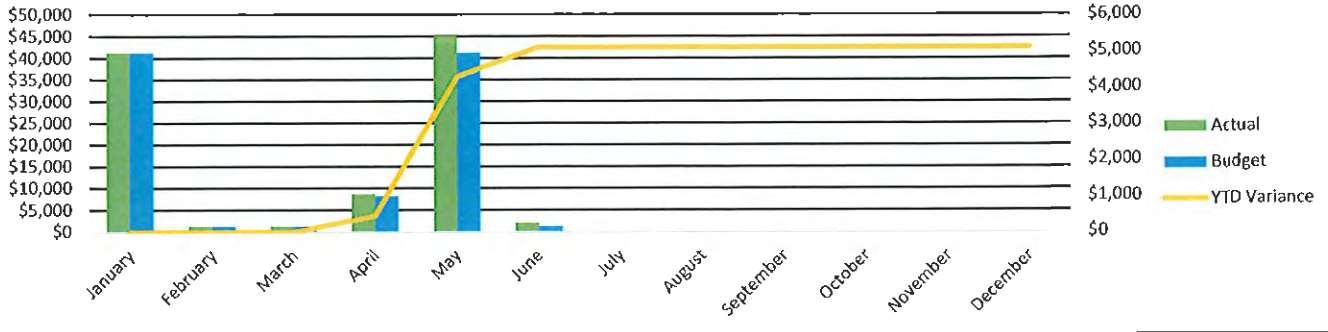
PW Summary June 30, 2024

Expense Categories	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
PW ADMIN / ROAD MAINTENANCE	\$92,724	\$92,716	-\$8	\$628,583	\$567,573	-\$61,010
PATHWAY MAINTENANCE	\$5,584	\$7,689	\$2,105	\$21,069	\$42,289	\$21,220
PARK MAINTENANCE	\$15,067	\$14,108	-\$959	\$36,849	\$58,829	\$21,980
STORAGE YARD	\$1,159	\$1,762	\$603	\$5,182	\$10,354	\$5,172
ROAD RESURFACING	\$9,172	\$1,876	-\$7,296	\$13,796	\$8,230	-\$5,566
FLEET SERVICES	\$35,824	\$45,421	\$9,597	\$249,761	\$286,436	\$36,675
Total Expenses	\$159,530	\$163,572	\$4,042	\$955,240	\$973,711	\$18,471

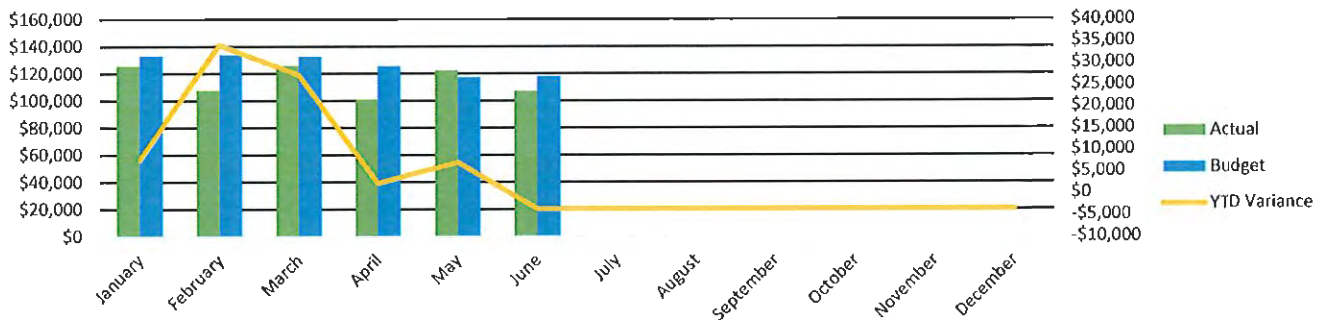
Cost Center 11 - Administration: June 30, 2024

Sources of Revenue	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
SPACE RENTAL INCOME	\$1,250	\$1,250	\$0	\$47,500	\$47,500	\$0
A.V. REVENUES	\$800	\$50	\$750	\$1,500	\$300	\$1,200
MISCELLANEOUS INCOME	\$50	\$0	\$50	\$44,050	\$40,000	\$4,050
Total Revenue	\$2,100	\$1,300	\$800	\$93,050	\$87,800	\$5,250
Expense Categories						
WAGES	\$67,400	\$69,740	\$2,340	\$413,326	\$418,440	\$5,114
ALLOCATED BURDEN	\$19,282	\$23,871	\$4,589	\$116,124	\$139,726	\$23,602
REPAIRS AND MAINTENANCE	\$0	\$25	\$25	\$0	\$150	\$150
SUPPLIES	\$5,643	\$2,600	-\$3,043	\$12,514	\$17,700	\$5,186
SMALL TOOLS/INTERNET	\$3,550	\$4,670	\$1,120	\$18,095	\$28,020	\$9,925
PRINTED FORMS	\$249	\$0	-\$249	\$737	\$950	\$213
OFFICE SUPPLIES	\$1,213	\$500	-\$713	\$4,452	\$5,000	\$548
IT EQUIPMENT	\$152	\$800	\$648	\$1,519	\$2,400	\$881
COPY MCHNE RECOVERY	-\$301	-\$1,100	-\$799	-\$1,495	-\$2,200	-\$705
TELEPHONE	\$1,472	\$1,350	-\$122	\$7,123	\$8,100	\$977
POSTAGE	-\$482	-\$1,900	-\$1,418	\$1,093	-\$900	-\$1,993
COMMUNICATION EXPENSE	\$225	\$492	\$267	\$1,747	\$2,952	\$1,205
FUEL	\$0	\$50	\$50	\$115	\$300	\$185
COMMUNITY RELATIONS EXPENSE	\$386	\$250	-\$136	\$4,035	\$4,250	\$215
LICENSES & FEES	\$728	\$800	\$72	\$12,376	\$9,825	-\$2,551
CONTRACT SERVICES	\$4,706	\$7,782	\$3,076	\$79,196	\$83,117	\$3,921
ELECTION EXPENSE	\$3,000	\$7,500	\$4,500	\$3,000	\$7,500	\$4,500
TRAVEL	\$0	\$0	\$0	\$0	\$900	\$900
MEALS	\$0	\$125	\$125	\$138	\$1,725	\$1,587
SCHOOLS & TRAINING	\$0	\$100	\$100	\$858	\$3,500	\$2,642
EMPLOYEE SAFETY	\$0	\$200	\$200	\$2,017	\$4,500	\$2,483
SSD RULES ENFORCEMENT	\$0	\$0	\$0	\$17,466	\$17,466	\$0
MEDICAL & PHYSICAL	\$0	\$0	\$0	\$302	\$200	-\$102
EMPLOYEE FUNCTIONS	\$45	\$95	\$50	\$308	\$570	\$262
BOARD FUNCTIONS	\$117	\$200	\$83	\$938	\$1,200	\$262
Total Expenses	\$107,385	\$118,150	\$10,765	\$695,984	\$755,391	\$59,407
Total Revenue & Expenses						
Total Income	\$2,100	\$1,300	\$800	\$93,050	\$87,800	\$5,250
Total Expenses	\$107,385	\$118,150	\$10,765	\$695,984	\$755,391	\$59,407
Income - Expenses	-\$105,285	-\$116,850	\$11,565	-\$602,934	-\$667,591	\$64,657

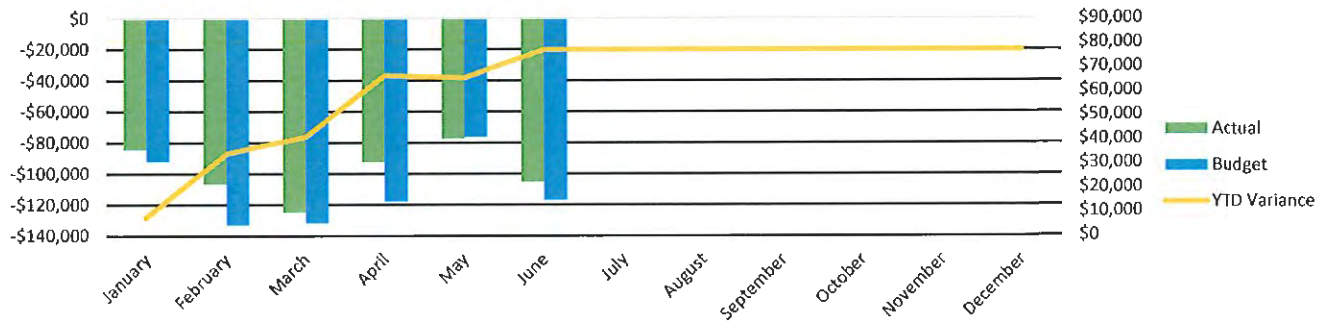
Cost Center 11 Revenue for June 30, 2024



Cost Center 11 Expenses for June 30, 2024



Cost Center 11 Operating Margin for June 30, 2024



Cost Center 12 - Insurance: June 30, 2024

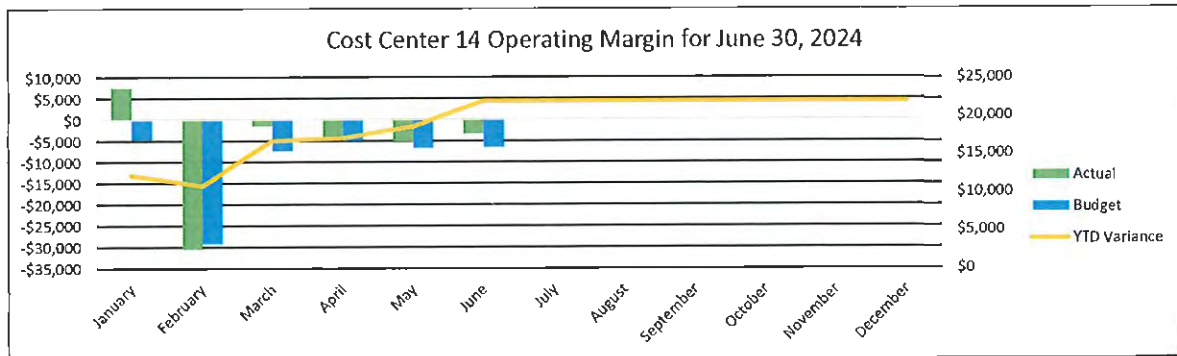
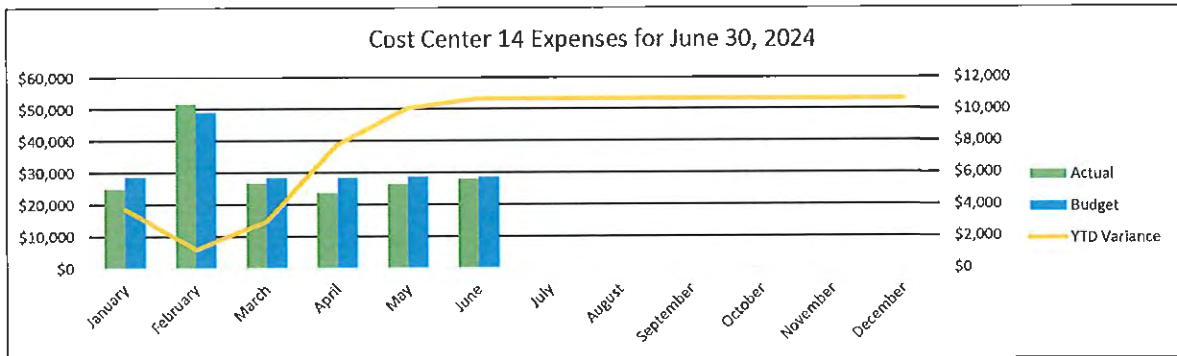
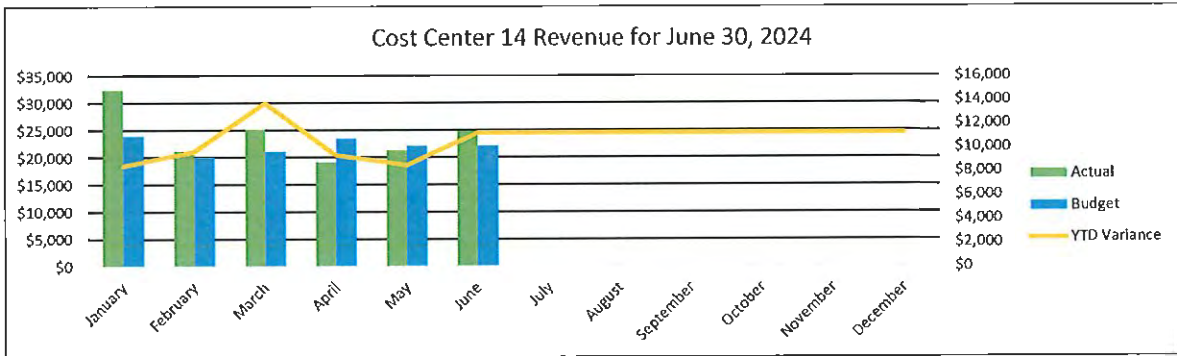
Expense Categories	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
INSURANCE	\$47,886	\$50,000	\$2,114	\$286,209	\$300,000	\$13,791
Total Expenses	\$47,886	\$50,000	\$2,114	\$286,209	\$300,000	\$13,791

Cost Center 13 - Admin Building Maintenance: June 30, 2024

Expense Categories	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
WAGES	\$0	\$210	\$210	\$713	\$1,260	\$547
ALLOCATED BURDEN	\$0	\$77	\$77	\$241	\$462	\$221
BUILDING MAINTENANCE SUPPLIES	\$0	\$145	\$145	\$105	\$870	\$765
SUPPLIES	\$72	\$68	-\$4	\$2,171	\$503	-\$1,668
ELECTRICITY	\$500	\$456	-\$44	\$2,940	\$2,736	-\$204
NATURAL GAS	\$128	\$111	-\$17	\$1,683	\$1,503	-\$180
WATER & SEWER	\$211	\$177	-\$34	\$1,049	\$1,062	\$13
WASTE REMOVAL	\$553	\$197	-\$356	\$1,467	\$1,182	-\$285
CONTRACT SERVICES	\$820	\$854	\$34	\$4,881	\$5,124	\$243
PROPERTY TAXES	\$2,381	\$2,338	-\$43	\$14,285	\$14,028	-\$257
JANITORIAL	\$98	\$94	-\$4	\$1,060	\$564	-\$496
Total Expenses	\$4,763	\$4,727	-\$36	\$30,595	\$29,294	-\$1,301

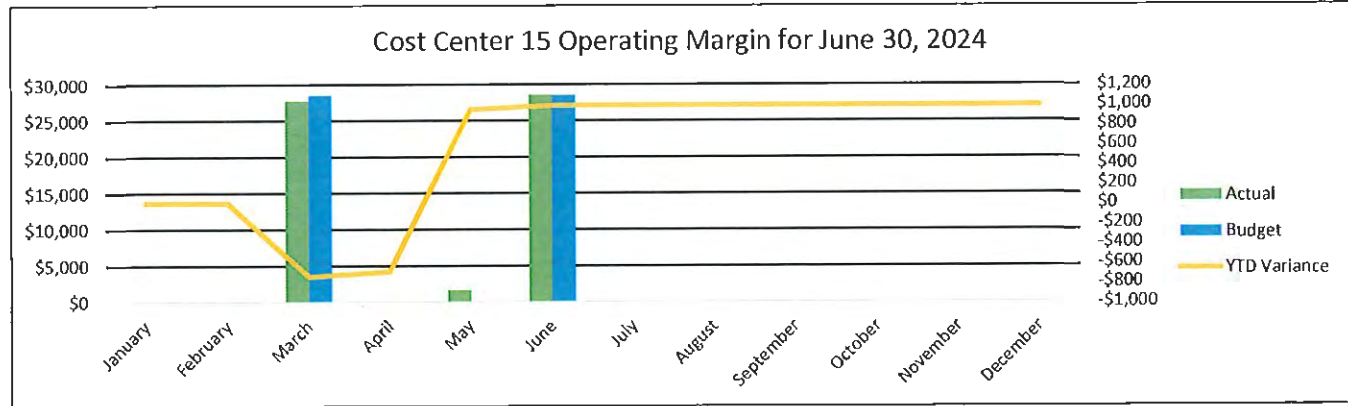
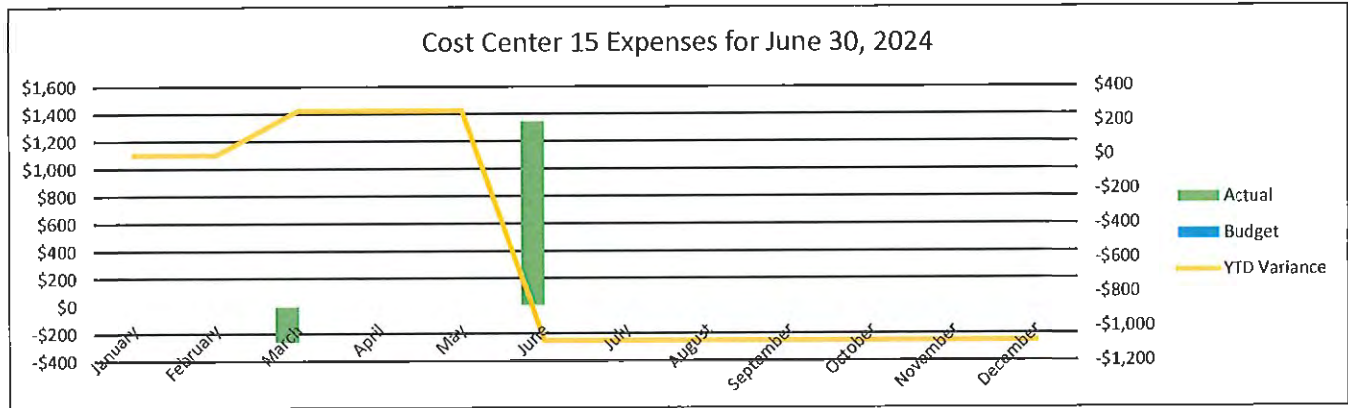
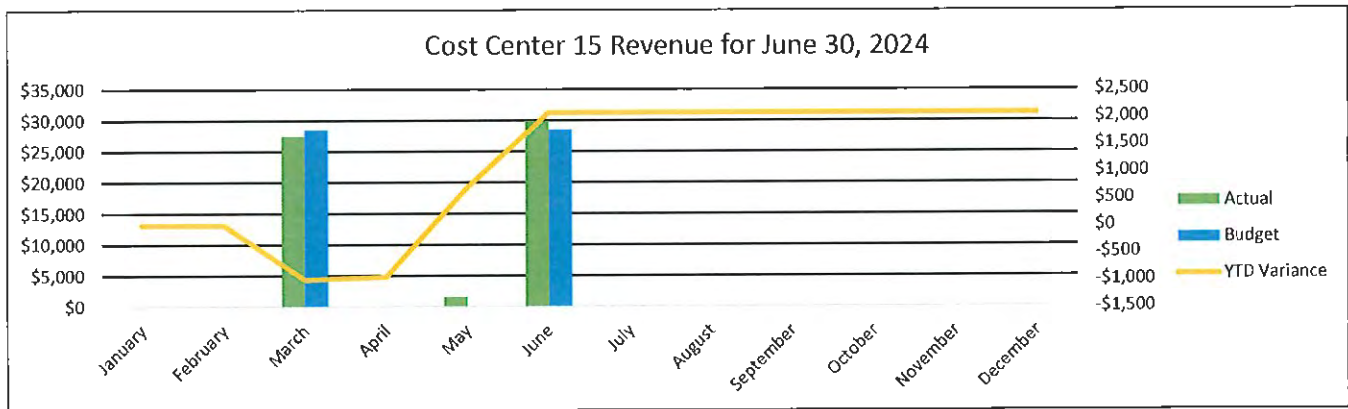
Cost Center 14 - Communications: June 30, 2024

Sources of Revenue	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
ADVERTISING REVENUE	\$24,786	\$22,000	\$2,786	\$146,469	\$130,000	\$16,469
MISCELLANEOUS INCOME	\$38	\$150	-\$112	\$347	\$450	-\$103
Total Revenue	\$24,824	\$22,150	\$2,674	\$146,816	\$130,450	\$16,366
Expense Categories						
WAGES	\$12,949	\$14,553	\$1,604	\$84,962	\$87,318	\$2,356
ALLOCATED BURDEN	\$4,862	\$5,294	\$432	\$29,700	\$31,764	\$2,064
SUPPLIES	\$0	\$41	\$41	\$81	\$406	\$325
PRINTED FORMS	\$0	\$65	\$65	\$0	\$390	\$390
OFFICE SUPPLIES	\$287	\$105	-\$182	\$329	\$735	\$406
POSTAGE	\$2,963	\$2,600	-\$363	\$16,614	\$16,155	-\$459
COMMUNICATION EXPENSE	\$53	\$105	\$52	\$666	\$984	\$318
FUEL	\$126	\$20	-\$106	\$188	\$120	-\$68
LICENSES & FEES	\$983	\$500	-\$483	\$2,713	\$3,100	\$387
CONTRACT SERVICES	\$5,281	\$4,360	-\$921	\$46,407	\$46,154	-\$253
ADVERTISING - COMM	\$570	\$1,000	\$430	\$1,071	\$6,000	\$4,929
Total Expenses	\$28,074	\$28,643	\$569	\$182,731	\$193,126	\$10,395
Total Revenue & Expenses						
Total Income	\$24,824	\$22,150	\$2,674	\$146,816	\$130,450	\$16,366
Total Expenses	\$28,074	\$28,643	\$569	\$182,731	\$193,126	\$10,395
Income - Expenses	-\$3,250	-\$6,493	\$3,243	-\$35,915	-\$62,676	\$26,761



Cost Center 15 - Cable Television ROW Fee: June 30, 2024

Sources of Revenue	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
CABLE TELEVISION FEE REVENUE	\$29,884	\$28,500	\$1,384	\$59,521	\$57,000	\$2,521
Total Revenue	\$29,884	\$28,500	\$1,384	\$59,521	\$57,000	\$2,521
Expense Categories						
CONTRACT SERVICES	\$1,342	\$0	-\$1,342	\$1,342	\$0	-\$1,342
PROPERTY RENTS	\$0	\$0	\$0	-\$259	\$0	\$259
Total Expenses	\$1,342	\$0	-\$1,342	\$1,083	\$0	-\$1,083
Total Revenue & Expenses						
Total Income	\$29,884	\$28,500	\$1,384	\$59,521	\$57,000	\$2,521
Total Expenses	\$1,342	\$0	-\$1,342	\$1,083	\$0	-\$1,083
Income - Expenses	\$28,542	\$28,500	\$42	\$58,438	\$57,000	\$1,438



Cost Center 16 - Legal: June 30, 2024

Expense Categories	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
LEGAL FEES	\$7,170	\$12,500	\$5,330	\$132,896	\$75,000	-\$57,896
Total Expenses	\$7,170	\$12,500	\$5,330	\$132,896	\$75,000	-\$57,896

Cost Center 20 - North Pool Maintenance: June 30, 2024

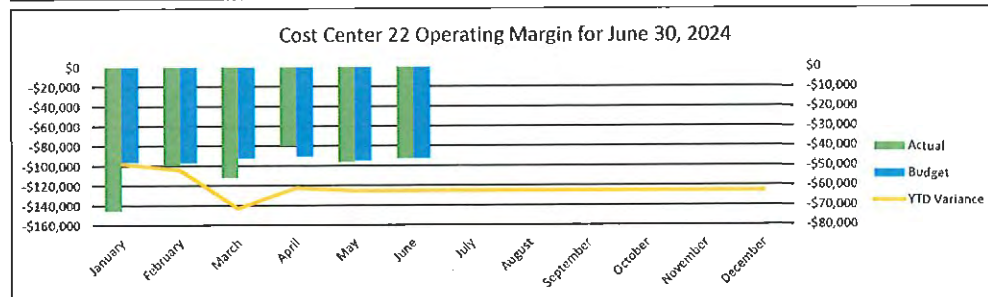
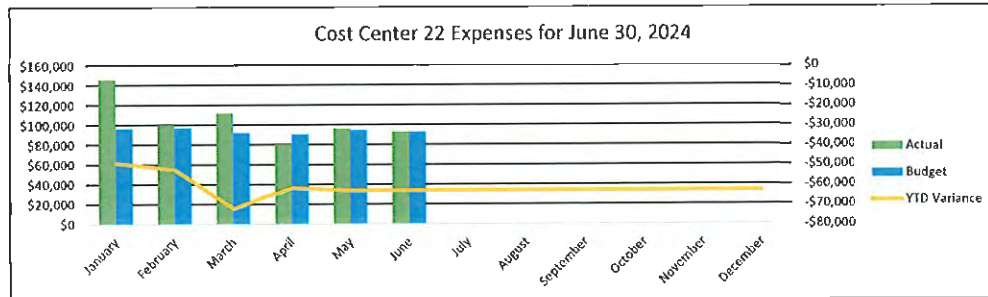
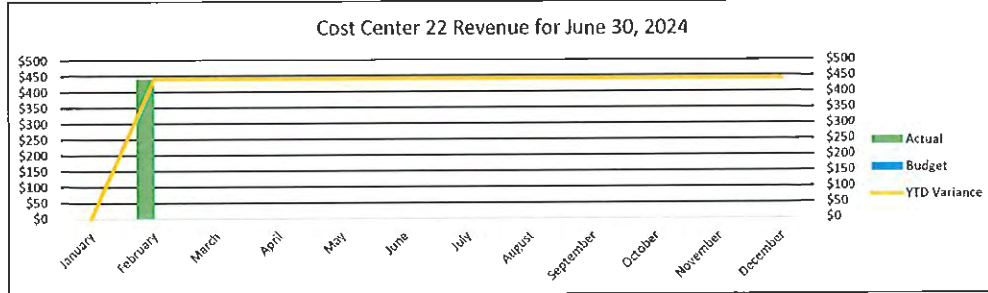
Expense Categories	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
WAGES	\$7,053	\$3,543	-\$3,510	\$22,951	\$21,258	-\$1,693
ALLOCATED BURDEN	\$2,538	\$1,289	-\$1,249	\$7,712	\$7,734	\$22
BUILDING MAINTENANCE SUPPLIES	\$0	\$59	\$59	\$0	\$262	\$262
SUPPLIES	\$3,627	\$638	-\$2,989	\$8,735	\$1,914	-\$6,821
CONTRACT SERVICES	\$45	\$310	\$265	\$45	\$930	\$885
LANDSCAPE MAINTENANCE	\$2,527	\$1,593	-\$934	\$5,088	\$4,779	-\$309
OPERATING EQUIPMENT	\$0	\$622	\$622	\$0	\$1,537	\$1,537
Total Expenses	\$15,790	\$8,054	-\$7,736	\$44,531	\$38,414	-\$6,117

Cost Center 21 - Tennis Court Maintenance: June 30, 2024

Expense Categories	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
WAGES	\$0	\$745	\$745	\$648	\$4,470	\$3,822
ALLOCATED BURDEN	\$0	\$271	\$271	\$217	\$1,626	\$1,409
BUILDING MAINTENANCE SUPPLIES	\$0	\$68	\$68	\$0	\$299	\$299
SUPPLIES	\$875	\$229	-\$646	\$928	\$1,013	\$85
Total Expenses	\$875	\$1,313	\$438	\$1,793	\$7,408	\$5,615

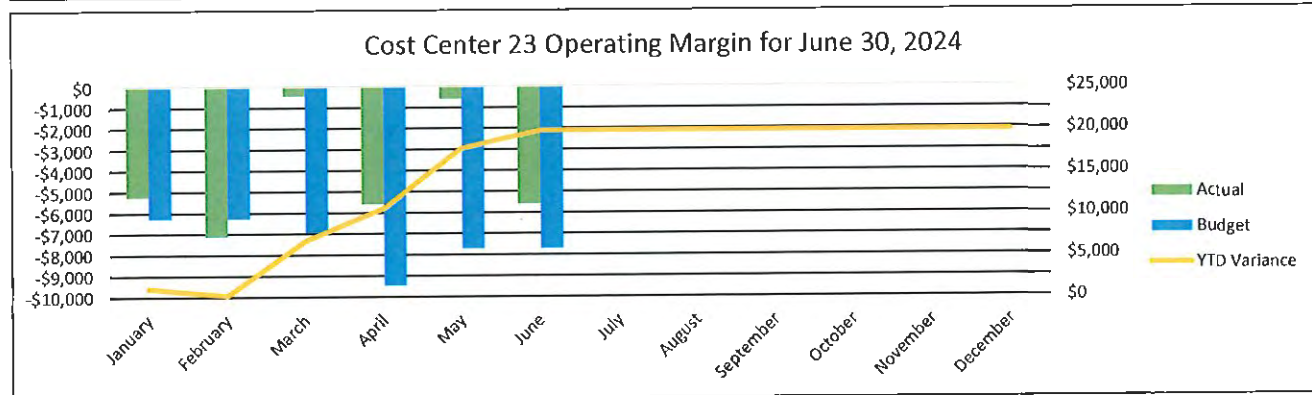
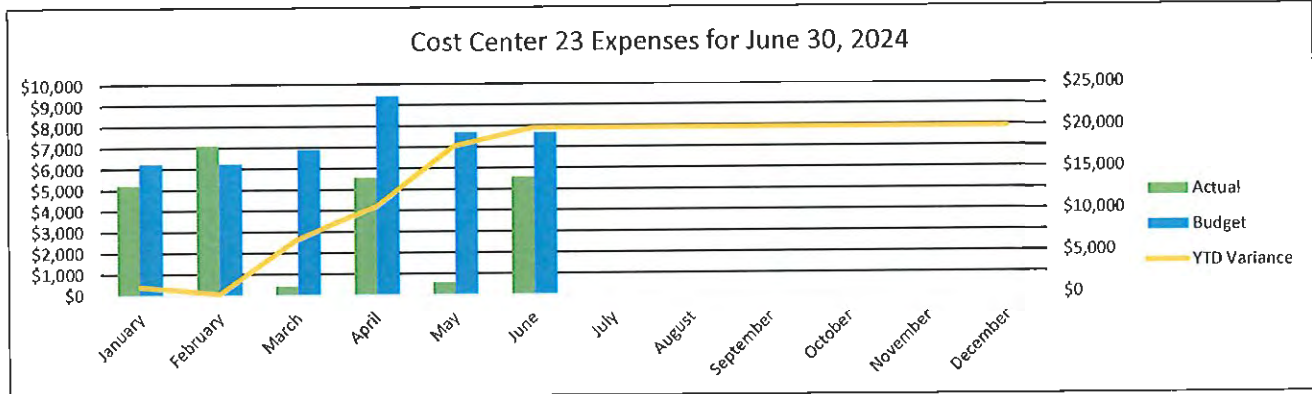
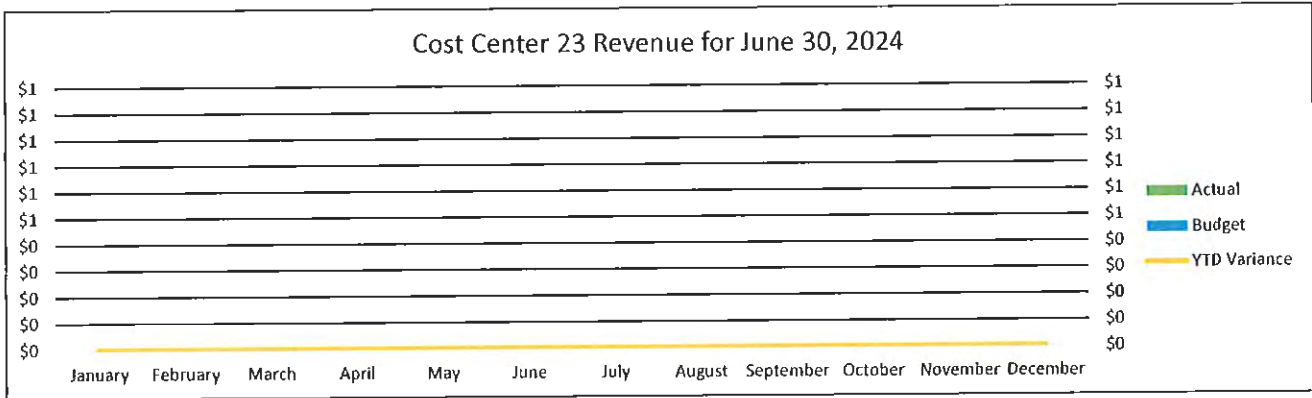
Cost Center 22 - Road Maintenance/PW Admin: June 30, 2024

Sources of Revenue	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
MISCELLANEOUS INCOME	\$0	\$0	\$0	\$440	\$0	\$440
Total Revenue	\$0	\$0	\$0	\$440	\$0	\$440
Expense Categories						
WAGES	\$50,111	\$54,046	\$3,935	\$361,844	\$324,276	-\$37,568
ALLOCATED BURDEN	\$16,871	\$19,662	\$2,791	\$120,219	\$117,972	-\$2,247
BUILDING REPAIR	\$39	\$505	\$466	\$324	\$3,266	\$2,942
BUILDING MAINTENANCE SUPPLIES	\$0	\$304	\$304	\$0	\$1,823	\$1,823
LF DISPOSAL FEE-RD MT	\$14	\$643	\$629	\$189	\$2,839	\$2,650
SUPPLIES	\$313	\$959	\$646	\$869	\$4,236	\$3,367
SMALL TOOLS/INTERNET	\$688	\$589	-\$99	\$2,473	\$2,601	\$128
UNIFORMS	\$220	\$443	\$223	\$4,025	\$3,197	-\$828
OFFICE SUPPLIES	\$18	\$167	\$149	\$531	\$1,000	\$469
SANDING CINDERS	\$0	\$0	\$0	\$26,539	\$15,380	-\$11,159
ELECTRICITY	\$1,144	\$737	-\$407	\$8,155	\$4,422	-\$3,733
NATURAL GAS	\$108	\$300	\$192	\$4,254	\$4,050	-\$204
WATER & SEWER	\$908	\$1,012	\$104	\$4,281	\$4,469	\$188
WASTE REMOVAL	\$3,584	\$1,542	-\$2,042	\$10,692	\$6,813	-\$3,879
POSTAGE	\$160	\$48	-\$112	\$160	\$288	\$128
COMMUNICATION EXPENSE	\$863	\$1,029	\$166	\$5,851	\$6,174	\$323
FUEL	\$2,863	\$2,627	-\$236	\$30,190	\$15,762	-\$14,428
CONTRACT SERVICES	\$712	\$1,012	\$300	\$579	\$6,072	\$5,493
SIGNS	\$0	\$291	\$291	\$855	\$2,133	\$1,278
STREET LIGHTS	\$5,469	\$5,268	-\$201	\$32,591	\$31,608	-\$983
TRAVEL	\$0	\$282	\$282	\$0	\$1,692	\$1,692
MEALS	\$254	\$500	\$246	\$2,449	\$3,000	\$551
SCHOOLS & TRAINING	\$8,385	\$583	-\$7,802	\$10,578	\$3,500	-\$7,078
MEDICAL & PHYSICAL	\$0	\$167	\$167	\$936	\$1,000	\$64
Total Expenses	\$92,724	\$92,716	-\$8	\$628,584	\$567,573	-\$61,011
Total Revenue & Expenses						
Total Income	\$0	\$0	\$0	\$440	\$0	\$440
Total Expenses	\$92,724	\$92,716	-\$8	\$628,584	\$567,573	-\$61,011
Income - Expenses	-\$92,724	-\$92,716	-\$8	-\$628,144	-\$567,573	-\$60,571



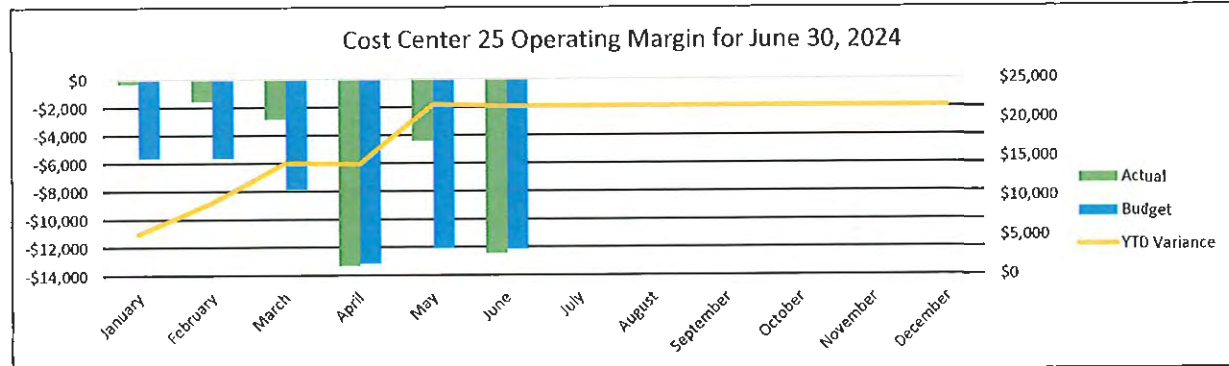
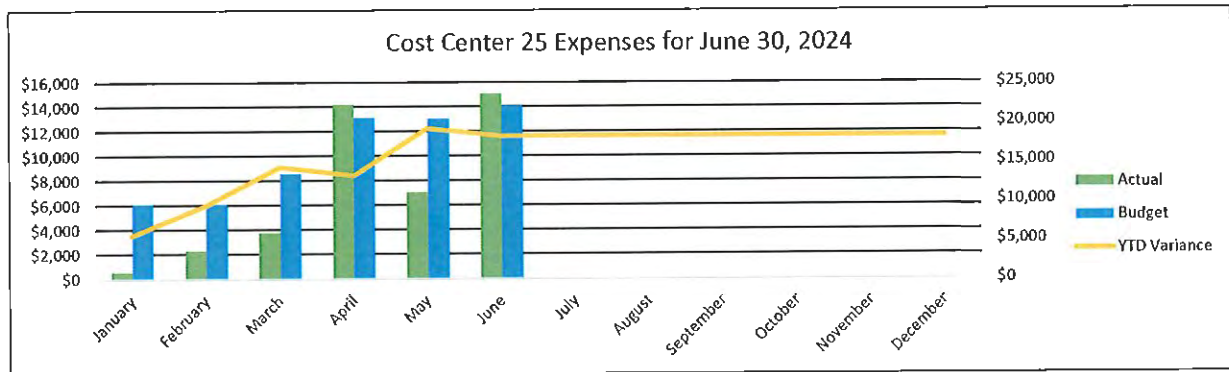
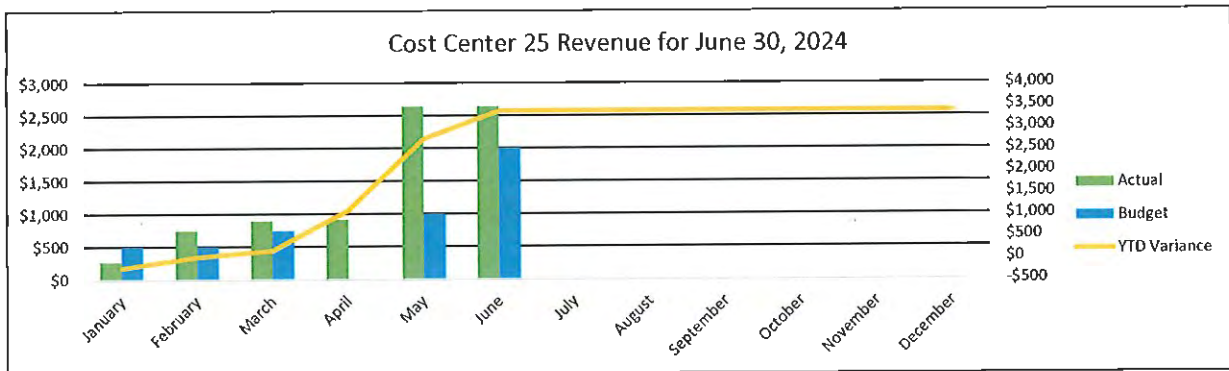
Cost Center 23 - Pathway Maintenance: June 30, 2024

Sources of Revenue	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
	0	0	0	0	0	0
Total Revenue	\$0	\$0	\$0	\$0	\$0	\$0
Expense Categories						
WAGES	\$4,091	\$4,528	\$437	\$14,555	\$27,168	\$12,613
ALLOCATED BURDEN	\$1,493	\$1,647	\$154	\$5,036	\$9,882	\$4,846
SUPPLIES	\$0	\$954	\$954	\$1,479	\$4,216	\$2,737
SMALL TOOLS/INTERNET	\$0	\$157	\$157	\$0	\$287	\$287
SIGNS	\$0	\$403	\$403	\$0	\$736	\$736
Total Expenses	\$5,584	\$7,689	\$2,105	\$21,070	\$42,289	\$21,219
Total Revenue & Expenses						
Total Income	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$5,584	\$7,689	\$2,105	\$21,070	\$42,289	\$21,219
Income - Expenses	-\$5,584	-\$7,689	\$2,105	-\$21,070	-\$42,289	\$21,219



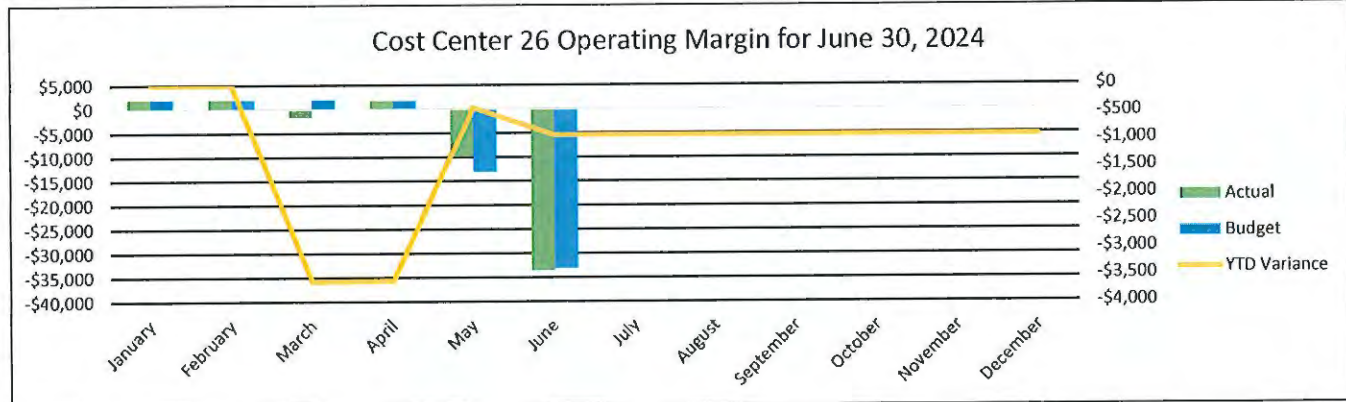
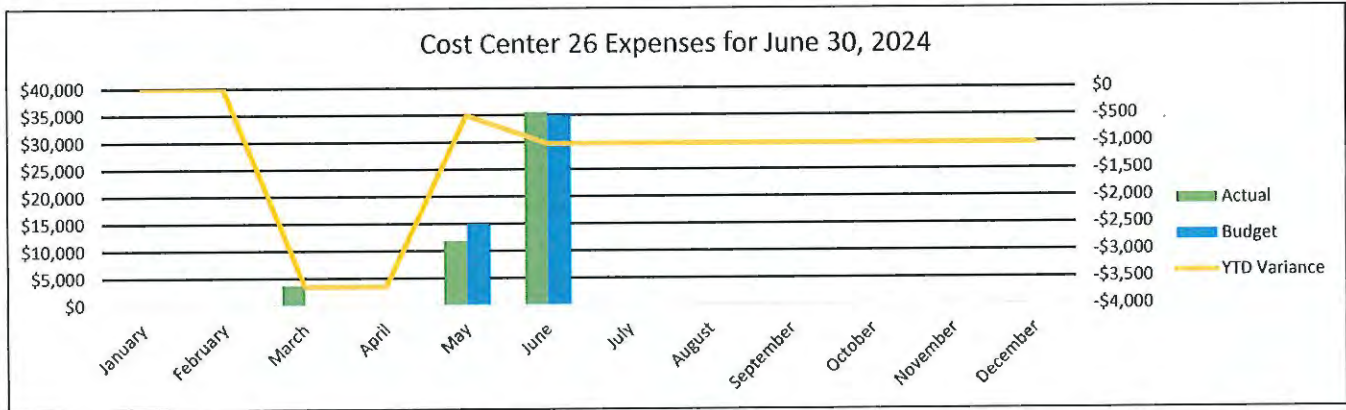
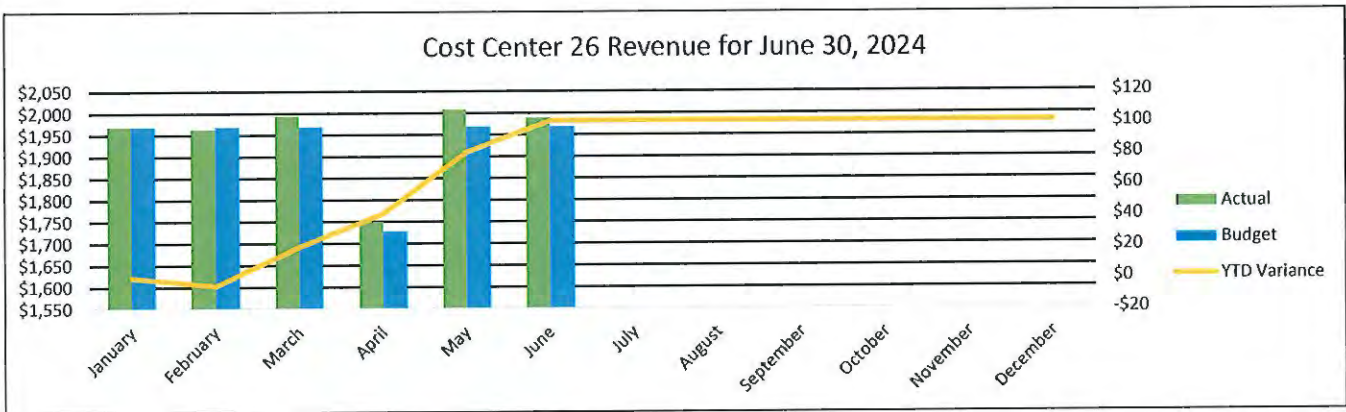
Cost Center 25 - Parks Maintenance: June 30, 2024

Sources of Revenue	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
PARK RESERVATION REVENUE	\$2,640	\$2,000	\$640	\$9,675	\$5,750	\$3,925
Total Revenue	\$2,640	\$2,000	\$640	\$9,675	\$5,750	\$3,925
Expense Categories						
WAGES	\$6,073	\$4,093	-\$1,980	\$10,797	\$24,558	\$13,761
ALLOCATED BURDEN	\$2,217	\$1,489	-\$728	\$3,851	\$8,934	\$5,083
BUILDING MAINTENANCE SUPPLIES	\$0	\$137	\$137	\$814	\$604	-\$210
SUPPLIES	\$1,113	\$621	-\$492	\$3,200	\$2,743	-\$457
ELECTRICITY	\$260	\$230	-\$30	\$2,733	\$1,380	-\$1,353
WATER & SEWER	\$1,820	\$1,485	-\$335	\$5,886	\$6,559	\$673
WASTE REMOVAL	\$0	\$0	\$0	\$181	\$0	-\$181
LANDSCAPE MAINTENANCE	\$3,542	\$4,896	\$1,354	\$7,084	\$8,940	\$1,856
JANITORIAL	\$42	\$1,157	\$1,115	\$2,303	\$5,111	\$2,808
Total Expenses	\$15,067	\$14,108	-\$959	\$36,849	\$58,829	\$21,980
Total Revenue & Expenses						
Total Income	\$2,640	\$2,000	\$640	\$9,675	\$5,750	\$3,925
Total Expenses	\$15,067	\$14,108	-\$959	\$36,849	\$58,829	\$21,980
Income - Expenses	-\$12,427	-\$12,108	-\$319	-\$27,174	-\$53,079	\$25,905



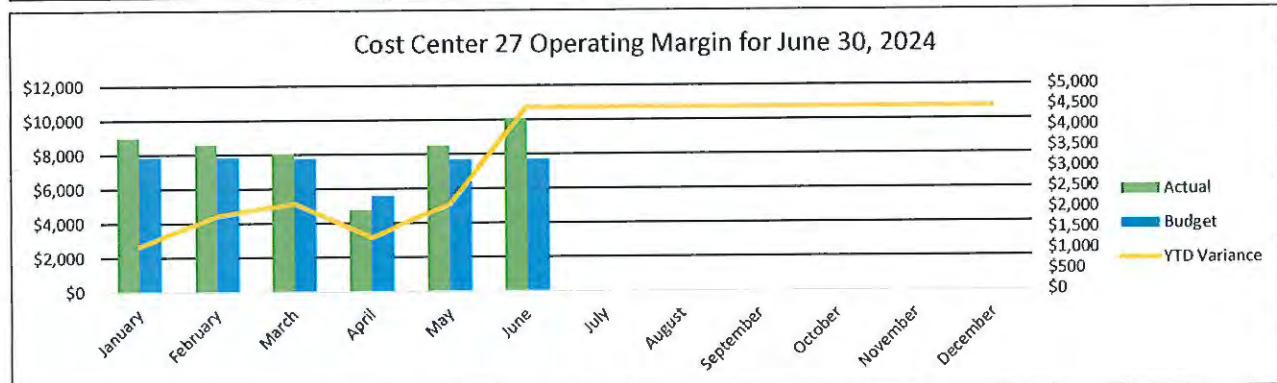
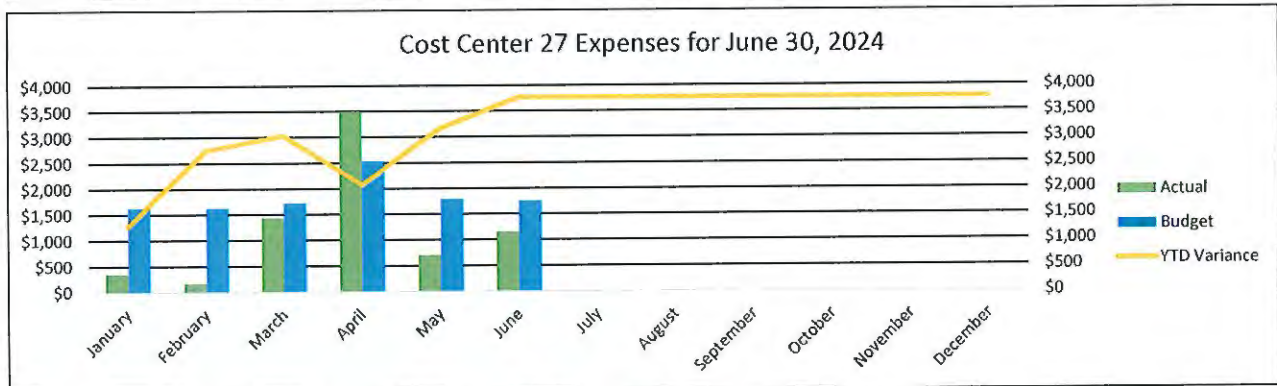
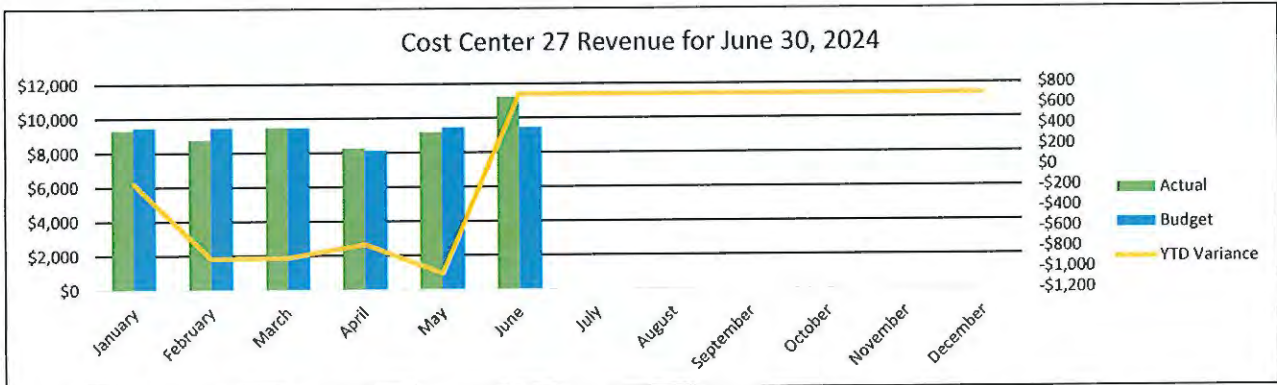
Cost Center 26 - Skypark: June 30, 2024

Sources of Revenue	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
INTEREST INCOME	\$195	\$175	\$20	\$1,175	\$1,050	\$125
SKY PARK ASSESSMENT	\$1,794	\$1,794	\$0	\$10,762	\$10,762	\$0
Total Revenue	\$1,989	\$1,969	\$20	\$11,937	\$11,812	\$125
Expense Categories						
CONTRACT SERVICES	\$35,519	\$35,000	-\$519	\$51,028	\$50,000	-\$1,028
Total Expenses	\$35,519	\$35,000	-\$519	\$51,028	\$50,000	-\$1,028
Total Revenue & Expenses						
Total Income	\$1,989	\$1,969	\$20	\$11,937	\$11,812	\$125
Total Expenses	\$35,519	\$35,000	-\$519	\$51,028	\$50,000	-\$1,028
Income - Expenses	-\$33,530	-\$33,031	-\$499	-\$39,091	-\$38,188	-\$903



Cost Center 27 - Storage Yard Maintenance: June 30, 2024

Sources of Revenue	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
RV STORAGE REVENUE	\$11,241	\$9,500	\$1,741	\$57,609	\$57,000	\$609
Total Revenue	\$11,241	\$9,500	\$1,741	\$57,609	\$57,000	\$609
Expense Categories						
WAGES	\$527	\$884	\$357	\$1,971	\$5,304	\$3,333
ALLOCATED BURDEN	\$192	\$322	\$130	\$682	\$1,932	\$1,250
SUPPLIES	\$0	\$137	\$137	\$33	\$604	\$571
ELECTRICITY	\$37	\$0	-\$37	\$225	\$0	-\$225
WATER & SEWER	\$115	\$42	-\$73	\$556	\$252	-\$304
CONTRACT SERVICES	\$0	\$100	\$100	\$0	\$600	\$600
STREET LIGHTS	\$288	\$277	-\$11	\$1,715	\$1,662	-\$53
Total Expenses	\$1,159	\$1,762	\$603	\$5,182	\$10,354	\$5,172
Total Revenue & Expenses						
Total Income	\$11,241	\$9,500	\$1,741	\$57,609	\$57,000	\$609
Total Expenses	\$1,159	\$1,762	\$603	\$5,182	\$10,354	\$5,172
Income - Expenses	\$10,082	\$7,738	\$2,344	\$52,427	\$46,646	\$5,781



Cost Center 28 - Road Resurfacing: June 30, 2024

Expense Categories	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
SUPPLIES	\$1,444	\$1,164	-\$280	\$4,851	\$5,145	\$294
CONTRACT SERVICES	\$7,728	\$712	-\$7,016	\$8,944	\$3,085	-\$5,859
Total Expenses	\$9,172	\$1,876	-\$7,296	\$13,795	\$8,230	-\$5,565

Cost Center 29 - SHARC Facility Maintenance: June 30, 2024

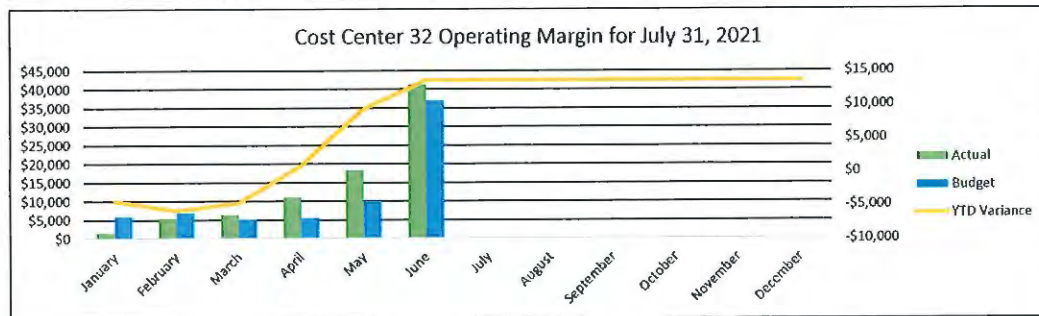
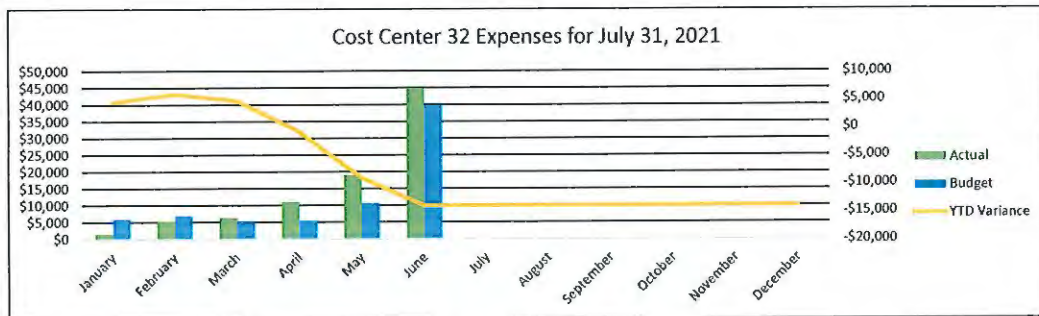
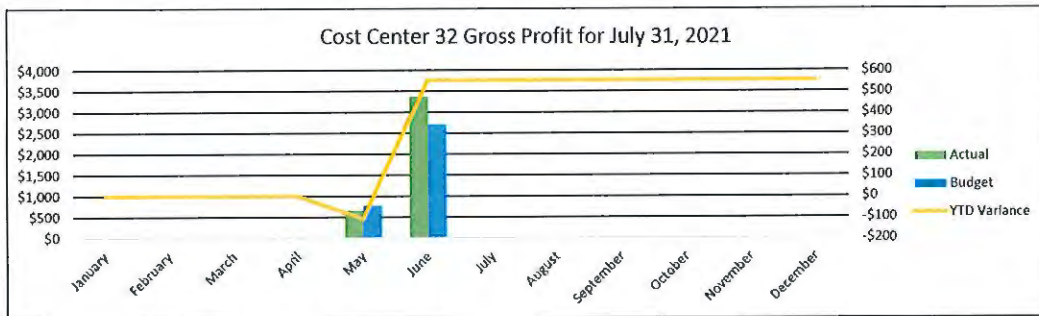
Expense Categories	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
WAGES	\$15,001	\$17,473	\$2,472	\$109,592	\$104,838	-\$4,754
ALLOCATED BURDEN	\$5,417	\$6,357	\$940	\$37,357	\$38,142	\$785
BUILDING MAINTENANCE SUPPLIES	\$0	\$417	\$417	\$8,443	\$2,502	-\$5,941
SUPPLIES	\$9,238	\$3,918	-\$5,320	\$22,534	\$23,508	\$974
CONTRACT SERVICES	\$6,555	\$2,107	-\$4,448	\$27,707	\$19,571	-\$8,136
LANDSCAPE MAINTENANCE	\$7,367	\$7,367	\$0	\$28,064	\$22,101	-\$5,963
OPERATING EQUIPMENT	\$0	\$750	\$750	\$0	\$4,500	\$4,500
Total Expenses	\$43,578	\$38,389	-\$5,189	\$233,697	\$215,162	-\$18,535

Cost Center 31 - Recreation: June 30, 2024

Sources of Revenue	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
MEMBER PREFERENCE REVENUE	\$78,108	\$77,224	\$884	\$256,205	\$257,401	-\$1,196
RECREATION PLUS CARD REVENUE	\$247,465	\$244,489	\$2,976	\$1,261,772	\$1,303,674	-\$41,902
RECREATION PLUS DISCOUNTS	-\$3,524	-\$4,072	\$548	-\$20,885	-\$24,080	\$3,195
MISCELLANEOUS INCOME	\$0	\$0	\$0	\$76	\$0	\$76
Total Revenue	\$322,049	\$317,641	\$4,408	\$1,497,168	\$1,536,995	-\$39,827

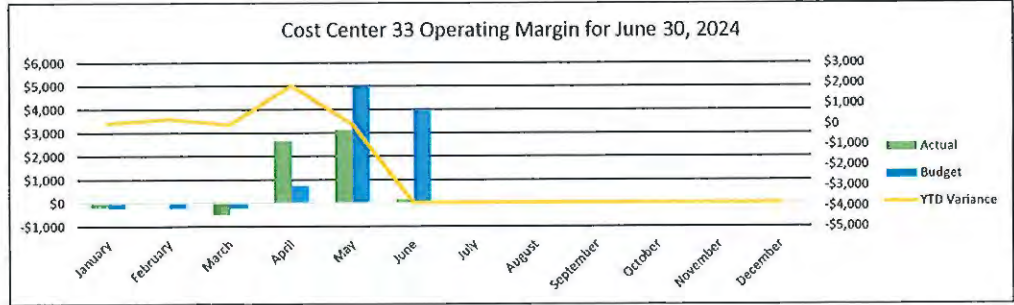
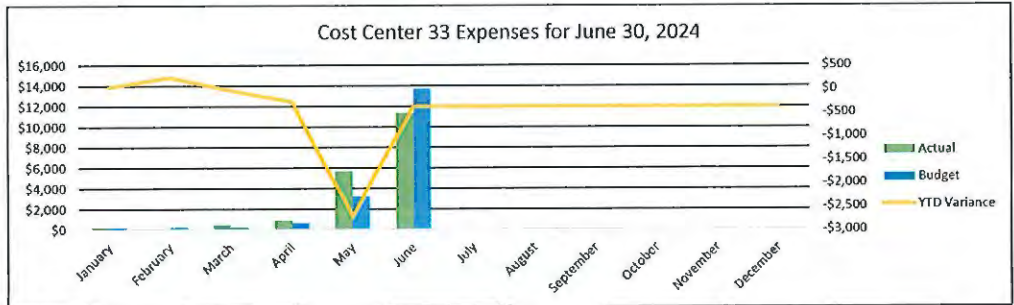
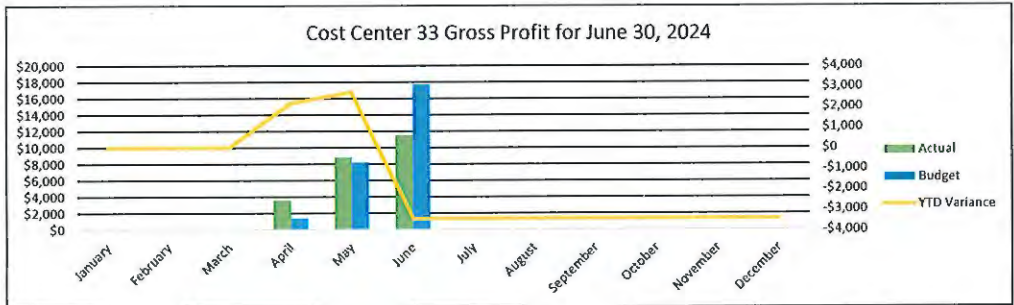
Cost Center 32 - Member Pool June 30, 2024

Sources of Revenue	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
ADMISSIONS	\$2,010	\$2,000	\$10	\$2,565	\$2,600	-\$35
MERCHANDISE SALES	\$2,383	\$1,450	\$933	\$2,631	\$1,800	\$831
Total Revenue	\$4,393	\$3,450	\$943	\$5,196	\$4,400	\$796
Cost of Goods Sold						
MERCHANDISE COST OF GOODS SOL	\$1,022	\$740	-\$282	\$1,163	\$919	-\$244
Gross Profit	\$3,371	\$2,710	\$661	\$4,033	\$3,481	\$552
Expense Categories						
WAGES	\$17,130	\$15,291	-\$1,839	\$22,101	\$17,311	-\$4,790
ALLOCATED BURDEN	\$1,704	\$1,682	-\$22	\$2,194	\$1,904	-\$290
SUPPLIES	\$34	\$100	\$66	\$44	\$150	\$106
UNIFORMS	\$320	\$0	-\$320	\$1,320	\$1,000	-\$320
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0
OPERATING EQUIPMENT	\$0	\$500	\$500	\$1,307	\$1,300	-\$7
ELECTRICITY	\$1,473	\$1,400	-\$73	\$8,936	\$8,000	-\$936
NATURAL GAS	\$6,239	\$4,800	-\$1,439	\$15,178	\$16,100	\$922
WATER & SEWER	\$2,339	\$2,200	-\$139	\$10,312	\$9,700	-\$612
WASTE REMOVAL	\$0	\$0	\$0	\$0	\$0	\$0
LICENSES & FEES	\$0	\$0	\$0	\$2,176	\$1,900	-\$276
LOCKER ROOM MAINTENANCE	\$4,199	\$7,500	\$3,301	\$4,199	\$7,500	\$3,301
JANITORIAL	\$0	\$0	\$0	\$0	\$0	\$0
CHEMICALS	\$11,255	\$6,250	-\$5,005	\$19,634	\$9,150	-\$10,484
1ST AID SUPPLIES	\$0	\$0	\$0	\$746	\$50	-\$696
SOCIALS	\$0	\$0	\$0	\$0	\$0	\$0
OVER/SHORT	\$4	\$0	-\$4	\$4	\$0	-\$4
Total Expenses	\$44,697	\$39,723	-\$4,974	\$88,151	\$74,065	-\$14,086
Total Revenue & Expenses						
Gross Profit	\$3,371	\$2,710	\$661	\$4,033	\$3,481	\$552
Total Expenses	\$44,697	\$39,723	-\$4,974	\$88,151	\$74,065	-\$14,086
Gross Profit - Expenses	-\$41,326	-\$37,013	-\$4,313	-\$84,118	-\$70,584	-\$13,534



Cost Center 33 - Tennis Recreation: June 30, 2024

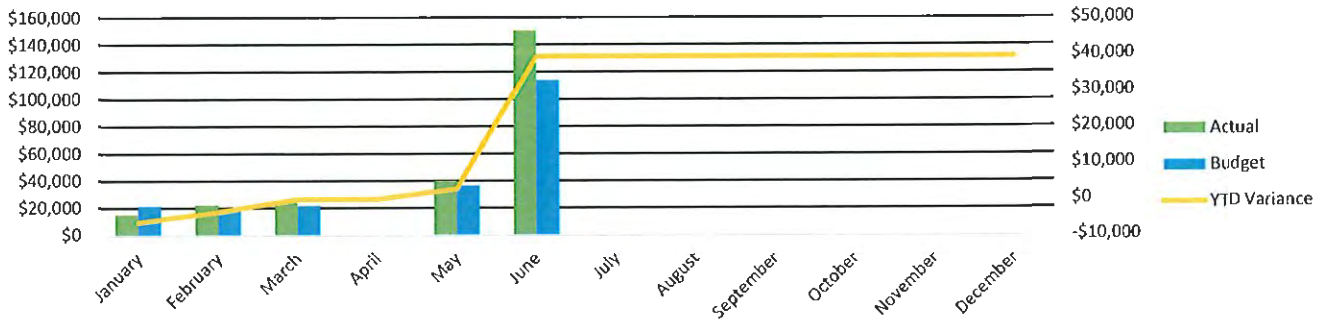
Sources of Revenue	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
ADMISSIONS	\$4,760	\$7,750	-\$2,990	\$7,940	\$14,150	-\$6,210
SPECIAL PROGRAMS	\$0	\$0	\$0	\$575	\$0	\$575
LESSONS	\$1,539	\$1,000	\$539	\$1,649	\$1,250	\$399
TENNIS EQUIPMENT RENTAL	\$2,300	\$3,200	-\$900	\$3,074	\$4,450	-\$1,376
SPECIAL EVENTS/TOURNAMENTS	\$2,225	\$4,000	-\$1,775	\$4,971	\$7,800	-\$2,829
MERCHANDISE SALES	\$867	\$1,000	-\$133	\$867	\$1,200	-\$333
LESSONS-PICKLEBALL	\$1,787	\$3,200	-\$1,413	\$3,849	\$3,950	-\$101
Total Revenue	\$13,478	\$20,150	-\$6,672	\$22,925	\$32,800	-\$9,875
Cost of Goods Sold						
TENNIS TOURNAMENT; COGS	\$1,608	\$2,300	\$692	\$1,633	\$2,300	\$667
MERCHANDISE COST OF GOODS SOL	\$344	\$150	-\$194	\$461	\$150	-\$311
Gross Profit	\$11,526	\$17,700	-\$6,174	\$20,831	\$30,350	-\$9,519
Expense Categories						
WAGES	\$9,509	\$9,822	\$313	\$15,365	\$12,120	-\$3,245
ALLOCATED BURDEN	\$933	\$1,080	\$147	\$1,424	\$1,333	-\$91
SUPPLIES	\$0	\$100	\$100	\$32	\$100	\$68
UNIFORMS	\$0	\$0	\$0	\$0	\$600	\$600
PRINTED FORMS	\$28	\$0	-\$28	\$28	\$0	-\$28
OFFICE SUPPLIES	\$0	\$100	\$100	\$0	\$100	\$100
OPERATING EQUIPMENT	\$0	\$2,000	\$2,000	\$2,214	\$2,000	-\$214
ELECTRICITY	\$143	\$200	\$57	\$1,023	\$1,200	\$177
WATER & SEWER	\$16	\$20	\$4	\$81	\$120	\$39
WASTE REMOVAL	\$744	\$0	-\$744	\$744	\$0	-\$744
1ST AID SUPPLIES	\$0	\$200	\$200	\$0	\$200	\$200
SOCIALS	\$0	\$200	\$200	\$0	\$200	\$200
OVER/SHORT	\$0	\$0	\$0	\$109	\$0	-\$109
Total Expenses	\$11,373	\$13,722	\$2,349	\$21,020	\$17,973	-\$3,047
Total Revenue & Expenses						
Gross Profit	\$11,526	\$17,700	-\$6,174	\$20,831	\$30,350	-\$9,519
Total Expenses	\$11,373	\$13,722	\$2,349	\$21,020	\$17,973	-\$3,047
Gross Profit - Expenses	\$153	\$3,978	-\$3,825	-\$189	\$12,377	-\$12,566



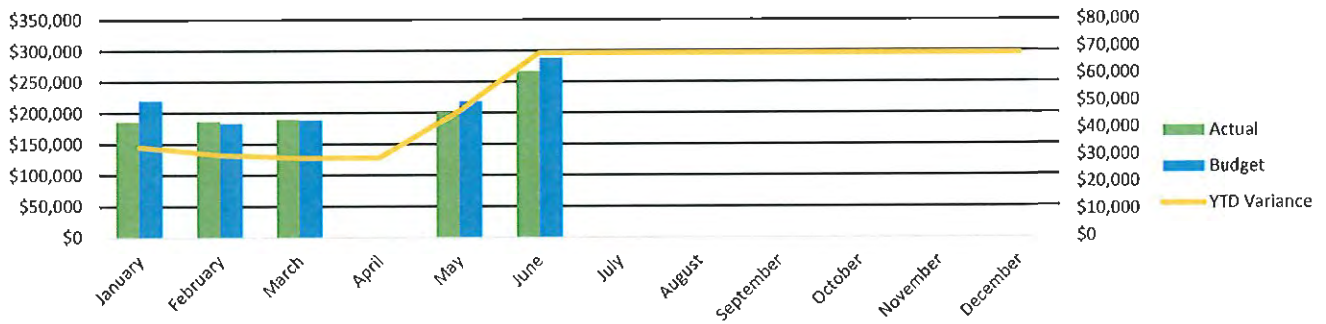
Cost Center 35 - Recreation Management: June 30, 2024

Sources of Revenue	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
ADMISSIONS	\$106,169	\$87,035	\$19,134	\$164,039	\$137,808	\$26,231
SPECIAL PROGRAMS	\$150	\$5,500	-\$5,350	\$683	\$11,000	-\$10,317
LESSONS	\$1,781	\$1,500	\$281	\$20,117	\$13,300	\$6,817
SPACE RENTAL INCOME	\$1,896	\$2,200	-\$304	\$1,896	\$2,200	-\$304
MERCHANDISE SALES	\$25,033	\$22,000	\$3,033	\$57,197	\$54,600	\$2,597
EVENTS/FACILITY RENTAL SALES	\$20,709	\$8,917	\$11,792	\$43,532	\$44,502	-\$970
EVENTS AV/LINENS/BAR SALES	\$10,991	\$4,000	\$6,991	\$27,088	\$10,100	\$16,988
SLEDDING/DISC GOLF REVENUE	\$20	\$40	-\$20	\$40	\$120	-\$80
Total Revenue	\$166,749	\$131,192	\$35,557	\$314,592	\$273,630	\$40,962
Cost of Goods Sold						
MERCHANDISE COST OF GOODS SOL	\$10,164	\$11,220	\$1,056	\$25,746	\$27,846	\$2,100
EVENTS: COST OF GOODS SOLD	\$4,281	\$3,000	-\$1,281	\$5,401	\$7,725	\$2,324
EVENTS SALES: COST OF GOODS	\$1,738	\$2,750	\$1,012	\$10,572	\$3,350	-\$7,222
Gross Profit	\$150,566	\$114,222	\$36,344	\$272,873	\$234,709	\$38,164
Expense Categories						
WAGES	\$139,238	\$160,444	\$21,206	\$582,314	\$666,087	\$83,773
ALLOCATED BURDEN	\$37,841	\$46,039	\$8,198	\$200,818	\$226,738	\$25,920
BUILDING REPAIR	\$0	\$0	\$0	\$29	\$0	-\$29
SUPPLIES	\$955	\$2,000	\$1,045	\$4,306	\$5,700	\$1,394
AQUATIC SUPPLIES	\$380	\$0	-\$380	\$2,098	\$2,800	\$702
UNIFORMS	\$58	\$2,000	\$1,942	\$8,712	\$9,800	\$1,088
PRINTED FORMS	\$0	\$0	\$0	\$864	\$0	-\$864
OFFICE SUPPLIES	\$401	\$150	-\$251	\$622	\$350	-\$272
OPERATING EQUIPMENT	\$122	\$3,500	\$3,378	\$2,600	\$14,000	\$11,400
ELECTRICITY	\$7,256	\$7,000	-\$256	\$45,220	\$40,500	-\$4,720
NATURAL GAS	\$14,835	\$11,300	-\$3,535	\$66,443	\$68,798	\$2,355
WATER & SEWER	\$6,348	\$5,253	-\$1,095	\$27,732	\$20,177	-\$7,555
WASTE REMOVAL	\$2,581	\$3,004	\$423	\$8,555	\$9,799	\$1,244
POSTAGE	\$2	\$0	-\$2	\$13	\$10	-\$3
BANK CHARGES	\$17,496	\$14,903	-\$2,593	\$74,011	\$62,327	-\$11,684
COMMUNICATION EXPENSE	\$316	\$280	-\$36	\$1,903	\$1,200	-\$703
FUEL	\$0	\$54	\$54	\$0	\$54	\$54
LICENSES & FEES	\$1,007	\$1,700	\$693	\$26,443	\$28,200	\$1,757
CONTRACT SERVICES	\$5,690	\$1,600	-\$4,090	\$18,551	\$14,700	-\$3,851
ADVERTISING - COMM	\$0	\$0	\$0	\$350	\$0	-\$350
LOCKER ROOM MAINTENANCE	\$12,075	\$12,500	\$425	\$67,061	\$69,000	\$1,939
SCHOOLS & TRAINING	\$890	\$3,972	\$3,082	\$1,382	\$7,018	\$5,636
MEDICAL & PHYSICAL	\$132	\$1,700	\$1,568	\$796	\$2,075	\$1,279
EMPLOYEE FUNCTIONS	\$1,153	\$1,250	\$97	\$4,345	\$4,850	\$505
JANITORIAL	\$1,960	\$1,200	-\$760	\$5,875	\$5,750	-\$125
OPERATING EQUIPMENT	\$0	\$0	\$0	\$91	\$0	-\$91
CHEMICALS	\$14,823	\$8,091	-\$6,732	\$44,400	\$30,035	-\$14,365
1ST AID SUPPLIES	\$8	\$0	-\$8	\$602	\$1,250	\$648
DUES & SUBSCRIPTION	\$1,391	\$290	-\$1,101	\$3,825	\$2,090	-\$1,735
OVER/SHORT	\$101	\$0	-\$101	\$107	\$0	-\$107
Total Expenses	\$267,059	\$288,230	\$21,171	\$1,200,068	\$1,293,308	\$93,240
Total Revenue & Expenses						
Gross Profit	\$150,566	\$114,222	\$36,344	\$272,873	\$234,709	\$38,164
Total Expenses	\$267,059	\$288,230	\$21,171	\$1,200,068	\$1,293,308	\$93,240
Gross Profit - Expenses	-\$116,493	-\$174,008	\$57,515	-\$927,195	-\$1,058,599	\$131,404

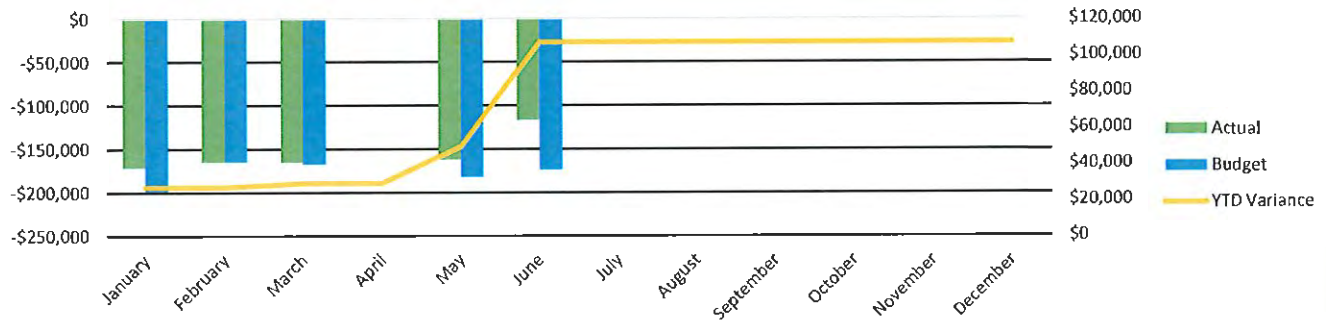
Cost Center 35 Gross Profit for June 30, 2024



Cost Center 35 Expenses for June 30, 2024



Cost Center 35 Operating Margin for June 30, 2024

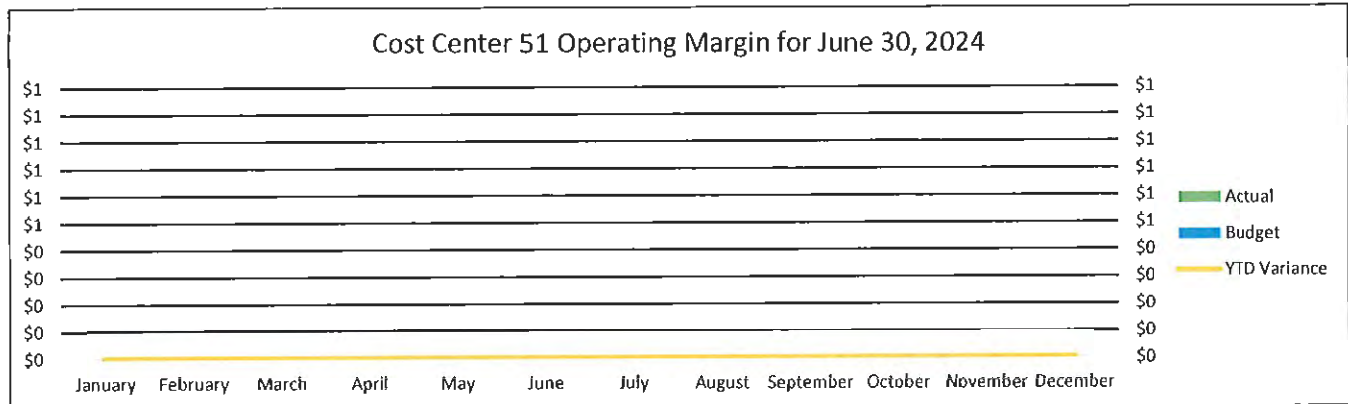
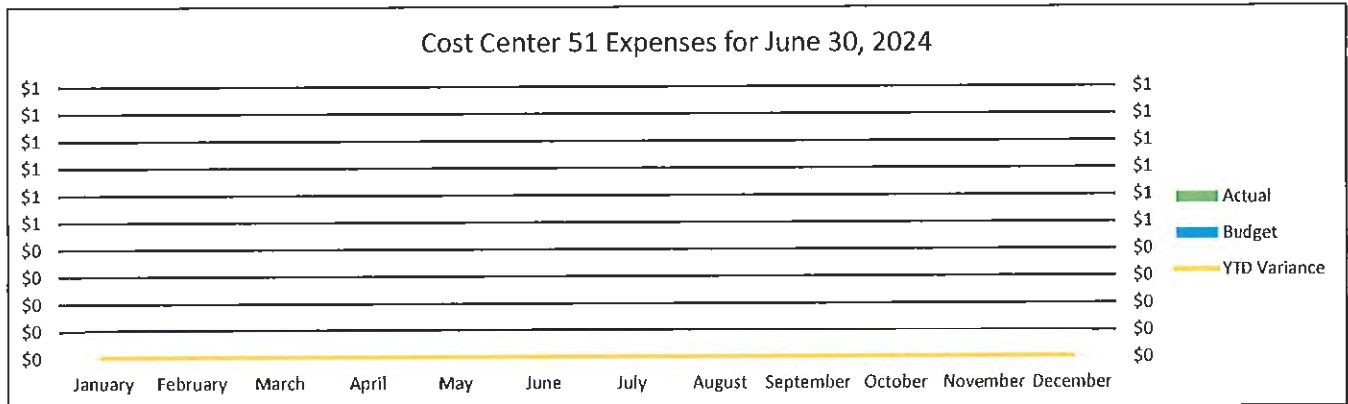
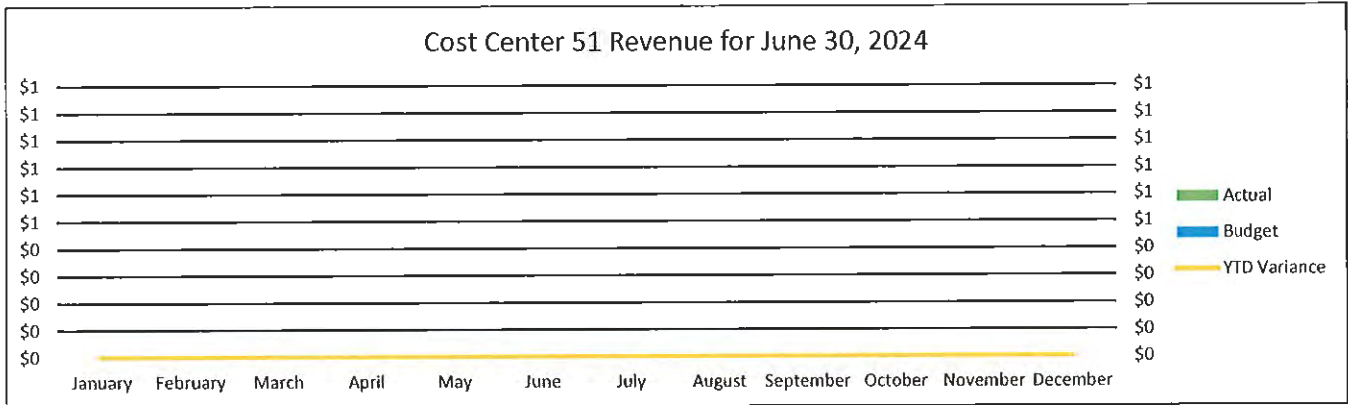


Cost Center 42 - Pathway Rangers: June 30, 2024

Expense Categories	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
	0	0	0	0	0	0
Total Expenses	\$0	\$0	\$0	\$0	\$0	\$0

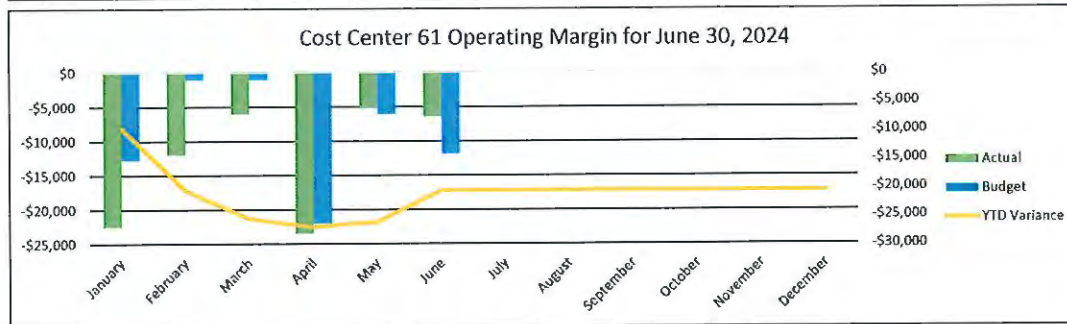
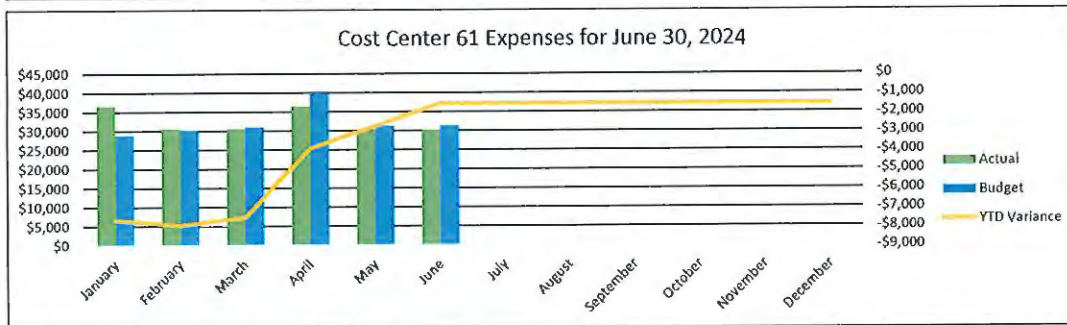
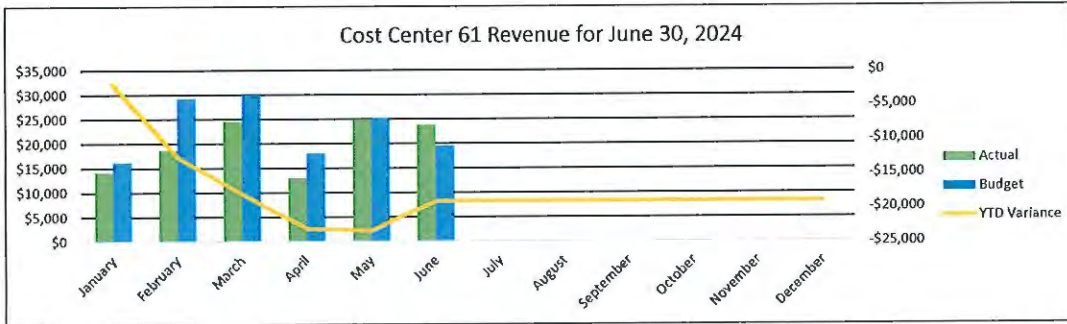
Cost Center 51 - Fire Dept Building Maintenance: June 30, 2024

Sources of Revenue	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
	0	0	0	0	0	0
Total Revenue	\$0	\$0	\$0	\$0	\$0	\$0
Expense Categories						
	0	0	0	0	0	0
Total Expenses	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenue & Expenses						
Total Income	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$0	\$0	\$0	\$0	\$0
Income - Expenses	\$0	\$0	\$0	\$0	\$0	\$0



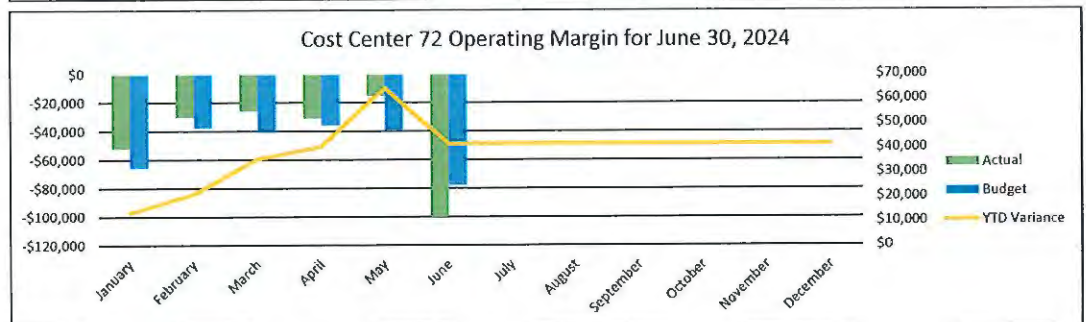
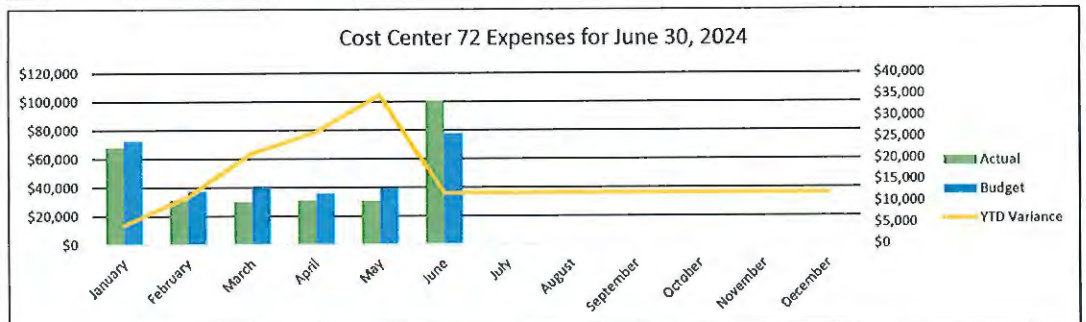
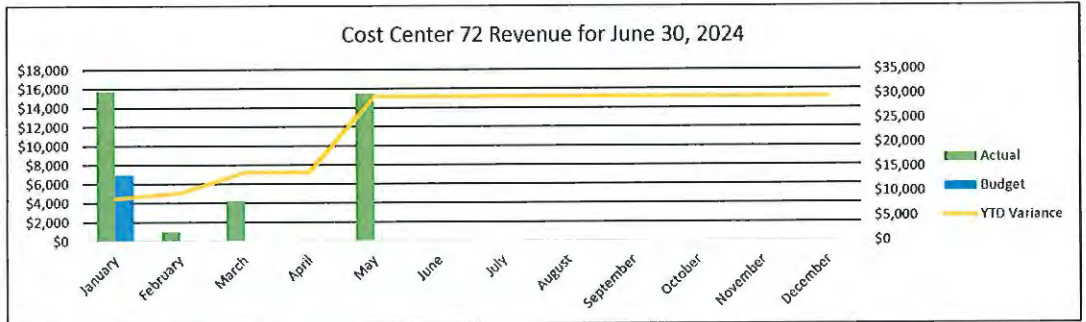
Cost Center 61 - Community Development: June 30, 2024

Sources of Revenue	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
FINES	\$750	\$1,000	-\$250	\$4,835	\$4,750	\$85
DESIGN REVIEW FEES	\$8,407	\$7,500	\$907	\$41,541	\$71,600	-\$30,059
BUILDING PERMITS	\$11,500	\$8,700	\$2,800	\$53,175	\$57,525	-\$4,350
COPY MCHNE REVENUE	\$250	\$200	\$50	\$455	\$1,070	-\$615
CNTRACTR RGSTRATION FEES-DESG	\$1,200	\$900	\$300	\$12,750	\$6,525	\$6,225
MISCELLANEOUS INCOME	\$1,700	\$1,250	\$450	\$6,175	\$4,275	\$1,900
Total Revenue	\$23,807	\$19,550	\$4,257	\$118,931	\$145,745	-\$26,814
Expense Categories						
WAGES	\$17,695	\$19,796	\$2,101	\$123,853	\$118,776	-\$5,077
ALLOCATED BURDEN	\$8,461	\$7,202	-\$1,259	\$51,021	\$43,212	-\$7,809
SUPPLIES	\$0	\$0	\$0	\$144	\$0	-\$144
PRINTED FORMS	\$129	\$500	\$371	\$1,149	\$2,050	\$901
OFFICE SUPPLIES	\$0	\$135	\$135	\$1,081	\$810	-\$271
POSTAGE	\$678	\$1,000	\$322	\$1,225	\$2,000	\$775
COMMUNICATION EXPENSE	\$146	\$100	-\$46	\$901	\$600	-\$301
FUEL	\$105	\$100	-\$5	\$381	\$450	\$69
CONTRACT SERVICES	\$428	\$375	-\$53	\$2,943	\$2,250	-\$693
CONSULTING SERVICES	\$2,600	\$2,200	-\$400	\$9,500	\$12,100	\$2,600
MEALS	\$0	\$0	\$0	\$72	\$0	-\$72
SCHOOLS & TRAINING	\$0	\$0	\$0	\$102	\$600	\$498
DESIGN COMMITTEE LUNCHES	\$0	\$0	\$0	\$0	\$400	\$400
MEDICAL & PHYSICAL	\$0	\$0	\$0	\$78	\$0	-\$78
Total Expenses	\$30,242	\$31,408	\$1,166	\$192,450	\$183,248	-\$9,202
Total Revenue & Expenses						
Total Income	\$23,807	\$19,550	\$4,257	\$118,931	\$145,745	-\$26,814
Total Expenses	\$30,242	\$31,408	\$1,166	\$192,450	\$183,248	-\$9,202
Income - Expenses	-\$6,435	-\$11,858	\$5,423	-\$73,519	-\$37,503	-\$36,016



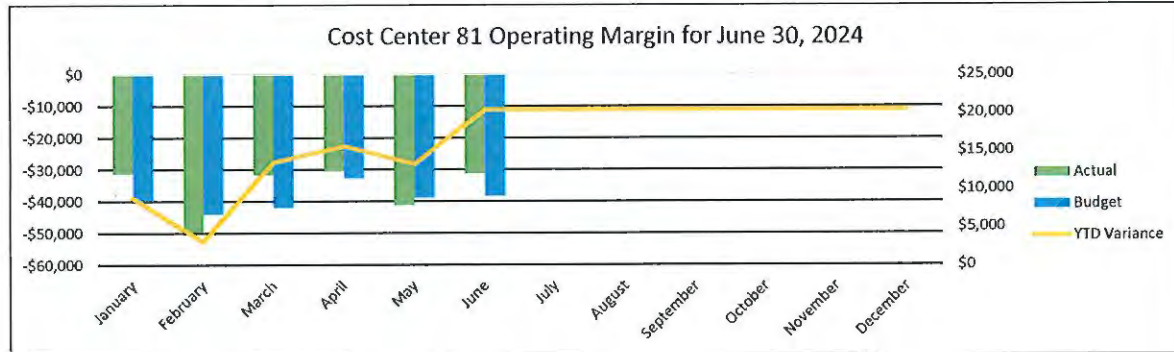
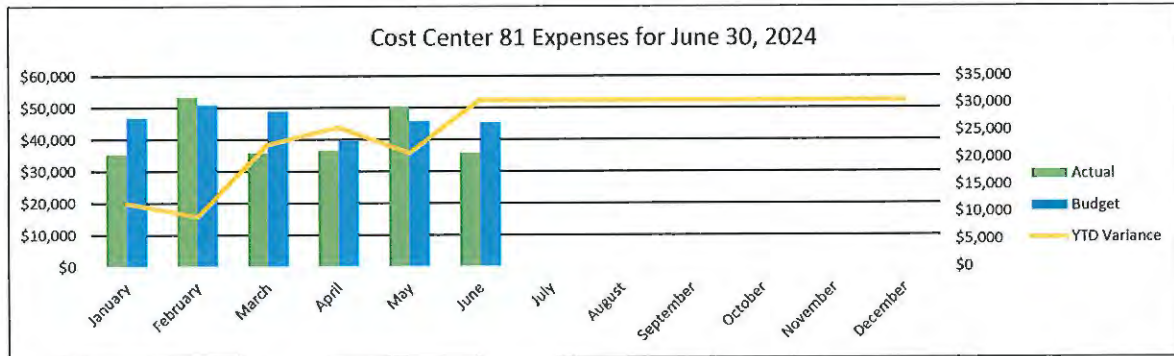
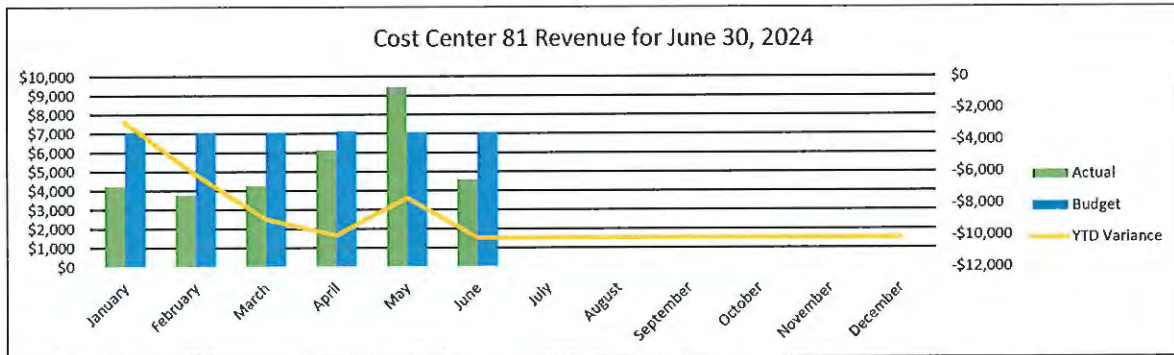
Cost Center 72 - Natural Resources: June 30, 2024

Sources of Revenue	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
FINES	\$0	\$0	\$0	\$38,500	\$7,000	\$31,500
MISCELLANEOUS INCOME	\$0	\$0	\$0	\$500	\$0	\$500
Total Revenue	\$0	\$0	\$0	\$39,000	\$7,000	\$32,000
Expense Categories						
WAGES	\$20,367	\$20,682	\$315	\$123,610	\$124,092	\$482
ALLOCATED BURDEN	\$7,416	\$7,524	\$108	\$43,381	\$45,144	\$1,763
SUPPLIES	\$0	\$0	\$0	\$147	\$350	\$203
UNIFORMS	\$0	\$0	\$0	\$100	\$600	\$500
PRINTED FORMS	\$171	\$750	\$579	\$1,228	\$1,500	\$272
OFFICE SUPPLIES	\$0	\$100	\$100	\$268	\$650	\$382
POSTAGE	\$581	\$500	-\$81	\$1,126	\$1,500	\$374
COMMUNICATION EXPENSE	\$199	\$242	\$43	\$1,246	\$1,448	\$202
FUEL	\$101	\$100	-\$1	\$379	\$400	\$21
CONTRACT SERVICES - NATURE C/ MTN PN BEETLE EX.P-FRSTRY MGM	\$35,276	\$8,541	-\$26,735	\$38,846	\$44,096	\$5,250
MOSQUITO CONTROL EXP	\$0	\$500	\$500	\$3,650	\$5,250	\$1,600
MOSQUITO CONTROL EXP	\$36,383	\$36,383	\$0	\$72,765	\$72,766	\$1
TRAVEL	\$0	\$0	\$0	\$2,153	\$600	-\$1,553
MEALS	\$0	\$0	\$0	\$16	\$75	\$59
SCHOOLS & TRAINING	\$0	\$500	\$500	\$1,075	\$4,250	\$3,175
NOXIOUS WEEDS	\$0	\$1,500	\$1,500	\$0	\$1,500	\$1,500
RESTORATION	\$0	\$350	\$350	\$2,785	\$1,650	-\$1,135
Total Expenses	\$100,494	\$77,672	-\$22,822	\$292,775	\$305,871	\$13,096
Total Revenue & Expenses						
Total Income	\$0	\$0	\$0	\$39,000	\$7,000	\$32,000
Total Expenses	\$100,494	\$77,672	-\$22,822	\$292,775	\$305,871	\$13,096
Income - Expenses	-\$100,494	-\$77,672	-\$22,822	-\$253,775	-\$298,871	\$45,096



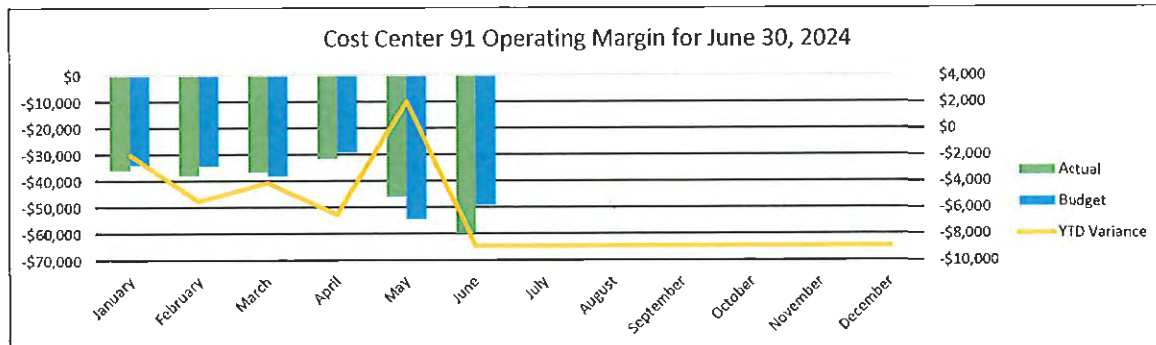
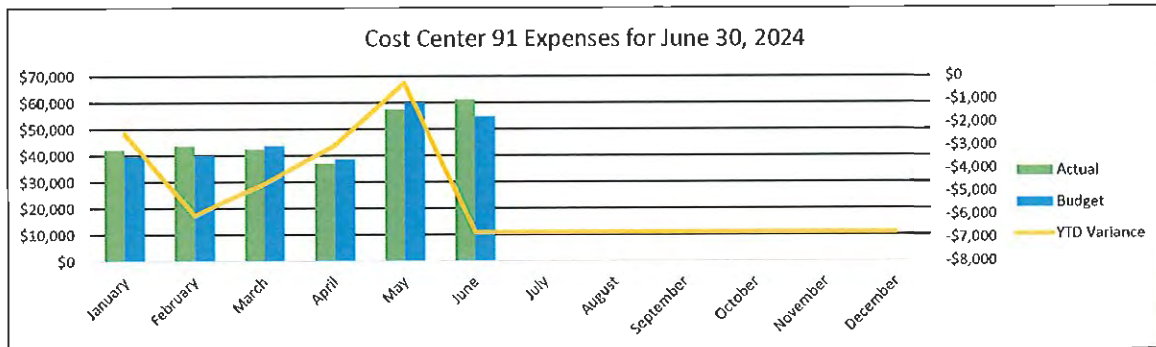
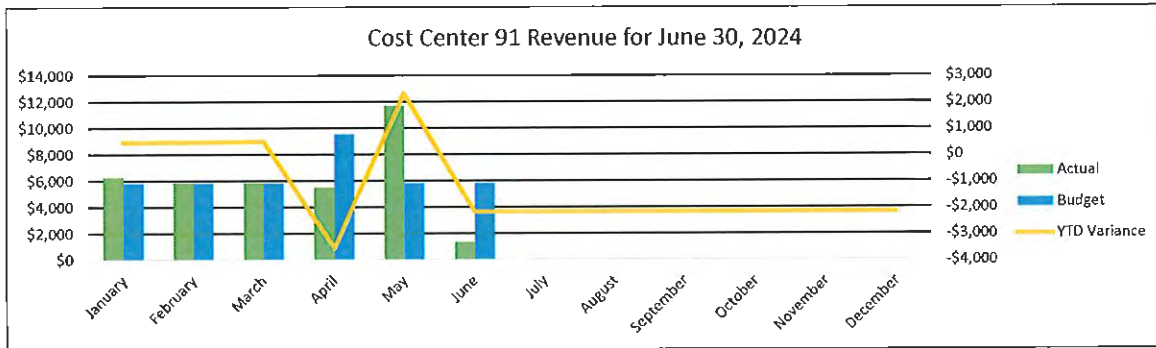
Cost Center 81 - Fleet Services: June 30, 2024

Sources of Revenue	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
SSD REVENUE	\$4,594	\$7,100	-\$2,506	\$32,089	\$42,600	-\$10,511
Total Revenue	\$4,594	\$7,100	-\$2,506	\$32,089	\$42,600	-\$10,511
Expense Categories						
WAGES	\$13,545	\$23,989	\$10,444	\$108,802	\$143,934	\$35,132
ALLOCATED BURDEN	\$5,361	\$8,727	\$3,366	\$35,588	\$52,362	\$16,774
SUPPLIES	\$6,831	\$7,609	\$778	\$56,060	\$45,654	-\$10,406
SMALL TOOLS/INTERNET	\$61	\$398	\$337	\$3,591	\$2,388	-\$1,203
UNIFORMS	\$611	\$405	-\$206	\$1,264	\$2,430	\$1,166
FUEL	\$9,119	\$3,374	-\$5,745	\$55,564	\$45,436	-\$10,128
GASOLINE RECOVERY	-\$3,196	-\$1,124	\$2,072	-\$31,237	-\$18,559	\$12,678
LICENSES & FEES	\$0	\$406	\$406	\$1,481	\$2,969	\$1,488
CONTRACT SERVICES	\$3,290	\$628	-\$2,662	\$9,242	\$3,768	-\$5,474
TRAVEL	\$0	\$208	\$208	\$1,920	\$1,248	-\$672
MEALS	\$0	\$101	\$101	\$260	\$606	\$346
SCHOOLS & TRAINING	\$202	\$700	\$498	\$7,227	\$4,200	-\$3,027
Total Expenses	\$35,824	\$45,421	\$9,597	\$249,762	\$286,436	\$36,674
Total Revenue & Expenses						
Total Income	\$4,594	\$7,100	-\$2,506	\$32,089	\$42,600	-\$10,511
Total Expenses	\$35,824	\$45,421	\$9,597	\$249,762	\$286,436	\$36,674
Income - Expenses	-\$31,230	-\$38,321	\$7,091	-\$217,673	-\$243,836	\$26,163



Cost Center 91 - Accounting: June 30, 2024

Sources of Revenue	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
MISCELLANEOUS INCOME	\$1,350	\$5,833	-\$4,483	\$36,000	\$34,998	\$1,002
Total Revenue	\$1,350	\$5,833	-\$4,483	\$36,000	\$34,998	\$1,002
Expense Categories						
WAGES	\$25,197	\$24,540	-\$657	\$147,948	\$147,240	-\$708
ALLOCATED BURDEN	\$8,373	\$9,328	\$955	\$50,341	\$55,568	\$5,227
PRINTED FORMS	\$248	\$510	\$262	\$900	\$1,240	\$340
OFFICE SUPPLIES	\$0	\$100	\$100	\$625	\$450	-\$175
POSTAGE	\$597	\$900	\$303	\$1,351	\$1,800	\$449
BANK CHARGES	\$1,939	\$2,300	\$361	\$17,697	\$13,700	-\$3,997
COMMUNICATION EXPENSE	\$40	\$40	\$0	\$240	\$240	\$0
CONTRACT SERVICES	\$5,016	\$5,950	\$934	\$31,203	\$28,884	-\$2,319
LEGAL FEES	\$8,415	\$1,200	-\$7,215	\$15,151	\$7,200	-\$7,951
COLLECTION	-\$100	-\$100	\$0	-\$2,804	-\$600	\$2,204
AUDIT & TAX- ACCTG	\$11,500	\$10,000	-\$1,500	\$31,000	\$30,000	-\$1,000
TRAVEL	\$0	\$0	\$0	\$1,233	\$500	-\$733
SCHOOLS & TRAINING	\$0	\$0	\$0	\$125	\$750	\$625
Total Expenses	\$61,225	\$54,768	-\$6,457	\$295,010	\$286,972	-\$8,038
Total Revenue & Expenses						
Total Income	\$1,350	\$5,833	-\$4,483	\$36,000	\$34,998	\$1,002
Total Expenses	\$61,225	\$54,768	-\$6,457	\$295,010	\$286,972	-\$8,038
Income - Expenses	-\$59,875	-\$48,935	-\$10,940	-\$259,010	-\$251,974	-\$7,036



Cost Center 92 - Burden: June 30, 2024

Expense Categories	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
ALLOCATED BURDEN	-\$86,162	\$0	\$86,162	-\$508,183	\$0	\$508,183
MEDICAL INSURANCE	\$59,373	\$0	-\$59,373	\$352,113	\$0	-\$352,113
LIFE INSURANCE	\$796	\$0	-\$796	\$4,387	\$0	-\$4,387
LONG TERM DISABILITY INS.	\$1,631	\$0	-\$1,631	\$8,870	\$0	-\$8,870
WKMNS COMPENSATION INSURANCE	\$0	\$0	\$0	\$13,180	\$0	-\$13,180
EMPLOYER MATCH 401(k)	\$7,494	\$0	-\$7,494	\$41,633	\$0	-\$41,633
PROFIT SHARE-RETMT PLAN	\$16,709	\$0	-\$16,709	\$86,743	\$0	-\$86,743
Ee BENFTS-CFTRIA PLAN-DEFD CM	\$160	\$0	-\$160	\$1,257	\$0	-\$1,257
Total Expenses	\$1	\$0	-\$1	\$0	\$0	\$0

Cost Center 95 - Road & Pathway Projects: June 30, 2024

Expense Categories	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
ROAD PROJECTS PRIMARY	\$76,737	\$100,000	\$23,263	\$222,794	\$225,000	\$2,206
LADDER FUEL REDUCTION	\$0	\$0	\$0	\$58,900	\$60,000	\$1,100
ROUND TABLES	\$0	\$0	\$0	\$9,279	\$10,000	\$721
Total Expenses	\$76,737	\$100,000	\$23,263	\$290,973	\$295,000	\$4,027

(3)
GENERAL MANAGER
AND
DEPARTMENT REPORTS

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

SUNRIVER OWNERS ASSOCIATION
Board of Directors Meeting
July 20, 2024
General Manager's June 2024 Activity Report

- **Administration**
 - 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 (monthly) follow-up work with SROA Legal Counsel regarding fine/fee lawsuits, HR issues, litigation and more – multiple meetings regarding ongoing litigation and new threats.
 - Attend and participate in the following monthly SROA Committee, Task Force and Work Group meetings as necessary: Strategic Plan Task Force, Finance Committee, Admissions Model Workgroup.
 - Met with owners at a public meeting at SHARC (along with Mark Smith) regarding the Winners Circle Park design.
 - Attended County Commissioners meeting regarding changes to the County/SSD/SROA Management Agreement.
 - Follow up meetings with Saj Architects to discuss future remodeling at SROA Administration building and SHARC.
 - Participated in on-going Newberry Regional Partnership Strategic Action Plan for south Deschutes County.
 - Met with Sunriver Resort Managing Director Tom O'Shea regarding a maintenance fee agreement between SROA and the Resort.
 - Met with Denease Schiffman, Village manager, regarding summer coordination.
 - Multiple meetings with consultant (and Kellie Allen) for the wage analysis.
 - Ongoing/regular monthly meetings with TDS Staff regarding the physical construction and eventual migration of owners to fiber and SROA account.
 - Met with Consultant and staff about the on-going wage analysis.
 - Participated in interviews for IT help desk staff.
 - Met with owners and Board members regarding the recycling depot – follow up about statistics and next steps toward deciding the status of the recycling depot.

- **Accounting:**
 - Presented unaudited financial statements for month ended May 31, 2024.
 - Finalized December 31, 2023, audited statements, presented to Audit Committee, Finance Committee and Board of Directors.
 - Continued billing process for bulk fiber to home accounts.
 - Processing Recreation receipts.

- **IT:**
 - Outages:
 - No new outages in June.

- Final restorations from May IT Outage.
 - Weather Station critically damaged after cyber-attack. I have changed the interface, and we have something working on the website.
 - DocuWare has been brought back to life from a December Backup.
- Information Technology
 - Staffing changes
 - Desktop Services Technician was let go due to attendance issues.
 - Offer extended (6/27) to Richie Villagrana- recent OSU Computer Science graduate- pending Background check and drug test.
 - Technology refresh
 - Reviewed New Audio Video proposal for SHARC.
 - Targeting installation October/November 2024.
 - Negotiated a \$5K discount.
- Research/ Training
 - Azure Administrator Training Continued.
- Community Development/SROA Database/GIS
 - Community Development
 - Created a new template for Jacki to run Adjacent property mail merge from Gabriel's report.
 - Reports
 - New dropdown interface created.
 - Contractors
 - Registration dates required to be entered.
- Database
 - Updated database for the Accounting department to resolve access issues.
- GIS
 - Resolved Tetra Tech VPN access issues.
- Training/Research
 - MS Azure training attended to learn how to migrate on premise Database to cloud based solution.
- Police
 - Working on restoring access to nuisance property database.
- **Communications:**
 - Scene:
 - June Scene advertising was \$27,344 (\$21,639 for June 2023).
 - There were 476 reads of the June online Scene. Readership from afar included Mexico, France, India, Ireland, Sweden and Brazil.
 - Web sites / social media: In the past 30 days...
 - 26K website visits included users from Mexico, France, India, Sweden, Brazil, Philippines.
 - SROA top pages: Weather, Member Pool, tennis/pickleball, tree flagging/paint colors, Member Fitness, Member Preference.
 - SHARC top pages: Aquatic hours, admission rates, Today's Operations, recreation swim.
 - Social media: No fireworks, Turf Tunes.

- Eblasts included information about dog park grand opening, kickoff to summer aquatics, outdoor yoga.
- **Projects:**
 - Completed first draft of new citation document for Community Development.
 - Ordered and put out NO FIREWORKS signs at “hot spot” public locations and along roads.
 - Ballot materials sent off to the printer (mailed in early July).
 - Created additional Turf Tunes marketing materials (banner, A-board signage).
 - Held a photo shoot at SHARC to obtain fresh images to use for marketing purposes.
- **Community Development:**
 - Design Committee meetings are continuing to occur on a regular schedule, with multiple items on each agenda – there were no submittals for the first meeting in June. No meeting was held. The second meeting consisted of one new home project.
 - There are currently (end of June) approximately 297 active projects/building permits (down by 79 from the previous month of May).
 - The number of applications submitted in June was down from the same month in 2023 – from 121 in 2023 to 92 in 2024.
 - 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.
 - There are still 99 homes identified by the annual paint survey that have not been painted. A third letter has been sent. Staff is continuing to perform inspections.
 - There was one appeal of a Design Committee decision.
- **Natural Resources:**
 - Started 2024 commons ladder fuels reduction (LFR) and tree thinning contracts.
 - Participated in Sunriver 5-Year Firewise Community Risk Assessment field tour with representatives from the Oregon Department of Forestry, Oregon Department of the State Fire Marshal, and Sunriver Fire Department.
 - Prepared and mailed LFR deficiency letters.
 - Prepared and mailed LFR deficiency reminder postcards.
 - Started bull frog monitoring.
 - Mapped (GIS) and sprayed noxious weeds on commons.
 - Performed private property noxious weed inspections.
 - Planned for 24th annual War on Weeds (WOW). WOW is August 1 – 14.
 - Performed site visits regarding tree removal requests and LFR compliance on private properties.
- **Public Works:**
 - Parks/Commons/Tennis
 - Fort Rock Park plan design in process.
 - Installed new BBQs at Fort Rock and MMP

- The dog park project underway - drinking fountain will be installed in July.
- All sport courts cleaned weekly.
- Prepared all courts for tennis tournament.
- Pickleball court additional emergency access to be installed in July.
- Landscape contractor in full swing with SROA review all area with the contractor on a regular basis.
- River access in full swing.
- Started improvements to Fort Rock Ball field. All the bases were stolen (no pun intended).
- Kiosk refurbished at Fort Rock and MMP
- The waterfall sign is removed and in the process of be refreshed.
- Pathway/Roads
 - Road/Pathway crack sealing 100% completed for 2024.
 - Layout and road striping for all of Sunriver.
 - Surface treatment of Sky Park tarmac, and taxi way completed.
 - 4.5 miles of pathway sealing with work started in June was completed and looks great.
 - Circle 2-3 pathway evaluation in process – almost complete.
 - Ladder fuels underway.
 - RFP for FDR road project for fall 2024 out to bid.
 - Installed the last of the Women’s Club pavers at SHARC.
- Fleet
 - Freightliner sander chassis reserve replacement in production we should receive sometime in 2025.
 - Large PW trucks received their annual service and now seasonally switched over to dump trucks.
 - Annual service of all loaders and skid steers completed.
- Facilities/Aquatics:
 - SHARC
 - A replacement pool heater for outdoors is in production with a service date for July.
 - Indoor pool plumbing break 6/23 and back in service on 6/24.
 - Unity automatic smoke control software completed, initially set to close dampers at 100 AQI.
 - Replaced activator for splash pad and reprogrammed controller.
 - Installed and commissioned U.V. driver cabinet for indoor pool, refurbished chamber.
 - Repaired indoor pool gutter grating.
 - PW helping to support event staffing due to staff vacancies.
 - MEMBERS POOL
 - Repaired leaking spa pump.
 - Fabricated and installed sleeves for lap pool pit valves.
- Public Works Building:
 - A real change in activity as the interior/exterior walls are going up.
 - All seems to be on track.

- PW to start utility work in July as this was an unexpected budget item.
- **Miscellaneous/Other:**
 - All SROA backflow testing, and repairs completed in house.
 - CDL training is underway.
 - Recycling station (the “dump”) is over capacity on a weekly basis with trash (not recycling).
- **Recreation:**
 - Sales/Visits – YTD (6-30-2024)
 - 6,210 Memberships purchased YTD vs 2023 year-end of 7,294. An additional 468 were sold between July 1-July 10th this year.
 - 879 homes are enrolled for 2024 RPP; 2023 year-end total was 914.
 - 2024 SHARC saw 31,239 visits in June vs. June 2023 at 27,614
 - 2024 Member Pool saw 2,585 visits in June vs. June 2023 at 1,853
 - Operations
 - Record high temperatures requiring extra heat precautions for all staff. Cool towels, extra breaks, extra hydration.
 - Record number attendance at both SHARC and Member Pool.
 - Sunriver Solstice Tennis Tournament was very successful. Duncan Atwood managed everything from trash pick up to grill master. Tom Wimberly, Tennis Instructor, once again pulled off a fantastic event.
 - Open FT positions: Event Coordinator and Aquatic Supervisor (2).
 - Staffing
 - Operating at fully anticipated summer staffing levels in order to maintain maximum open hours.
- **Board Tasks for March:**
 - There will be an Executive Session at the July 19th Work Session but not at the July 20th Business Meeting.

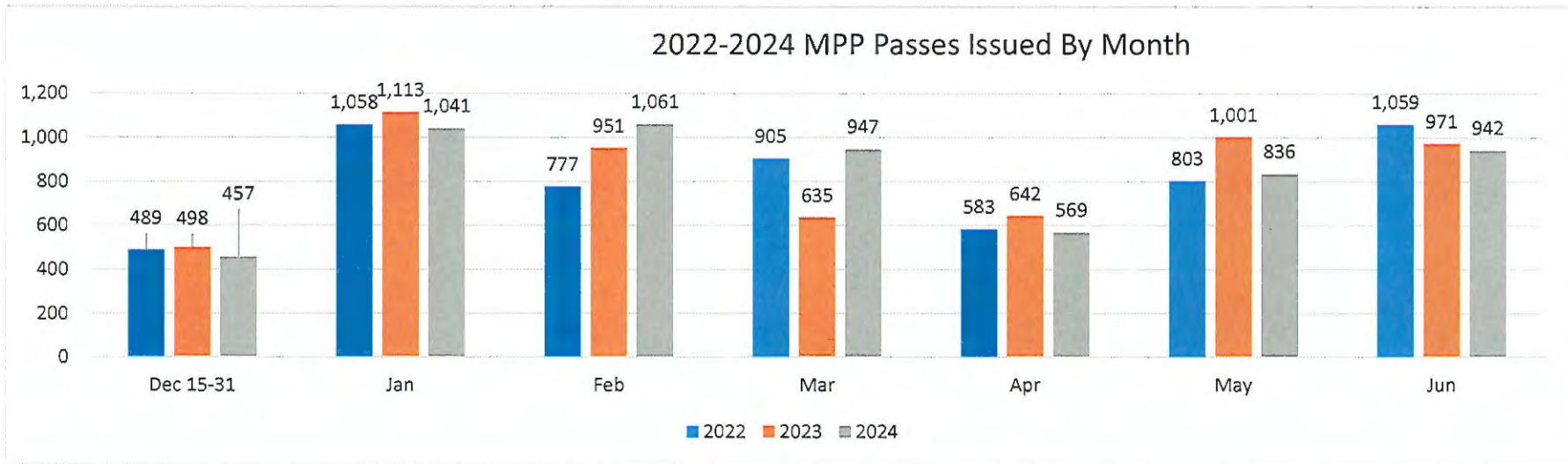
To: SROA Board of Directors

From: KEITH KESSARIS

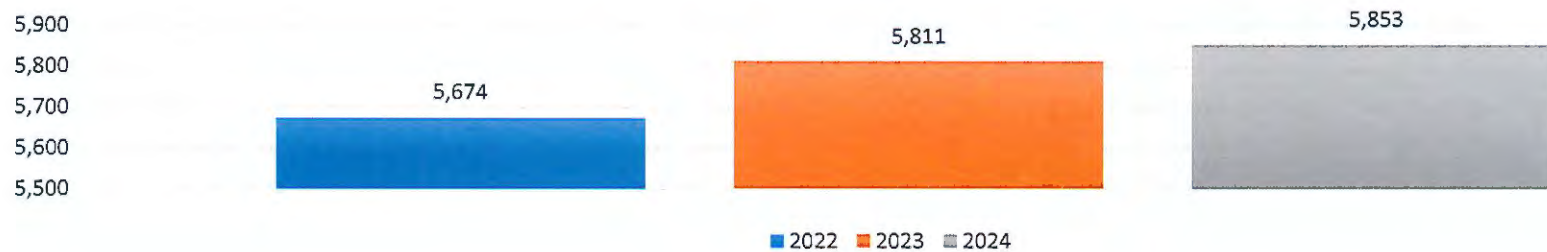
Subject: June 2024 MEMBERSHIP SALES and ADMISSIONS ATTENDANCE

Created: 07-11-24

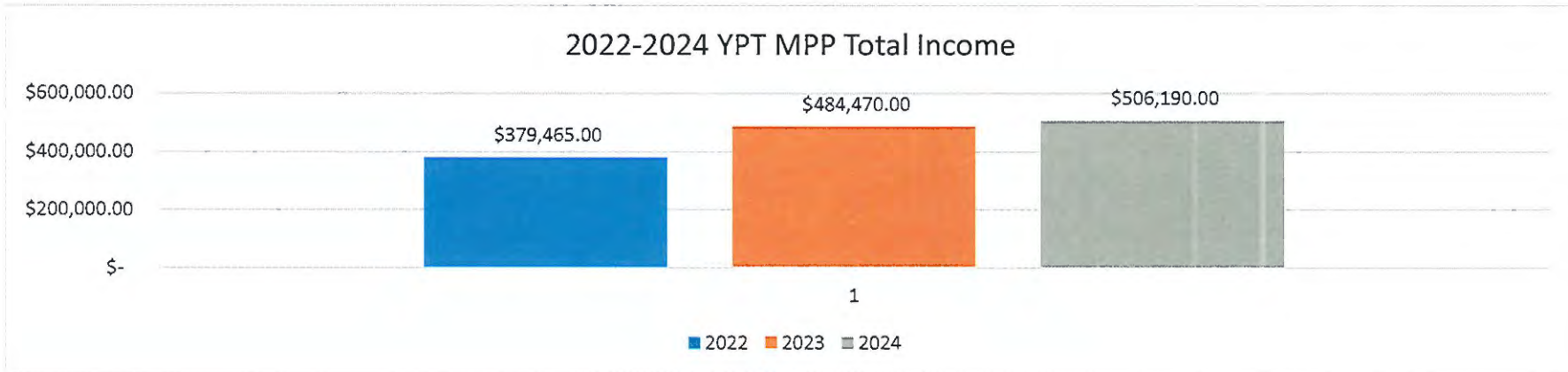
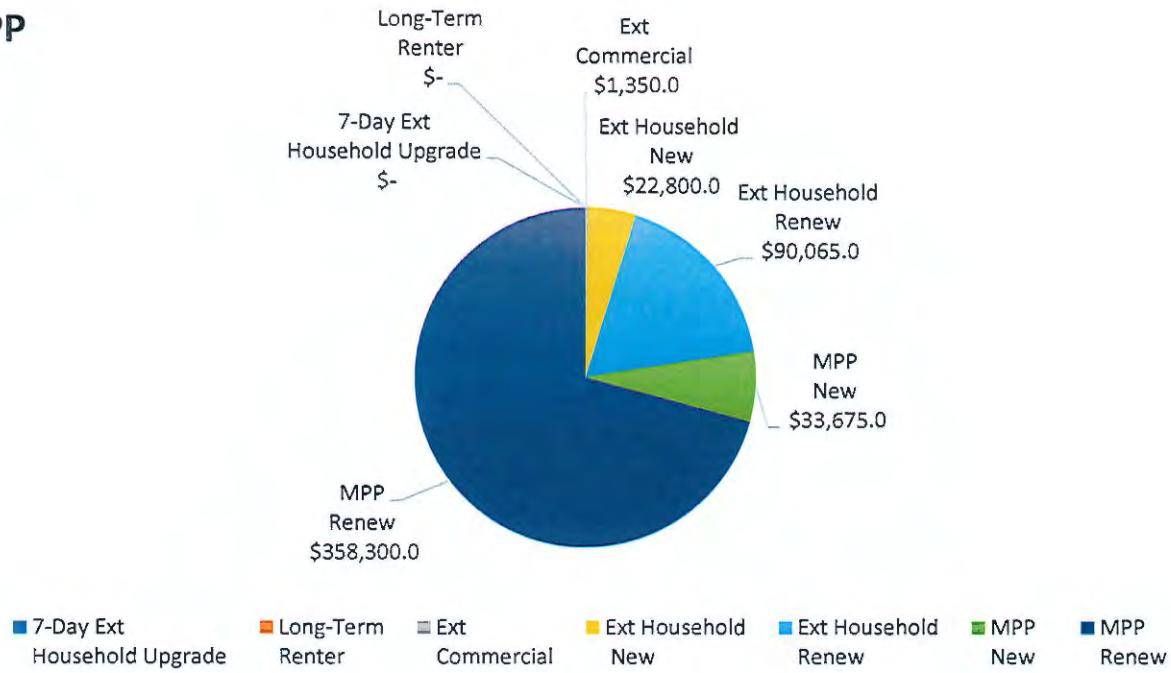
Membership Units Issued - Highlights



2022-2024 YTD MPP Total Passes Issued



2024 YTD MPP Income % of Total



SROA Admissions Model Workgroup Monthly Recap: June 30, 2024

<u>Member Preference Membership issued - YTD as of:</u>	2024 vs 2023		
	6/30/2024	6/30/2023	Variance
Member Preference - Sold YTD 2024 (New)	449	482	-33
Member Preference - Sold YTD 2024 (Re-new)	4,785	4,716	69
Member Preference - Sold YTD (New & Re-New)	5,234	5,198	36
All membership including Extended Household/Commercial	5,877	5,830	47
Note: Total Member Preference sold '23 = 6,477, thru 12-14-23			
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			

<u>Recreation Plus Program - 2024 YTD Sales</u>	2024 vs 2023		
	6/30/2024	6/30/2023	Variance
Rec Plus Renewals	810	855	-45
Rec Plus New	64	58	6
<i>(27 RPP enrollments in June 24' vs 24 in 23')</i>	874	913	-39

2024 Recreation Program Sales YTD by bedroom

6/30/2024	New	Re-new	
One Bedrooms (4 cards, \$1,323)	0	13	
Two Bedrooms (6 cards, \$1,984)	9	133	
Three Bedrooms (8 cards, \$2,646)	35	364	
Four Bedrooms (10 cards, \$3,307)	15	202	
Five Bedrooms (12 cards, \$3,969)	3	76	
SSD Purchase	0	1	
Six Bedrooms (14 cards, \$4,630)	1	12	
Seven Bedrooms (16 cards, \$5,292)	1	6	
Eight Bedrooms (18 cards, \$5,953)	0	3	
			Combined Total
2024 YTD Total	64	810	874
2023 YTD Total	58	855	913

2024 & 2023 Recreation Program Sales YTD by type

	6/30/2024	6/30/2023	2023 Totals
RPP's by Individual Property Owners	310	311	313
RPP's by Property Managers/Condo Assoc's	564	602	605
RPP Total - Prop Owners & Prop Mgrs.	874	913	918

Facility - Event Space Rental/A/V/Linens/Bar Sales YTD vs Budget	\$16,018	YTD Sales Total	\$70,620
2024 Event Space Rental/A/V/Linens/Bar - Annual Budget	\$115,000		
YTD % of Annual Budget	61.40%		
# of Paid Events Booked from June - December as of 05/31/24	36		

	2024	2023	2024 vs 2023
	June	June	YTD
Total overall admissions @ SHARC	31,329	28,001	3,328
Daily Admission Highlights:			
Member Preference	4,042	3,540	502
Member Guest \$ (60% discount off Gate price)	170	131	39
Extended Household (Annual)	463	335	128
Recreation Plus	21,759	19,316	2,443
Gate Admission	3,568	2,892	676
Central Oregon Sundays - Off-Season only in 2024	n/a	n/a	#VALUE!

	2024	2023	2024 vs 2023
YTD Total SHARC Admissions - through 06/30	76,188	70,418	5,770

	2024	2023	2024 vs 2023
Member Guest Passes issued through YTD	46,320	39,930	6,390
Guest Passes redeemed at SHARC	3,051	3,160	-109
Guest Passes redeemed at North Pool	584	444	140

	2024 YTD	2023 YTD	24 vs '23 Tot
Member Pool Attendance	3,051	2,449	602

2024 YTD Net Profit Tennis/Pickleball	(\$189)
YTD Net Profit vs Budget - Tennis/Pickleball	(\$12,566)

2024 Recreation Budget Goals/Year-end Totals	Total Budget	2023	
		YTD Revenue 06/30/24	2024 Annual Bgt YTD % Annual Bgt YTD %
Note: Annual MPP, Ext. Household, Ext. Comm - Budget is:	\$632,065	\$509,300	80.57% 81.06%
Note: Annual Recreation Plus Budget is:	\$2,629,983	\$2,471,416	92.30% 99.30%
Note: Annual Gate Budget is:	\$580,357	\$164,039	28.20% 23.50%

Café	Season Sales	SROA 18%	YTD 2023	Variance
Note: Opened Mem Day Wkd	\$111,992.43	\$20,158.62	\$13,011.00	\$7,147.62

Notes:
Light blue and **bold blue** colors indicates a + change from 2023 as compared with 2022 or a + \$ amount over budget
Bold maroon color indicates a - variance in sales and attendance totals for 2023 vs 2022 YTD.
Green color indicates a + change from the previous month for Rec Plus sales

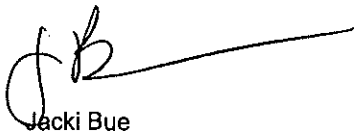
Created: July 12, 2024 by: Keith Kessarlis

DIRECTORS REPORT FOR COMMUNITY DEVELOPMENT

JUNE 2024

Line #	Community Development Activity	This Month				%Difference
		Previous month	Current	Current	Prior	Current/Prior
		Y-T-D	Month	Y-T-D	Y-T-D	
1	BUILDING PERMITS ISSUED FOR NEW HOMES	2	1	3	2	50%
2	NEW CONSTRUCTION SUBMITTAL	3	1	4	6	-33%
3	REPLACEMENT HOMES (NEW CONSTRUCTION)	0	0	0	0	0%
4	MINOR ADDITIONS	10	1	11	10	10%
5	ALTERATION/ADDITIONS	24	0	24	14	71%
6	COMMERCIAL PROJECTS	0	0	0	3	-100%
7	MULTI-FAMILY RESIDENCES	0	0	0	0	0%
8	COMMON AREA IMPROVEMENTS	0	0	0	0	0%
9	PRELIMINARY PROPOSALS	4	0	4	8	-50%
10	RE-REVIEW APPLICATIONS	6	0	6	2	200%
11	ADMINISTRATIVE APPROVAL APPLICATIONS	404	92	496	523	-5%
12	FOOTING INSPECTIONS PERFORMED	10	3	13	3	333%
13	FINAL INSPECTIONS PERFORMED	204	52	256	160	60%
14	ESCROW INSPECTIONS PERFORMED	20	9	29	22	32%
15	OWNER CONCERN FORMS ANSWERED	35	3	38	22	73%
16	OWNER COMPLIANCE REQUEST FORMS SENT	103	17	120	125	-4%
17	CONTRACTOR REGISTRATIONS 10/1-9/30/23	197	15	212	305	-30%
18	TOTAL WARNINGS ISSUED	3	0	3	16	-81%
19	TOTAL CITATIONS ISSUED	34	9	43	32	34%
20	DESIGN REVIEW NOTICES MAILED	277	20	297	1616	-82%

ESCROW ACCOUNT BALANCE: \$84,750 AS OF 5/31/2024



Jacki Bue

Community Development Director

**SROA Natural Resources Department
June 2024**

Ladder Fuels Reduction (LFR) Program	June	Year to Date (YTD)	Previous YTD
Forest Management Permits*	20	653	908
Forest Management Notifications	2	6	NA
Courtesy Letters	0	423	601
Wildfire Outreach Self-Assessment Mailing	0	80	NA
Notice of Deficiency Advisory Letters	0	113	132
Notice of Deficiency Advisory Postcard 1	0	108	129
Notice of Deficiency Advisory Postcard 2	0	103	NA
Notice of Deficiency (30-day Notice) Letters	90	90	115
Notice of Deficiency Postcard 3	69	69	NA
Notice of Violations	0	4	0
Inspections (Final & Fall LFR, MPB, other)	82	123	78
LFR Contract Area Notification Postcards	0	230	475
Noxious Weeds Program			
Outreach Postcard	0	514	NA
Courtesy Letters	0	0	0
Notice of Deficiency Letters	0	0	0
Notice of Deficiency Reminder Postcard	0	0	0
Notice of Violations	0	0	0
Inspections completed	989	989	934
Other letters/postcards	0	0	0
Firewood Permit Program			
2024 Permits issued	7	101	197

* Includes permits issued with LFR courtesy and deficiency letters

** Correction

NA Not applicable

Department Highlights:

- Started 2024 commons ladder fuels reduction (LFR) and tree thinning contracts.
- Participated in Sunriver 5-Year Firewise Community Risk Assessment field tour with representatives from the Oregon Department of Forestry, Oregon Department of the State Fire Marshal, and Sunriver Fire Department.
- Prepared and mailed LFR deficiency letters.
- Prepared and mailed LFR deficiency reminder postcards.
- Started bull frog monitoring.
- Mapped (GIS) and sprayed noxious weeds on commons.
- Performed private property noxious weed inspections.
- Planned for 24th annual War on Weeds (WOW). WOW is August 1 – 14.
- Performed site visits regarding tree removal requests and LFR compliance on private properties.

(4)
LIAISON & COMMITTEE REPORTS

MEETING MINUTES

Design

Finance

Owner Enrichment

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

Covenants (Met in Feb.)

Design (Meet twice a month.)

Finance (Met on July 18th)

Nominating (No meeting in July)

**Owner Enrichment Committee
(Met on July 10th)**



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
JUNE 28, 2024**

PRESENT: Richard Look, Chairperson; Curt Wolf, Theresa Youmans, Steve Bosson

ALSO PRESENT: Shane Bishop, Design Review Planner; Jacki Bue, Community Development Director

Design Committee Chair, Richard Look called the meeting to order at 10:00 a.m. The minutes of the 5/24/2024 meeting were approved.

NEW CONSTRUCTION

Lot #9 Fifteenth Tee Lane

Project: New Home

Approved subject to the following conditions:

1. Prior to the issuance of a Sunriver building permit the following shall be completed:
 - a. Revise and submit plans to meet Form D Checklist requirements for Administrative Review as follows:
 - b. Construction materials staging shall be shown on the driveway within the owner's lot (not within the common area) per D.C.M 2.05 (d) 3.
 - c. Per letter dated March 25, 2024, approval was conditioned on (1. I) All gables excluding the front entry shall be 8:12 pitch for uniformity. There are several 9:12 pitched gables on the current plans. Either correct the plans to show 8:12 or provide a written explanation as to why the 9:12 pitch is necessary subject to administrative approval.
 - d. Install root protection zones around selected trees that will be maintained for the duration of construction under the direction of SROA Natural Resources staff. Call 541-593-1522 to arrange an on-site visit. Per D.C.M. 2.05 (d) 4; 2.06 (d); and Appendix D.

2. Prior to installation and subject to Administrative Review:

Note: Owner should not purchase any exterior products prior to Design Committee written approval.

- a. Submit a complete colors/materials board and/or manufacturer cut sheets including but not limited to: siding, paint/stain, doors, exterior lighting, windows, roof material, stone, deck material, deck railings etc.
 - b. All exterior elements shall meet Design Manual requirements.
3. The following item is a recommendation for the applicant to consider:
- a. Trees proposed for removal outside of the construction foot print are not approved. Consider requesting removal under the ladder fuels reduction plan.

Respectfully submitted,

Richard Look
Design Committee Chair

electronic signature used with permission

**Sunriver Owner Enrichment Committee
Minutes from June 12, 2024, 2:00pm**

Call to Order: 2:03 pm

Attendance: Chair Mark Fisler, Secretary/Treasurer Meagan Iverson, Katie Keller, Paul Ash, Events Manager Beth Herron, Carol Mosman, Susan Jain, Board Representative Linda Beard, Jerry Jeldness, Susan Jain, Asst General Manager Keith Kessar, Al Klascius
Absent: Kathy Vogel, Sandy Appleby

Approve Minutes from May 8, 2024 meeting:

Beth Herron moved to approve, Jerry Jeldness second. All in favor.

SROA Board Update — Linda Beard

SROA Staff Update — Keith Kessar and Beth Herron

- ** SHARC outdoor pool café and member pool opens this weekend. Lots of new employees
- ** Turf Tunes June 23-July 21, Sundays 4-6, free
- ** Uncorked Sept 13-14. Volunteers needed. Beth will send list of needs to Mark. (same weekend as pickleball)
- ** All other events are private events – weddings, etc.

Current/In-Progress OEC Activities

Sunriver You — Katie Keller

- ** Upcoming classes/presentations include pétanque class once a month throughout June, July, August, board candidate forum, forest ecology, history of Lake Abert.
- ** Lots planned for fall.

Dog Park Planning – Susan Jain

- ** See work-in-progress planning deck
- ** Celebration this Saturday June 15, 12-2pm. Includes giveaways, obedience demonstration, snacks, ribbon cutting.

Summertime Yoga — Kathy Vogel

- ** Yoga at Fort Rock Park, 9-10am Wednesdays starting June 19 through August. Instructor Jennifer Noteboom.
- ** The concern about a conflict with Yoga at SHARC has been resolved.

Officers for 2024/2025 – Mark Fisler

- ** Mark and Meagan willing to continue. We'll vote in September.

CONTINUES NEXT PAGE

Meeting Time for 2024/2025

** Meet later in the day? Earlier? Decided to stay at 2:00 Wednesdays.

Owner Happy Hour – Carol Mosman

** The date sneaked up on Carol, cancelled last minute

** Meagan will send HH reminder email a week in advance monthly

Dog Forum, Dog Parade, Chamber Music – Paul Ash

** In progress

Sunriver Peace Pledge – Susan Jain

** Susan Jain's asking what this is about, when/how it came to be. Keith shared a little background and mentioned Susan Berger could share more about it.

** Susan Jain's involved in "International Cities of Peace", 400 cities around the world. Perhaps Sunriver might be interested in being part of that. Susan J to email Susan B, Keith, James, Meagan about the organization. UN and Rotary are strong sponsors of this.

Adjourned 2:36pm

Respectfully submitted, Meagan Iverson

Next Meeting: September 11, 2pm No meetings in July and August.

(5)

SUNRIVER SERVICE DISTRICT REPORTS

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

SUNRIVER SERVICE DISTRICT

MINUTES OF BOARD REGULAR MEETING

1:00 p.m. Thursday, May 16, 2024

Meeting In Person at the SROA Board Room and Via Microsoft Teams

Call to Order: Chair Fister convened the meeting at 1:00 p.m.

Roll Call: Chair Fister, Vice Chair Shoemaker, Treasurer Beenen, Dir. Ralston, Dir. Kelley, Dir. Hepburn present. Dir. De Alicante joined the meeting at 1:07 p.m.

SSD Staff: Fire Chief Boos, Police Chief Lopez, Administrator Holliday, Executive Assistant McGuire

SROA Staff: Susan Berger

Public Input: None

Presentation: Kristen MacLeod from Flock Safety joined the meeting via Teams to give a presentation on the new License Plate Readers to be installed next fiscal year at both entries/exits of Sunriver. Ms. MacLeod provided information about their program and answered questions from the Board.

Consent Agenda

1. **Motion to approve:**
 - a. April 18, 2024 Regular Board meeting minutes
 - b. April 19, 2024 Joint SSD/SROA Board Meeting minutes
 - c. SROA Invoice in the amount of \$7,407.27
 - d. Ahava Healthcare invoice in the amount of \$23,493.00
 - e. Loan payment to Zion's Bank in the amount of \$691,509.14
 - f. Deschutes County 911 invoice in the amount of \$19,673.22

Vice Chair Shoemaker moved to approve the consent agenda; seconded by Dir. De Alicante. Motion passed unanimously.

Old Business

2. **Public Safety Building Update**
 - a. **Public Safety Building Construction Update**

OR/PM Nelson announced that the Public Safety Building has reached the 50% completion milestone. Paving the parking areas will happen from June 3 through June 11, 2024. The construction teams and Fire are preparing for the temporary move Fire personnel into the new living quarters. Going forward, all tours of the facility need to be scheduled on Tuesdays from 11 a.m. to 1 p.m. to allow for minimal interruptions to construction crews.

Cody Smith, KNCC representative, provided an update on construction progress. Three areas of focus are: getting site work prepped for asphalt, preparing new livable quarters for Fire personnel, and adding on to the North Apparatus Bay. All footings for the carport coverings have been installed, perimeter fencing is going up, and sidewalks are being prepped and poured soon. Installation of the flooring in the Fire Station expansion continues, and the mechanical, electrical, plumbing (MEP) top out is near completion. The Police Station top out is also underway. Exterior painting will begin within the next week and exterior stone will begin within

the next three weeks. The East Apparatus Bay structure is up, and drywall, taping and painting will begin soon. The project is on track for the January 3, 2025 completion date.

OR/PM Nelson discussed current financial exposures; these are projects that have been pending solid financial numbers based on start/completion of other projects. He stated the biggest risk at this time includes removing the old roof on the Fire Station and discovering hidden issues that could result in higher costs.

b. Motion to Approve February 2024 Building Funding Requests in the total amount of \$1,299,320.58

- i. KMB Architects invoice in the amount of \$45,886.83
- ii. Systems West invoice in the amount of \$1,244.00
- iii. Spring River Tree Service invoice in the amount of \$1,500.00
- iv. Carlson Testing Inc. invoice in the amount of \$1,292.50
- v. Nelson Capital invoice in the amount of \$9,500.00
- vi. Sage Springs invoice in the amount of \$678.85
- vii. Kirby Nagelhout Construction invoice in the amount of \$1,236,375.95
- viii. Eds Propane invoice in the amount of \$1,842.45
- ix. Sunriver Christian Fellowship invoice in the amount of \$1,000.00

Dir. Ralston moved to approve the invoices as presented; seconded by Dir. De Alicante. The motion passed unanimously.

c. Motion to approve:

- i. KMB Add Services in the amount of \$62,741.10

Dir. Ralston moved to approve KMB Add Services as presented; seconded by Dir. Hepburn. The motion passed unanimously.

- ii. FF/E Procurement in the amount of \$84,668.00

Vice Chair Shoemaker moved to approve FF/E Procurement as presented; seconded by Dir. De Alicante. The motion passed unanimously.

- iii. KNCC PCO #5: Paving for the driveway in the total amount of \$71,461.99 (Split with SROA/\$35,730.99 each).

Dir. Kelley moved to approve KNCC PCO #5; seconded by Dir. Ralston. The motion passed unanimously.

d. Discussion and motion to approve covered parking scope and cost

OR/PM Nelson discussed final pricing for the covered parking for Police and Fire vehicles. Structure design required changes based on geo-technical needs, resulting in higher costs as well as an increase in other material costs. The proposal includes two structures, one for the new Fire Station and one for the new Police Station.

There was discussion around whether the Fire Station wanted to move forward with covered parking at this time based on their needs and financial considerations. If the Fire Department chooses to complete the structure at a later date, there would be a slightly elevated cost versus completing it in conjunction with the Police Station covered parking. After further discussion, it

was decided to change the motion to only include the Police Station covered parking. Discussion regarding the Fire Station covered parking structure will be tabled to the August Board meeting.

Dir. De Alicante moved to approve \$131,344.53 for the Police vehicle shelter; seconded by Dir. Kelley. The amended motion passed unanimously.

e. Review of monthly memo to Deschutes County Commissioners

Chair Fister asked Administrator Holliday to add a note to the memo stating the Board's decision to defer a portion of the covered parking in order to adhere to the budget. OR/PM Nelson also noted the project is 52% complete. Treasurer Beenen asked Administrator Holliday to adjust the projection completion date from January 2025 to January 3rd, 2025.

3. Update on Deschutes County/SSD Management Agreement

Chair Fister discussed the requested change by the Deschutes County governing board to reduce the voting members of the Board from seven positions to five positions, with the two SROA Board designated positions to one ex officio position. Chair Fister pointed out the Sunriver Service District has been a five-member Board in the past. Treasurer Beenen expressed he does not feel like the agreement as presented is in the best interest of Sunriver. Dir. Ralston stated the Board should have seven members, including one position designated from the SROA Board. If this is not the decision, then he feels the ex officio positions should be taken seriously.

The Agreement is at Deschutes County, where the Board of Commissioners will be discussing it at an upcoming work session.

4. Update on SSD Strategic Plan

Vice Chair Shoemaker stated there was no update at this time.

New Business

5. Monthly Chief/Administrator's Reports

Fire Chief Boos:

- Calls For Service: Calls were up slightly; turn-out and response times are down; gave more mutual aid. Total calls are down YTD.
- Administrative Update: Erik Wright, Firefighter/Paramedic candidate, is in background checks. The department is moving to a new staffing program, Vector Solutions. The Oregon Fire Chiefs Conference was April 30 through May 3, 2024. Oregon Fire Marshalls Fire Defense Board Meeting was also during that time. The 2024 Central Oregon fire year briefing stated summer is projected to be warm and dry. Chief Boos sat on the SROA Strategic Planning Task Force Meeting.
- Operations Update: Ther was a structure fire at the North Country Store; Central Oregon Wildfire School put on by Chief Bjorvik; the crews participated in ventilation and motor vehicle extraction trainings.
- Community Events: Chief Boos attended the Scouts of America luncheon; working with Public Safety Foundation on a Heat Emergency/CPR class; provided a fire engine tour for kids at the Sunriver Nature Center.

Police Chief Lopez:

- Calls for Service: 38 cases, 22 outside of Sunriver. Calls YTD are down slightly, but arrests are up; mostly vehicle traffic.
- Administrative Update: Short term priorities continue to be hiring, policy updates, standard operating procedures, and bi-annual inventory. The department is also integrating Vector

Administrator Holliday advised the budget is at Deschutes County for final approval. There might be some small changes based on receiving updated insurance rates or errors caught by County, but not adding any new item or costs to the budget.

8. Motion to approve 7% COLA for Fire Chief, Deputy Fire Chief, Police Chief, Police Captain, and Police Sergeants to be effective July 1, 2024.

Historically, the Board extends the annual wage increase as agreed upon by the CBA's to non-represented employees. There was discussion around the language of using "COLA" versus "a contracted negotiated rate increase for represented employees that is being offered to non-represented employees" as well. The Board recently approved a 7% increase for the Executive Assistants, and this motion would be to approve the rate for the remaining non-represented employees (Fire Chief, Deputy Fire Chief, Police Chief, Police Captain, and Police Sergeants). The new rates are included in the FY 24-25 budget. Vice Chair Shoemaker shared concern this annual increase can be conflicting when new employees have just been hired with a negotiated annual salary. He advised the Board to evaluate this going forward. Chair Fister pointed out the current wage increase structure helps with wage compression.

Dir. Ralston moved to approve 7% increase for Fire Chief, Deputy Fire Chief, Police Chief, Police Captain, and Police Sergeants to be effective July 1, 2024; seconded by Vice Chair Shoemaker. Motion passed unanimously.

9. Motion to approve Administrator Holliday's signature on Insurance Agent of Record Services with WHA Insurance for SSD property & casualty, workers' compensation, and cyber policies.

Administrator Holliday, Chief Boos and Chief Lopez reviewed proposals from three insurance agencies for property & casualty, workers' compensation, and cyber policies. They requested each agency provide information on who the District would be working with, cost for each policy, and to provide five references. Based on the provided information each proposal was scored by Administrator Holliday, Chief Boos and Chief Lopez. WHA scored the highest. Administrator Holliday pointed out WHA not only can provide better rates, but also far exceeds the current provider in customer service and services provided.

Dir. Kelley moved to approve Administrator Holliday's signature on the Insurance Agent of Record Services with WHA Insurance; seconded by Dir. Ralston. Motion passed unanimously.

10. Update on Accounting Firm proposal

Administrator Holliday and Chief Boos met with a CPA firm in Bend, Chris Mahr and Associates CPA, to discuss accounting services to be provided to the District in an effort to cut costs. This would replace our current provider, Now CFO. The goal is to begin working with the new firm beginning this summer, with an understanding of transition time from our current services to the new services. Administrator Holliday will continue to investigate this option and provide an update to the Board at the June meeting.

11. Motion to approve the Chair's signature on the Flock License Plate Reader contract

Chair Fister stated he would wait until after the FLOCK presentation the following day to the SROA Board to sign the contract if the motion passes, as a courtesy to their Board.

Vice Chair Shoemaker moved to approve the Chair's signature on the Flock License Plate Reader contract; seconded by Dir. De Alicante. Motion passed unanimously.

12. Motion to approve the April 2024 unaudited financials

Fund 715: Revenue is on target YTD. Police and Fire are under budget for the month of April and YTD. Administration is under budget for the month of April, but slightly over YTD primarily due to materials and services. Overall, the 715 Fund is under budget YTD.

Fund 716: No charges in April, however, interest income is up slightly.

Fund 717: The Public Safety Building is under budget YTD.

Dir. De Alicante moved to approve the March 2024 unaudited financials; seconded by Dir. Ralston. Motion passed unanimously.

13. Review of April 2024 SROA Boarding meeting

Dir. De Alicante provided an update on the last SROA Board meeting, which included announcing the new IT Director, Board candidates and vacant positions, proposed water rate increases, TDS cable, the new dog park, and the recent ballot recount.

Meeting adjourned at 4:17 p.m.

Submitted by Board Administrator, Mindy Holliday



SUNRIVER FIRE DEPARTMENT / Memorandum

Date: July 14th, 2024
To: SSD Board of Directors
From: Bill Boos, Fire Chief

Subject: **SSD Board Meeting – July 18th, 2024**

Calls for Service:

- Emergency Response Update.

Administrative Update:

- Acting in Capacity for Deputy Fire Chief.
- FF. Ferns, FF. Allen and FF. Wright rookie training update.
- Upstaffing for potential severe weather events through the OSFM staffing grant.
- Central Oregon Fire Chiefs Assoc.
- Central Oregon Fire Operations Group.
- Oregon State Wildfire severity map.

Operations Update:

- Wildfire Update:
 - Darlene 3 Fire
 - Larch Creek Fire
 - Cow Valley Fire
 - Falls Fire
- Monthly Training:
 - Burn trailer training with LaPine Fire Dept.
 - Limited training due to wildfire potential.

Community Events:

- 4th of July at The Village

SUNRIVER FIRE DEPARTMENT DASHBOARD

Community ~ Honor ~ Integrity ~ Pride



June

Comparison Statistics

June

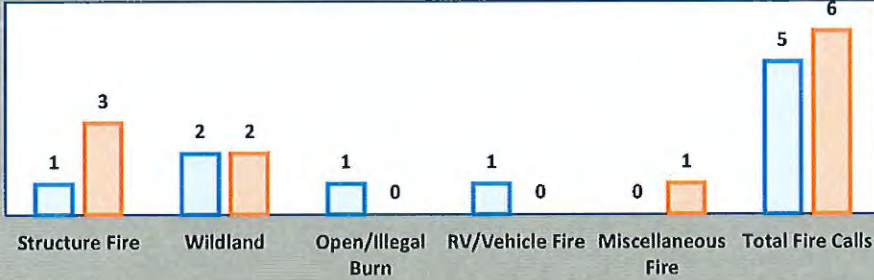
2023 2024

Total Monthly Calls

63 **61**

FIRE RESPONSES

■ 2023 ■ 2024



RESPONSE TIMES (Min:Sec)

2023 2024

Turn-Out Time
(Dispatched to Enroute)

1:02 **2:31**

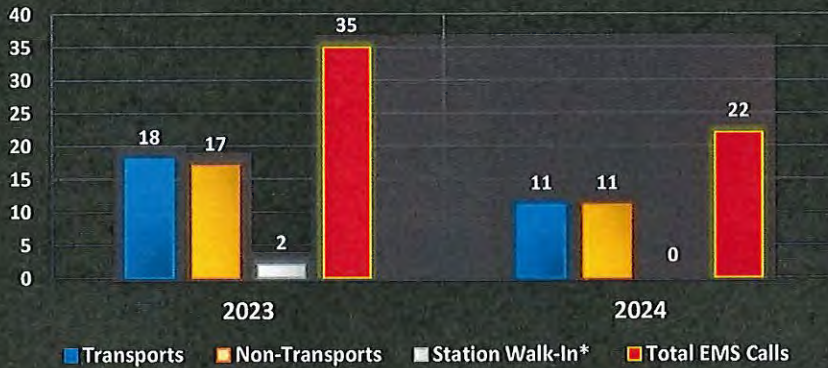
Response Time
(Enroute to Arrived)

7:30 **7:15**

Scene to Back
In-Service

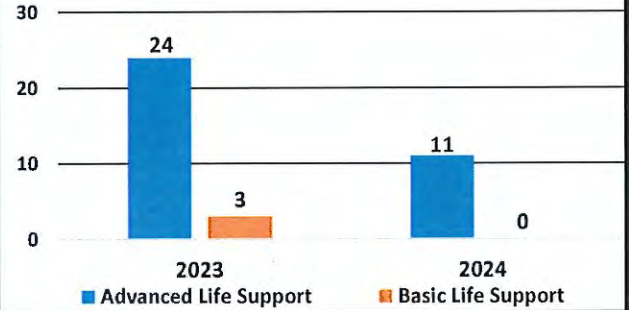
42:23 **40:17**

EMS RESPONSES



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

LEVEL OF CARE

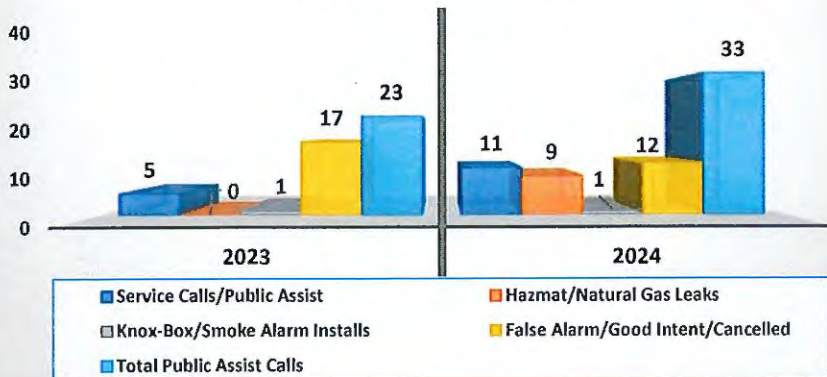


June 2023 2024

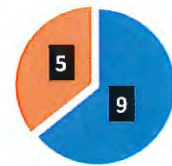
MOTOR VEHICLE CRASHES

3 **0**

PUBLIC ASSIST CALLS

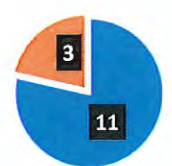


2023



■ Mutual Aid Given
■ Mutual Aid Received

2024



■ Mutual Aid Given
■ Mutual Aid Received

June 2023 2024

TRAINING HOURS

487 **317.5**

May 2024

Ambulance Billing

\$ 26,012.40

TOTAL CALLS (Year-to-Date)

286 **244**



SUNRIVER POLICE DEPARTMENT

MEMO

TO: SSD Board of Directors

FROM: Chief Stephen Lopez

DATE: July 18, 2024

TOPIC: June Report

Calls for Service:

See attached June calls for service (total)

- 8 of the 39 cases were outside of Sunriver.

Administrative Update:

- CSO Position
 - Candidate hired
- Officer Mai has resigned
- ALPR waiting on permitting
- Accreditation process
- Recruitment Video in progress
- OACP Committee Appointment

Operations:

- Officer Mann in Phase one of FTO
- Training
 - In-service Firearms Training
 - Firearms Instructor Training
- Drone deployments (see June Drone Report).
- Numerous arrests
 - DUII, Domestic Violence, Assault, Theft, Warrants
- Use of Force Incident(s)
- Plane Crash
- Suspicious Death

Community Events:

- ALPR Community Forum
 - July 4th
 - COWIL Girls Day
-



June 2024

UAS Report

In June, the UAS flew a total of 25 times. This included four missions.

Exigent Circumstances: 2024-00002802

Agency Assist- AMI Trespasser

We responded to assist DCSO deputies attempt to locate and provide overwatch for a call for service in the area of Quartz Hill Road and Stellar Drive. It was reported that a male was trespassing on the RP's property, claiming to be armed and climbing onto the RP's vehicles. The suspect was located via our drone, and we were able to provide vital officer safety information.

Exigent Circumstances: 2024-00003297

Agency Assist- Wanted Burglary Suspect

We responded to assist DCSO locate two potentially armed burglary suspects who ran from the county's traffic stop. Using the drone, we were able to search the residential and thick wooded area for the suspect. We were also able to help law enforcement search specific properties.

Search Warrant/Exigent Circumstances

Agency Assist- Armed Robbery

We responded to a CERT callout in Bend to assist Bend PD after two subjects robbed another at gunpoint before stealing his vehicle. We were able to locate the CERT operators when they located the suspect, providing crucial information back to command as well as recording the contact.

Exigent Circumstances/Consent

Warrant Service

DCSO obtained information that a wanted subject was going to the Sunriver Marketplace for a "meet". Sunriver Officers responded and observed three subjects around the vehicle. When we went to contact the subject, the third subject was no longer on the scene. The two subjects had active warrants for their arrest and were taken into custody. UAS was deployed to attempt to locate the third subject.

During the CERT call, we crashed the drone into the ground. The crash was reported, and a memo was written. The drone was replaced per warranty.

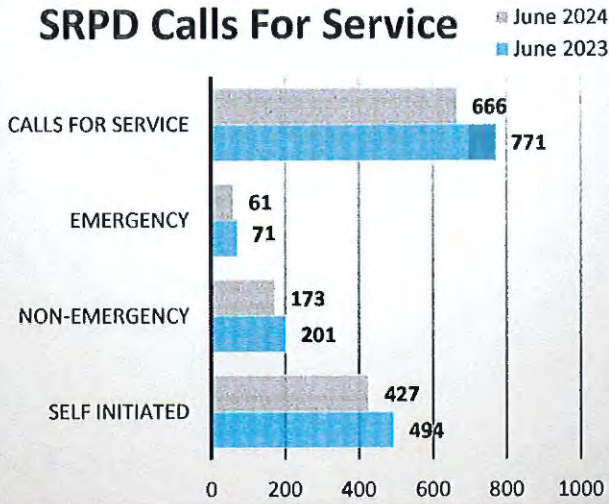
Sgt. Beck and Officer Wilson are working with our reps at Dronesense and Genpac to get our new indoor drone purchased ready to go. We anticipate the Avata will be here no later than the end of July.

Sgt. Beck is also working to purchase a portable charging box for the Mavic 3T's.

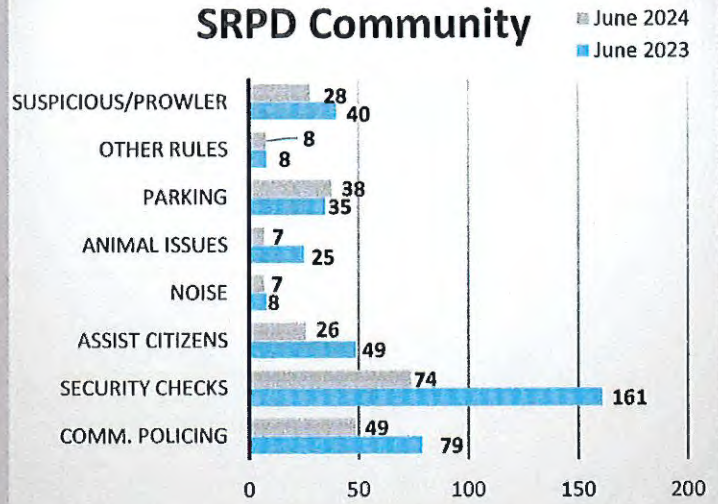
END OF REPORT

Sunriver Police Department Statistical Comparison June 2023-2024

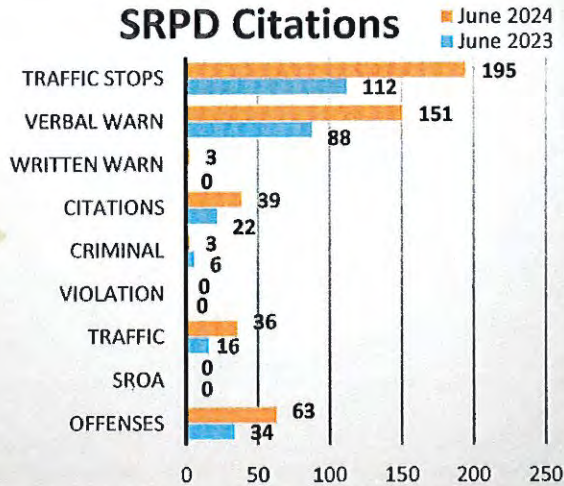
SRPD Calls For Service



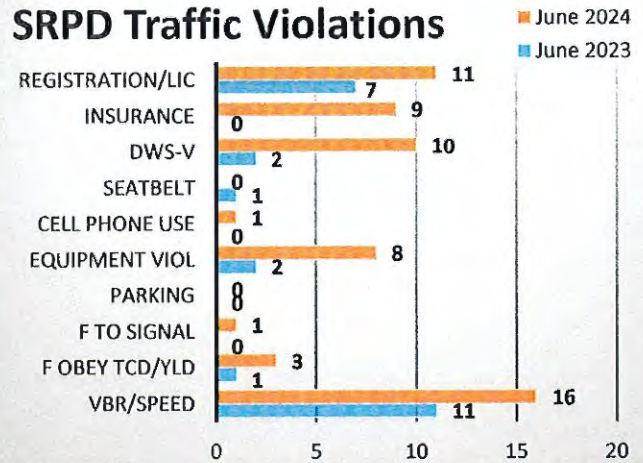
SRPD Community



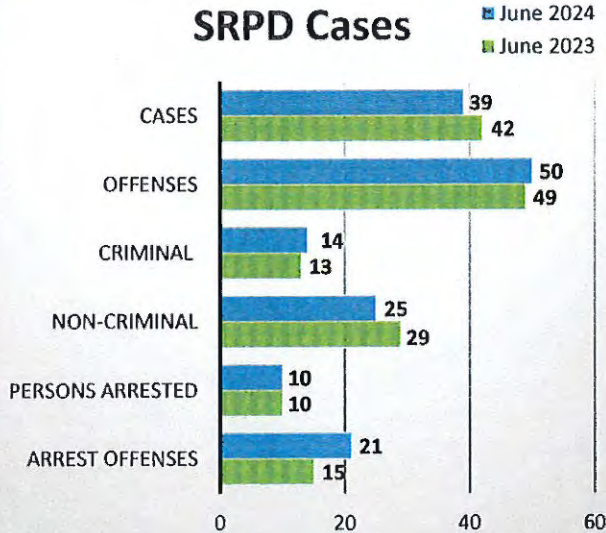
SRPD Citations



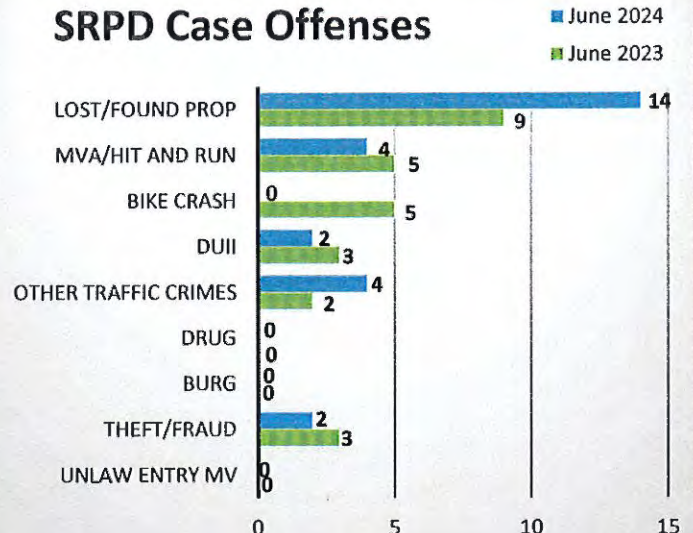
SRPD Traffic Violations



SRPD Cases



SRPD Case Offenses





Incident Analysis Report

Summary By Incident Type

Print Date/Time: 07/09/2024 19:36
Login ID: dc911sd\danaw-fd
Incident Type: All
Call Source: All

From Date: 06/01/2024 00:00
To Date: 06/30/2024 23:59

Sunriver Police Department
ORI Number: OR0090500
Officer ID: All
Location: All

Incident Type	Number of Incidents
Abandoned Vehicle	1
Admin Call	9
Alarm	18
AMI or POH	1
Animal Control Problem	7
Armed Subject	1
Assist	26
Bar or Security Check	74
Bicycle Accident	1
Burglary	1
Civil	2
Code 5	1
Code 6	47
Code 99	2
Code or Ordinance	8
Community Policing	49
Death Investigation	1
Dispute	3
Domestic	8
DUI	9
Harassment	3
Hazard	15
Hit and Run	2
Juvenile	2
Kidnap	1
Lobby	1
Missing	2
MVA Injury	1
MVA Non Injury	6
MVA Unk	2
Noise	5
Parking	38
Person Stop	22
Property	25
Range or Training	4
Robbery	1
ROV	1
Sex Crime	1



Incident Analysis Report

Summary By Incident Type

Print Date/Time: 07/09/2024 19:36
Login ID: dc911sd\danaw-fd
Incident Type: All
Call Source: All

From Date: 06/01/2024 00:00
To Date: 06/30/2024 23:59

Sunriver Police Department
ORI Number: OR0090500
Officer ID: All
Location: All

Incident Type	Number of Incidents
Shots	2
Suicidal Subject	1
Suspicious or Prowler	28
Theft	2
Traffic Complaint	11
Trespass	2
TS	195
Unknown	2
Unwanted	8
Warrant	2
Welfare Check	12
Total:	666

June 2024 Case Reports

Case Number	Case Offense Statute Description	Case Status
2024-00003517	Strangulation - Victim is family or household member	Arrest (Home)
2024-00003517	Coercion	Arrest (Home)
2024-00003517	Assault of Public Safety Officer - Simple	Arrest (Home)
2024-00003517	Menacing	Arrest (Home)
2024-00003517	Assault IV - Simple Misdemeanor	Arrest (Home)
2024-00003517	Resisting Arrest	Arrest (Home)
2024-00003517	Interfere W/Police Officer	Arrest (Home)
2024-00003517	Escape III	Arrest (Home)
2024-00003503	Driving Under the Influence of Intoxicants (DUII)	Arrest (Home)
2024-00003503	Reckless Driving	Arrest (Home)
2024-00003502	Warrant Arrest - In State	Arrest (Home)
2024-00003476	Found Property	Administratively Closed
2024-00003468	Minor in Possession - Alcoholic Liquor MIP	Administratively Closed
2024-00003419	Trespassed from Location	Administratively Closed
2024-00003417	Death Investigation	Open
2024-00003404	Found Property	Administratively Closed
2024-00003377	Found Property	Administratively Closed
2024-00003374	Death Investigation (Natural)	Open
2024-00003369	Criminal Trespass II	Arrest (Home)
2024-00003344	Found Property	Administratively Closed
2024-00003349	Outside Agency Assist	Administratively Closed
2024-00003342	Found Property	Administratively Closed
2024-00003332	Assault of Public Safety Officer - Aggravated	Arrest (Home)
2024-00003332	Resisting Arrest	Arrest (Home)
2024-00003332	Escape III	Arrest (Home)
2024-00003332	Fleeing or Attempt to Elude Police Officer - Misdemeanor	Arrest (Home)
2024-00003260	Found Property	Administratively Closed
2024-00003248	Theft II - Shoplifting	Arrest (Home)
2024-00003233	DWS /Revoked - Misdemeanor	Arrest (Home)
2024-00003235	Found Property	Administratively Closed
2024-00003231	MVA Property Damage	Administratively Closed
2024-00003224	Probation/Parole Violation - Felony	Arrest (Home)
2024-00003197	Theft III - From Motor Vehicle	Administratively Closed
2024-00003172	Offensive Littering	Administratively Closed
2024-00003160	Driving Under the Influence of Intoxicants (DUII)	Arrest (Home)
2024-00003144	Unwanted Contact	Administratively Closed
2024-00003104	Found Property	Administratively Closed
2024-00003078	Found Property	Administratively Closed
2024-00003059	Found Property	Administratively Closed
2024-00003044	Trespassed from Location	Suspended/Inactive
2024-00003042	Found Property	Suspended/Inactive
2024-00003035	Domestic Dispute	Open

2024-00003021	Found Property	Suspended/Inactive
2024-00003009	MVA Property Damage	Administratively Closed
2024-00003000	Hit And Run Accident - Property Damage	Suspended/Inactive
2024-00002996	MVA Injury	Administratively Closed
2024-00002929	Reckless Driving	Arrest (Home)
2024-00002907	Dispute	Administratively Closed
2024-00002885	Found Property	Suspended/Inactive
2024-00002863	Found Property	Suspended/Inactive

6-1 Sunriver Police responded to a found property call at SHARC.

6-3 Police took a report of a verbal dispute on Vista Lane.

6-7 Assisted with a vehicle crash on northbound 97 south of Vandever Road. Both vehicles were towed due to damage.

6-7 Responded to a hit and run at Circle 10 and East Cascade Road. The driver reported a black Tahoe struck the mirror of his truck and caused minor damage.

6-7 Officers responded to a non-injury motor vehicle accident on Beaver Drive near Timber Lane.

6-8 Officers responded to a bicycle accident near Ranch Cabins off of Circle 4. A juvenile lost control of her bike and sustained multiple injuries. The juvenile was transported by Sunriver EMS to St. Charles Medical Center in Bend for treatment and further evaluation.

6-9 Assisted a driver of a stranded vehicle on Highway 97. The vehicle was removed from the roadway.

6-10 Responded to a found property call at the Sunriver Marketplace store on Cottonwood Road. The found property is a worn brown leather wallet with a flower and leaf engraving pattern containing miscellaneous credit cards, hotel cards, rewards cards and an Idaho driver license.

6-11 Took possession of a found wallet found near Circle 5 and Cardinal Landing.

6-12 Police officer was flagged down by a citizen near Circle 9 for two found bicycles.

6-16 Sunriver Police responded to a welfare check at the Mt. Baker address. A female was reunited with her family.

6-16 Assisted Deschutes County Deputies with a reported DUII complaint on Highway 97. Sunriver Police conducted the investigation, and the driver of the reported vehicle was arrested for DUII.

6-18 The front license plate was stolen off a Dodge Ram pickup between June 13 and June 16. It is unclear if this occurred in Sunriver or at the Riverhouse Convention Center in Bend.

6-20 Police contacted a male walking westbound on Spring River Road near the Basecamp Bar & Grill. Subsequent to the investigation, the male was taken into custody on an outstanding parole violation warrant.

6-20 Responded to a non-injury motor vehicle crash at the Abbot and Beaver drive roundabouts. Subsequently, a driver was issued a traffic citation for failure to yield within the roundabout.

6-20 Received a found wallet and a cell phone from The Village at Sunriver.

6-23 Responded to a found Apple watch at the Sunriver Country Store.

6-23 Officers assigned to the CERT team responded to Bend after the team was activated for an armed robbery suspect.

6-23 Sunriver officers covered Deschutes County deputies on a reported domestic dispute that occurred on Sandpiper Road. After a brief investigation, county deputies took male into custody without incident.

6-24 Sunriver Police Department assisted Sunriver Fire Department with a reported house fire on Golden Eagle Lane. Officers arrived on scene first and ensured all occupants were evacuated. No flames were present, and the residents were able to return in their home, after the fire department deemed it safe.

6-24 Report of a trespass call at Basecamp Grill located. It was discovered that the reported suspect was previously trespassed from the restaurant. Subsequently the suspect was taken into custody and lodged at the DCJ.

6-25 RP called dispatch to report missing property lost on June 19. They described the property as a black wallet with an Air Force logo containing a money and maybe a gift card. Sunriver Police picked up a wallet matching that description on June 20. The RP was called will be back in Sunriver around Aug. 5 and pick up the wayward wallet then.

6-26 Officers helped two visitors exchange vehicle and insurance information after a motor vehicle accident in the Sunriver Resort parking lot.

6-27 Responded to Sunriver Resort human resources building to trespass an employee. Officer issued the employee a Sunriver trespass warning letter and provided a courtesy transport back to his residence.

6-28 An officer made contact with three juveniles in possession of alcoholic beverages.

6-30 Responded to a domestic dispute call on Summit View.

“A”

Committee & Task Force Actions

No appointments or resignations this month

(No board action required.)

“B”

Committee/Task-Force Action Requests

No committee Actions this Month

(No Board action required)

Board Book Section

“C”

**Board Action Request
2nd Quarter Reserves to Operating Fund Transfer**

(Board Motion Required)

SROA BOARD ACTION REQUEST

DEPARTMENT: Accounting

DATE: July 20, 2024

SUBJECT: 2nd Quarter Capital Acquisitions Transfer

ACTION REQUESTED: I, Director _____ move approval of the transfer of \$514,587.93 from the Reserve Fund to the Operating Fund for the 2024 Second Quarter Acquisitions.

ATTACHMENTS: (Y) (N)
Memo from Controller Joe Healy.

SUBMITTED BY:

Name: Joe Healy

Position: SROA Controller

MEMORANDUM

6/30/2024

To: James Lewis, Clark Pederson
 From: Joe Healy
 Re: Apr - Jun 2024

Please request Finance Committee approval for funds transfers for the below listed capital acquisitions.

Sunriver Owners Association
 Fixed Asset Additions 2024
 4/1/2024 Through 6/30/2024

Asset #	Description	Road/Pathway & LFR Projects	Replacement Reserve & New Capital	Total	Budget
	Road / Pathway & IAMP Engineering	\$222,974.22		\$222,974.22	\$849,719.00
	Less: Previously Reimbursed	\$0.00		\$0.00	
	Ladder Fuel Reduction (LFR)	\$58,900.00		\$58,900.00	\$460,000.00
	Less: Previously Reimbursed	\$0.00		\$0.00	
	Public Works Campus		\$1,911,285.55	\$1,911,285.55	\$2,700,000.00
	Less: Previously Reimbursed		(\$1,667,571.84)	(\$1,667,571.84)	
	Less: Sale of Assets - Ford Escape		(\$11,000.00)	(\$11,000.00)	
	TOTALS	\$281,874.22	\$232,713.71	\$514,587.93	

TOTAL \$514,587.93

Regular Replace Reserves
 SHARC Reserves

\$514,587.93
\$0.00
\$514,587.93

Any sales proceeds from sales of assets should reduce the amount due to the operating account.

Board Book Section

“D”

**Board Action Request
2023 Operating to Reserves Fund Transfer**

(Board Motion Required)

SROA BOARD ACTION REQUEST

DEPARTMENT: Accounting

DATE: July 20, 2024

SUBJECT: 2023 Operating to Reserve Transfer

ACTION REQUESTED: I, Director _____ move approval of the 2023 year-end transfer of \$70,936 from the Operating Fund to the Reserve Fund.

ATTACHMENTS: (Y) (N)

Memo from Controller Joe Healy.

SUBMITTED BY:

Name: Joe Healy

Position: SROA Controller

COMPARABLE TO BUDGET

INCOME STATEMENTS

December, 2023

MONTH ACTUAL	MONTH BUDGET	VARIANCE		YTD ACTUAL	YTD BUDGET	VARIANCE
REVENUE						
656,469	681,473	(25,004)	ASSESSMENTS	7,877,629	8,177,682	(300,053)
345,253	352,094	(6,841)	PROGRAM REVENUE	4,998,298	5,240,817	(242,519)
11,426	19,701	(8,275)	INTEREST INCOME - OPERATING	242,364	260,000	(17,636)
34,850	35,937	(1,087)	OTHER INCOME	290,247	265,407	24,840
-----	-----	-----		-----	-----	-----
1,047,999	1,089,205	(41,206)	TOTAL OPERATING INCOME	13,408,539	13,943,906	(535,367)
EXPENSES						
389,087	380,261	(8,826)	SALARIES	4,456,283	4,717,173	260,890
124,310	131,580	7,270	BURDEN	1,426,491	1,600,010	173,519
280,040	186,943	(93,097)	MATERIALS & SERVICES	2,799,492	2,837,380	37,888
-----	-----	-----		-----	-----	-----
793,437	698,784	(94,653)	TOTAL DEPARTMENT EXPENSE	8,682,266	9,154,563	472,297
-----	-----	-----		-----	-----	-----
72,452	62,500	(9,952)	INSURANCE & LEGAL	692,605	750,000	57,395
13,467	18,500	5,033	OTHER EXPENSE	159,304	167,000	7,696
0	0	0	ADMIN BUILDING DEBT SERVICE	0	0	0
0	0	0	OPERATING CONTINGENCY	0	0	0
316,952	323,293	6,341	RSRV FUND CONTRIBUTION	3,883,427	3,879,516	76,089
-----	-----	-----		-----	-----	-----
402,871	404,293	1,422	TOTAL NON-DEPT EXPENSE	4,655,336	4,796,516	141,180
-----	-----	-----		-----	-----	-----
1,196,308	1,103,077	(93,231)	EXPENSES SUB-TOTAL	13,337,603	13,951,079	613,476
-----	-----	-----		-----	-----	-----
(148,309)	(13,872)	(134,437)	OPERATION SURPLUS/(DEFICIT)	70,936	(7,173)	78,109
-----	-----	-----		-----	-----	-----

DECEMBER 31, 2023 OPERATING SURPLUS \$ 70,936

Board Book Section

“E”

**Board Action Request
Recycle Center Scheduled Closure**

(Board Motion Required)

SROA BOARD ACTION REQUEST

DEPARTMENT: Administration
DATE: July 20, 2024
SUBJECT: Closure Plan for SROA Recycling Depot.

ACTION REQUESTED- I, Director _____ move to approve the Plan attached hereto for the closure of the SROA Recycling Depot.

BACKGROUND: The SROA Recycling Depot has been open and available to Sunriver residents and non-residents (public use) since the early 1990's. Since that time, Sunriver has continued to develop new homes as has the surrounding rural county (outside of Sunriver proper). The use of the existing recycle depot, which is serviced by Cascade Disposal, grew over time as a result of the aforementioned development. However, once Cascade Disposal began offering side-yard home collection in Sunriver in January 2023 and Deschutes County mandated that each Cascade trash customer also pay a recycling fee whether they used the service or not, the use of the depot began to decline.

Over the past 1 ½ years since side yard recycling began in Sunriver, the use of the side yard service offering has continually increased and the overall volumes deposited at the recycling depot have decreased. However, the volumes at the depot are still seasonally challenging for operational maintenance. This data, along with an on-site survey revealed that much of the existing use of the depot is from the public residing in close proximity to but outside of Sunriver. Thus, the side yard recycling offering is working and gaining traction for Sunriver owners/properties – while the recycling depot is being used by residents outside of Sunriver who have no “at-home” recycling option.

Additional on-site safety and management issues have been documented and are inherent with depot operations. These include the location within the SROA public works yard (conflicts between users and public works equipment) and the maintenance expense associated with the abuse of the facility by the deposition of household garbage. Additional factors that have

increased over time include the noise and traffic generated by the depot and their effects on the surrounding residences – with much of that coming from users outside of Sunriver who do not have an at-home recycling option.

As previously directed by the SROA Board, a working group comprised of some Board members, staff and owners discussed the issues/data presented above for the purpose of making a recommendation to the Board for a decision regarding the future status of the depot. The working group has recommended that the SROA Board direct the closure of the depot for the following reasons (primarily):

- The availability of side-yard recycling in Sunriver.
- The flexibility to start/stop service with Cascade Disposal on an as needed basis.
- The fact that trash customers pay for the recycling service whether used or not.
- The declining volume of materials deposited at the depot with such decline resulting from the availability and use of the side-yard service within Sunriver.
- The continued use of the depot from the public residing outside of Sunriver who do not have an at-home recycling option – on the premise that such service should/will be provided to those residents which would further reduce use/volumes at the Sunriver depot.
- The safety and on-going maintenance concerns associated with depot use.
- The aesthetic and noise impacts to the nearby residents and community overall.

Based on these factors as a premise for the closure, the working group also acknowledged near-term factors that may impact some Sunriver residents following the closure, these include:

- The need for some owners to physically increase the trash/recycling enclosure at their home in compliance with SROA Design standards.
- The lack of recycling facilities available at some multi-family/condominium complexes.
- The need to further educate the owners/community about the details of the side-yard recycling program and options available to them.

- The potential need for assistance that some owners may require to participate in the side yard recycling program.

Because of the factors, the working group suggested a Recycling Depot Closure Plan to be implemented prior to and after the actual closure of the depot – that is attached hereto

SUBMITTED BY: James Lewis, General Manager

FINANCIAL IMPACTS: The financial impacts to SROA will initially be a reduction in the costs to service the facility (staff time for cleaning and maintenance) – in an undetermined amount as well as the need to advertise the closure and educate owners. The advertisement will also include staff time for Scene articles, e-mail correspondence and webpage posting – however, these should be minimal. Other costs will be staff time to administer the review of trash enclosure enlargements (which has been occurring for the past 1 ½ years) for no cost to submit a design application for review. Again though, these costs are a loss of revenue rather than an expenditure – over the first 1 ½ years such costs associated staff time have been minimal with that expected to continue.

SROA Recycling Depot Closure Plan

Following Board Direction from the June 2024 Board meeting, a working/coordination meeting to discuss the next steps toward the status of the SROA recycling depot was held with SROA Board members, SROA Staff, Sunriver owners, Cascade Disposal Management and Deschutes County Solid Waste Management as follows:

Meeting Date – June 26, 2024

Participants:

Mark Murray – Board Member
Clark Pederson – Board Member
James Lewis – SROA Staff
Keith Kessarar – SROA Staff
Mark Smith – SROA Staff
Randy Schneider – Owner
Ed Pitera – Owner
Lori Menalia – Owner
Erwin Swetnam – District Manager, Cascade Disposal
Tim Brownell – Director of Solid Waste, Deschutes County

After discussion and review of pertinent data compiled over the past 18 months since the side yard recycling service began in Sunriver, the group is recommending that the SROA Board of Directors approve the closure of the existing recycling depot subject to the following:

1. Closure Date of October 31, 2024
2. Through the SROA Communications Department, provide educational materials on what and how to recycle in Sunriver (including excess cardboard and glass bin placement) – to be supplemented with informational materials provided by Cascade Disposal.
3. Communication/Education between the July 2024 Board of Directors meeting and October 31, 2024, closure date will include: articles in the Scene; email blasts to owners; and, postings on the SROA web page.
4. Cascade Disposal will assist in owner/customer education by providing recycling information to Sunriver owners in their monthly invoice, including service options (start/stop), acceptable materials and location/placement at the home.
5. SROA will allow expansion of existing trash enclosures in the same design and in conformance with SROA Design Manual Regulations without an application/review fee for plan submittal to the SROA Community Development Department.
6. Cascade Disposal will provide a standardized design for aggregated recycling/trash enclosures for multi-family/condominium complexes. SROA will allow the owner's associations thereof to submit design review applications for such without an application/review fee for plan submittal to the SROA Community Development Department.
7. SROA staff will work with Deschutes County and Cascade Disposal to explore the possibilities for funding from State grants or funding from Deschutes County that is repurposed from servicing the existing recycling depot to facilitate the construction of aggregated recycling/trash enclosures for multi-family/condominium complexes.
8. SROA will consider facilitating the creation of a volunteer group comprised of owners, staff and other volunteers to help with the outreach efforts and assistance to owners to achieve the purposes outlined herein. SROA will contact the Deschutes County Commissioners/Administration to request that at-home recycling service be provided to residences outside of Sunriver to offset those currently using the SROA recycling depot.

Board Book Section

“F”

Board Action Request

Draft Strategic Plan

45 – Day Owner Comment Period

(Board Motion Required)

SROA BOARD ACTION REQUEST

DEPARTMENT: Administration

DATE: July 19, 2024

SUBJECT: SROA 2030 Strategic Plan Task Force –
Presentation of Draft Strategic Plan

ACTION REQUESTED- I, Director _____ move to approve a 45-day comment period beginning Monday, July 22nd, 2024, through Wednesday, September 4th, 2024, to provide owners an opportunity to read and provide comment on the Draft Strategic Plan.

BACKGROUND:

The appointed 2030 Strategic Plan Task Force conducted its first meeting on August 29, 2024, and has had a total of 12 task force meetings to date. The Task Force consists of 28 highly informed members, including a diverse group of Sunriver owners and multiple community partners. The composition of the Task Force was intended to represent the broad spectrum of owners and community partners that influence Sunriver on a daily basis.

The Draft Plan presented by the Task Force includes an updated Mission Statement, four new Guiding Principles, along with goals, polices, and action items to implement each Guiding Principle. The 45-day comment period will provide owners with the opportunity to become familiar with the Task Force’s initial draft Plan and preview the strategic guidance offered for the community for the next six years.

FINANCIAL IMPACT: To be determined as the Plan (including the action items listed therein) is implemented over the ensuing years. Items will be evaluated during the annual budget process.

ATTACHMENTS: Draft 2030 Strategic Plan

SUBMITTED BY: Keith Kessarlis, Assistant General Manager
James Lewis, General manager

SUNRIVER OWNERS ASSOCIATION

2030 SROA STRATEGIC PLAN

_____, 2024

SROA 2030 Strategic Plan

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Appendix A – Action Items

I. Introductory Message – Board President

II. Executive Summary

In August 2023, the SROA Board of Directors Created a Task Force to prepare a Strategic Plan that would guide community direction and decision making for a 5-7 year period. As part of such creation, the Task Force was charged with specific direction by the Board, a summary of which includes a community prepared and supported document that identifies core values and is implementable through identification of desired actions. The Plan, herein titled as the SROA 2030 Strategic Plan, will in its formality assist the SROA Board and Staff in goal setting, work plan development and budgeting over this period. More-over and most importantly, the Plan strives to provide a framework for such decision making that reflects the wishes of its members for their community – a community that serves permanent residents, part-time residents and absentee owners, as well as visitors and guests. All of these groups have a vested interest in the short and long-term success and vibrancy of Sunriver. In order to be as comprehensive and inclusive as possible, the Task Force membership included a broad representation of these owner groups, as well as other community partners that have a great degree of influence in the character and livability of Sunriver. The goal was to have many voices and perspectives participate in the development of the Plan so that it can truly be called a community vision and directive to action.

In order to inform and educate the Task Force on the current status, function and direction of SROA, the members were provided with a recent history of SROA governance, including relevant documents, master plans, results of the 2024 comprehensive owners survey and overall operational structure of SROA. With a basis of knowledge from which to begin their work, the Task Force started at what could be considered the beginning by discussing the overall Guiding Mission statement for SROA. After discussion, the Task Force believed that the overall premise of the existing Mission statement was sound, but included some minor changes to reflect the current and future direction for the community that they believed was suitable, that being:

"Maintaining and enhancing Sunriver as a premier residential and resort community, protecting its natural environment, vibrant quality of life, and economic vitality."

By using the Guiding Mission statement as a point of beginning, the Task Force soon developed four Guiding Principles from which subsets of Goals, implementing Polices and specific prioritized Action Items were recommended. Again, the overall goal was to dial down from a broad vision to tangible, result driven guidance to the SROA Board of Directors on multiple fronts.

It is understood that not every owner or community partner will completely agree with all elements of the Plan. That is human nature based on individual desires and interests. However, as described above and herein, the Board direction in the preparation of this Plan and the process that unfolded included many community perspectives and opportunities for owner input, including a virtual forum where questions were asked and answers were provided, as well as a multi-week opportunity for owner review and comment. During the process, updates on the progress of the project were provided at every Board meeting and articles were included in the monthly Scene. Ultimately, following this community process, the Plan was finalized and presented to the SROA Board for adoption. Now that the Plan is in place, it will serve as the primary guide for SROA direction over the next 5-7 years, with an intent for revision over time.

III. Purpose, History, Guiding Documents

Purpose: To develop a community-wide strategic plan that SROA can utilize as a responsible guidebook with disciplined effort to produce fundamental decisions and actions that shape and guide what the Sunriver community and SROA embodies. The plan enables SROA to be prepared strategically and financially in order to meet its obligations and fiduciary responsibilities over the next five to seven years, and to do so with the intent of meeting the needs of the owners, visitors and the Association.

Foremost to the past and future livability of Sunriver, is to retain the integrity of blending the developed areas with the natural elements of the community – and to protect and enhance such. These factors, including evolving demographic diversity (of owners and visitors alike), were considered throughout the strategic planning process in order to continue to enhance the quality of life, retain the natural environment, and preserve the economic viability of the community.

When reading this Strategic Plan and reviewing the suggested implementable action items that bring it to fruition, it is important to remember that this is a multi-year plan that will continue to be influenced by unforeseen factors (i.e. a global pandemic). Priorities have been established, but the plan must also be adaptable. It should be thought of more as a road map than a recipe. There may be multiple paths to take to get to the destination as opposed to the elements herein being prescriptive in nature.

History: The planning, development and governance history of Sunriver includes the vision of a residential/resort community that reflects the importance of the natural setting in which it is located while also providing a variety of housing types and recreational amenities for various demographic classes. The underlying tie throughout the community was the promotion of design that coincided with the environment. The original development corporation managed the new community until such time as the responsibility was turned over to the owner's association (SROA). SROA now provides governance to ensure that the intent of the original development is retained and fulfilled as the community continues to mature over time. This includes the management of the common areas as well as providing amenities and services in a manner that balances the development with the natural environment that was the original inspiration for Sunriver. However, as the Sunriver community and Central Oregon region continue to grow, there are many more influences that SROA must consider and coordinate with. These include increasing rules and the necessity for relationships with other stakeholders (such as governmental agencies) that add to the complexity of daily governance for SROA. Notwithstanding the current complexities, Sunriver/SROA continues to rely on the input and governance by the owners themselves through a volunteer Board of Directors and associated committees who work with a professional staff to implement the governing documents that provide the basis for formal governance. The continual pulse of the community (owners) is taken into account through owner surveys, public forums, opportunities for volunteerism, regular elections and projects such as the creation of this Strategic Plan.

The SROA Vision 2020 document that is included in the section below was developed in 2012 and was relevant to the anticipated growth, expected changes and community direction at that time. Over the past 12 years since that document was developed, there have been numerous changes that have affected how the community operates today and into the future. These include: the increasing prevalence of fire/smoke in the region; continual population growth in

Central Oregon; the development of similar but competing planned communities in the region; increasing property values and home prices; increasing prices of recreational amenities and opportunities available to owners and visitors through community partners; an evolving and aging demographic within Sunriver; a broadening of desired recreational amenities; the effects of the “work from home” population in the community; and, the influences and opportunities afforded through social media. The emergence of these factors, although fairly recent (since the creation of the SROA Vision 2020 in 2012), are part of the history of Sunriver. Many owners and visitors are keenly aware of these factors as they have affected nearly all in some manner. Thus, these factors were accounted for in the development of this forward-thinking Strategic Plan. One of the primary means of addressing these issues herein is the emphasis on two-way communication between owners/visitors and SROA, as well as with and between community partners.

Guiding Documents: Although the 50+ year history has seen many consistencies in the governance of Sunriver (through the Articles of Incorporation, Bylaws and Consolidated Plan – all available for review on the SROA webpage), the updating, amending and development of new guiding provisions has been continual in order to keep the community desirable, livable and relevant. The following projects and documents were used to guide various aspects of SROA governance, development and overall operations over the past five years. These were instrumental in providing the Task Force with an educated basis from which they could begin their involvement in this project. These documents are referred to as the building blocks for the Strategic Plan:

- Vision 2020 (from 2012)
- Infrastructure/Amenities Master Plan (IAMP) Task Force (2017 & 2021)
- Recycling Center Task Force
- Telecommunications Task Force
- Member Pool Construction
- Rules Enforcement Task Force
- COVID-19 Task Force
- Ladder Fuels Reduction Update
- Pathway Master Plan update
- Information Technology (IT) Strategic Plan Task Force
- Parks & Facilities Master Plan Task Force
- Design Manual Re-write Task Force
- Comprehensive Owners Survey (every 3 years, last spring 2024)
- Capital Reserve Study

IV. Task Force Creation – Purpose/Participants/Partners

The creation of a Task Force was deemed essential in developing a Strategic Plan that was truly representative of the Sunriver community. The SROA Board of Directors ultimately created the Task Force in August 2023 based on a five-point directive as required by the SROA bylaws and Committee Policy. The Task Force is comprised primarily of owners along with stakeholders and partners from the community with experience in strategic planning. Additionally, such broad membership greatly assisted in identifying existing issues and future needs/methods to implement an association plan of this magnitude. The list of owners/members and stakeholders/partners included the following:

- SROA Staff (2-4 max)
- SROA Board Liaisons (4 max)
- Sunriver Service District (Police and Fire Department) Representative(s)
- Key Community Partners (Sunriver Resort, Village at Sunriver, Sunriver Nature Center and Observatory, Sunriver Airport and local Property Managers)
- Owners that represent permanent/full-time residents, part time residents, rental property owners, new owners and long-standing owners.

The following is the five-point directive (provided verbatim) adopted by the SROA Board of Directors:

1. Scope of work with anticipated completion date

- Creation of the Task Force with specific members appointed for the purpose of:
 - 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/summer 2024.
- Updates to SROA Board on a monthly basis.
- Through the guidance 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 and community partners 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
 - SROA Board Liaisons
 - Owner Representatives
 - Sunriver Service District Representative(s) – Police and Fire Departments
 - Key Community Partners (Resort, Village, SNCO, Airport and local Property Managers)

The directive adopted by the SROA Board was realized and provided instrumental guidance in creating a balanced and well represented Task Force who completed the identified scope of work culminating in this document. The Task Force members include:

Bill Boos	Bill Burke	Tony DeAlicante
Amanda Enstrom	John Gifford	Scott Gillies
Heidi Hanson	Tom Hardesty	Pam Hays
Susan Jain	Keith Kessar	Lenna Kimball
Daniel Kress	James Lewis	Steve Lopez
Phil May	Mike Mitchell	Keith Mobley
Eric Nelson	Betsey Nelson	Kellie Neumann
Don Nolte	Rich Phelan	Ken Provencher
Corey Roy	John Salzer	Denise Schiffman
Stefani Shanberg	Mark Smith	Jill Stephens
Stacy Wesson	Josh Willis	

V. Strategic Planning Process

Upon the creation of the Task Force, an initial organizational meeting was held in September 2023. Subsequent meetings were specific in their intent and followed in the outline of this document in their progression. An initial review of the Guiding Mission (Mission Statement) was completed with an update that the Task Force believed was more representative of the community. The Mission Statement was intended to be a statement on the primary values of the community and be used as a guide to developing the Guiding Principles, Goals, Policies and Action Items as provided herein.

Each meeting included much discussion by the Task Force with many ideas debated along the lines of relevancy to Sunriver today (and for the next 5-7 years). Four subcommittees were created under each of the four Guiding Principles – their task was to meet independently to develop goals and policies that embody the Guiding Principles and then bring those back to the full Task Force for discussion and agreement. The Task Force attempted to achieve a consensus on all issues to the greatest degree possible with the majority presiding where a complete consensus could not be achieved. Ultimately, the subgroups developed “action items” intended to bring the entire plan to fruition. Those action items were further prioritized for implementation over the next 5-7 years in a manner where the budget implications, staffing needs and community support can be assessed to develop solid annual work plans.

Overall, there were 12 full Task Force meetings prior to completing and recommending the final draft presented to the SROA Board of Directors for consideration. In addition to the Task Force meetings, a virtual town hall meeting was held on April 23, 2024 to educate the community on the intent, process and goals – and the status/progress to date – and to hear owner comments and answer questions. Aside from the broad representation on the Task Force aimed at touching all parts of the community, additional public involvement/input consisted of:

- Monthly status updates at the monthly/public SROA Board of Directors meetings.
- Articles in the Sunriver Scene newspaper.
- A virtual forum was available for owners to hear about the project and then ask questions, get answers and provide comments.
- A 45-day formal comment period where owners were invited to submit written comments.

Aside from the formalities of the meeting process, the meetings were also designed to gather the individual perspective of Task Force members about the past, present and future of the community – to identify similarities and differences, and to develop a longer-term vision that can provide the basis for the next strategic plan.

Notwithstanding the formal process undertaken to develop this Plan, the complexities of the inter-relationships between the parties comprising the task force (before, during and after this process) cannot be emphasized enough. Although this plan is underwritten by SROA, the composition and participation of the task force ensures a degree of ownership and responsibility for all involved. In short, the plan cannot come to fruition through the actions of SROA alone. The continuing harmonious and collaborative dynamic between all stakeholders and community partners – and sharing of responsibilities – is instrumental in the Plans success.

VI. Mission Statement

A vital key to many institutions, including a residential and resort community such as Sunriver, is the development of a Mission Statement. This has, is and will continue to be true for the Community of Sunriver through its management by the Sunriver Owners Association, as well as the work by community volunteers and partnerships with community organizations. From a broad, generic perspective, a Mission Statement is a distinct statement that explains an organization's purpose, what it does, who it serves, and is inclusive of the principles and goals deemed important. A Mission Statement is important because it communicates the passion and vision of the organization to its many stakeholders. A Mission Statement is important because it provides an instantaneous snapshot of the overarching desires of the community or organization being served or providing such service. Ultimately, a Mission Statement provides a basis for the responsibility accepted by the organization and its primary reason for existing.

SROA has had a guiding Mission statement since the 1980's. The mission statement has served Sunriver well during the on-going development and build-out of residential, commercial and resort areas – but the community has changed much over the past 30-40 years.

The previous Mission Statement was:

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

Now that the developable land area of Sunriver is 99% built-out, the basis for the previous Mission Statement is still relevant, but the focus has been shifted to reflect the needs of the community in the future. Thus, enhancing the community was deemed important. Additionally, a look at the foundational roots in the development of Sunriver with respect to the reason so many people continue to live and recreate here resulted in the natural environment jumping to the forefront in the mission. Also, there is a recognition that Sunriver has a vibrant quality of life that is important to all who live and visit. Lastly, economic vitality, including property values and the success of the commercial and resort businesses, was deemed an important factor in continuing the viability of the community.

The new Mission Statement is:

"Maintaining and enhancing Sunriver as a premier residential and resort community, protecting its natural environment, vibrant quality of life, and economic vitality."

The updated Mission Statement was instrumental in providing direction for developing the four Guiding Principles included herein that define what the Community deems important for the term of this Plan and beyond.

VII. Guiding Principles

Key in fulfilling the Mission Statement are the Guiding Principles for the community. Guiding Principles prioritize the important values that the community embodies – brought to fruition by SROA volunteers and staff. Defined Guiding Principles establish a basis for decision making by administrative bodies (such as the Board of Directors), committees and staff. The Guiding Principles establish the culture that the community deems important for long term sustainability of Sunriver according to the priorities of the owners, residents and visitors.

The Guiding Principles are:

- **Excellence in Governance**
- **Environmental Stewardship**
- **Quality of Life/Sunriver Experience**
- **Community Engagement**

Although the Guiding Principles are very short statements as included herein, they are powerful in their intent to guide Sunriver in meeting the multiple (sometimes competing) interests and evolving societal changes that influence the overall development and livability of the community.

VIII. Goals and Policies

Goals and Policies are the instruments that guide the means to achieve the broad objectives of the Mission Statement and Guiding Principles. The Policies provide actionable recommendations to SROA.

The Goals and Policies developed under each Guiding Principle include:

- **Excellence in Governance:**

- Best Practices in Governance
 - **Goal:** SROA shall employ current best practices in its governance of Sunriver, including in developing and enforcing policies and standards for the community.
 - **Policies:**
 - The SROA Board of Directors shall conduct a yearly goal setting session utilizing the strategic plan to help establish the annual budget and associated work plans.
 - SROA shall maintain a Strategic Plan – the Plan shall be updated on a regular basis (approximately every 5-7 years) to ensure relevancy.
 - SROA shall evaluate the practices of owners associations in comparable communities and shall consider whether it is utilizing current best practices for owners associations of its kind, including by setting policies, ensuring compliance with those policies, and upholding community standards.
- Transparency & Accountability
 - **Goal:** SROA shall build and maintain trust, demonstrate ethical conduct, and ensure excellent governance by being transparent and accountable to stakeholders, including Owners, partners, and visitors.
 - **Policy:** SROA shall be transparent and accountable ensuring its operations, including governance, policies and procedures, financial management and condition, and decision-making processes are communicated and open to all stakeholders.
- Owner Input & Representation
 - **Goal:** SROA shall fairly represent the interests of all Sunriver Owners and Owner input shall be actively sought out and considered in SROA's decision making process.
 - **Policies:**
 - SROA shall identify and analyze demographics and changes among Owners on a continuing basis.
 - SROA shall identify, maintain, and expand upon existing and future opportunities for Owner input and utilize that input to drive fact-based decision making in the best interests of Owners as a whole.
 - SROA shall solicit and/or develop increased and balanced Owner participation, reduce barriers to participation, and diversify participation based on current and trending Owner demographics, in an effort to increase volunteerism and expand participation of 2nd home residents and short-term rental property owners.

- SROA shall consider and analyze metrics that reflect Owner interests, preferences, and concerns, including surveys, Owner forums, master plans, task force studies, and recommendations.
- Fiscal Responsibility
 - **Goal:** SROA shall maintain responsible financial operations that prioritize the long-term financial health and well-being of Sunriver, protect Sunriver's assets, account for the priorities of all Owners, and are open and transparent.
 - **Policies:**
 - SROA shall practice fiscal responsibility in all aspects of its operations, including careful scrutiny of expenditures, adherence to established budgets, and compliance with federal and state laws and generally accepted accounting principles (GAAP).
 - SROA shall abide by all procedures and controls in the SROA Financial Policies to minimize risk management losses.
 - SROA shall support the interests of all Owners in decisions regarding short-term and long-term infrastructure and amenity spending.
 - SROA will be transparent to Owners regarding income and spending decisions.
- Economic Vitality
 - **Goal:** SROA shall maintain and enhance the economic vitality of Sunriver.
 - **Policies:**
 - SROA shall protect Owner investments and property values in Sunriver.
 - SROA shall strive to maintain and enhance the Sunriver brand as a premium resort and residential community for today and for the future.
- Emergency Preparedness
 - **Goal:** SROA shall evaluate and widely communicate effective policies and procedures for the safety of Sunriver community in response to, and evacuation from, the threats and hazards that pose the greatest risks.
 - **Policy:** SROA shall coordinate emergency preparedness with the Sunriver Service District (Fire, Police), Public Works, the Sunriver Airport, Deschutes County, and other relevant organizations and agencies to ensure emergency plans are in place and evaluated. The Sunriver Service District along with SROA shall educate Owners and visitors on such emergency preparedness.
- Protection from Wildfire
 - **Goal:** SROA shall endeavor to reduce wildfire hazards on all lands within Sunriver and coordinate wildfire hazard reduction with the adjacent National Forest lands.
 - **Policies:**
 - SROA shall maintain awareness of efforts of regional and statewide organizations and agencies relating to reducing wildfire risk.
 - SROA shall routinely update and continue to implement the Ladder Fuels Reduction Plan within the boundary of Sunriver through an adopted compliance program.
 - SROA shall coordinate wildfire protection plans with the Sunriver Service District (Fire and Police Departments), Deschutes County, Project Wildfire, the U.S. Forest Service, and Oregon Department of Forestry.
- Coordination with Community Partners

- **Goal:** SROA shall ensure effective coordination and joint action with regional partners critical to enhancing security, resiliency, recreational amenities, and quality of life in Sunriver.
- **Policy:** SROA shall optimize coordination and take joint action with key regional partners critical to Sunriver including identification of areas where goals and activities of regional partners intersect with those of Sunriver—positively and negatively—both now and in the future.

- **Environmental Stewardship:**

- Preserve and protect Sunriver's natural environment.
 - **Goal:** Preserve and protect Sunriver's natural environment for future generations
 - **Policies:**
 - SROA shall protect the air, river, riverbanks, meadows, marshes, lakes, and flora and fauna within Sunriver.
 - SROA shall actively promote natural habitats in all open areas within Sunriver.
 - SROA development guidelines shall ensure any development by SROA, Owners and community partners minimizes the impact on the land and preserve broad vistas of the national forest and Cascade mountains.
- Proactively mitigate wildfire hazards.
 - **Goal:** Proactively mitigate wildfire hazards and impact on the Sunriver community
 - **Policies:**
 - SROA shall acknowledge the importance of wildfire risk and preparedness in Sunriver.
 - SROA shall routinely assess and update its Ladder Fuels Reduction Plan, balancing the goal of preserving the natural environment with that of mitigating wildfire risk.
 - SROA shall coordinate wildfire protection plans with the Sunriver Services District (Police and Fire), the County, the National Forest and the Oregon Dept of Forestry.
 - SROA shall prepare the community to respond to wildfire emergencies.
- Encourage ecologically sustainable practices.
 - **Goal:** Encourage environmentally sustainable practices throughout Sunriver
 - **Policies:**
 - SROA shall create and regularly update a sustainability and environmental impact policy for SROA practices and development.
 - SROA development guidelines shall promote ecologically sustainable designs that minimize our impact on the land.
 - SROA shall work with key community partners (Resort and Village owners, Nature Center and Observatory) to develop and promote sustainability practices.

- **Quality of Life/Sunriver Experience:**

- Protect Sunriver's physical assets.

- **Goal:** Proactively work to protect and enhance Sunriver’s Physical assets and high-quality standards.
 - **Policies:**
 - Ensure a consistently safe environment.
 - Enhance pathway safety as a premier resident/visitor experience for the entire 34 miles.
 - Increased awareness and enhanced enforcement of Rules & Covenants for both visitors and homeowners.
 - Maintain existing and seek to Enhance Amenities consistent with Sunriver’s value proposition to owners.
 - Reinforce and enhance "Sunriver Living."
 - **Goal:** Reinforce and enhance the “Sunriver Living” brand as an involved, relevant and thriving Community for all Owners, Residents, and Guests.
 - **Policies:**
 - Align 2030 the “Sunriver Living” brand, vision and objectives across all stakeholders (Village, Resort, SROA, SSD, SNCO and more).
 - Residences foster a sense of community.
 - Anticipate and work to minimize the potential negative impacts of increased full-time residents and visitors during peak season.
 - Balance Non-Resident Guest (Visitor) and Residents (full-time and part-time) needs and experiences.
 - Preserve the serenity of the Sunriver Lifestyle.
 - Enhance Sunriver's year-round appeal.
 - **Goal:** In partnership with local businesses, enhance Sunriver’s year-round appeal and experience for owners, residents and guests.
 - **Policy:** Increase Sunriver’s value to owners, residents, and guests during “shoulder seasons”.
 - Ensure awareness and easy access to information.
 - **Goal:** Ensure broad awareness and easy access to key information for Homeowners and Guests.
 - **Policies:**
 - Distribute critical community information to reach the maximum audience based on need and value.
 - Ensure a consistent and understandable Design Review process for owners, both in preparation for and during project construction.
- **Community Engagement:**
 - Recognize the impact and importance of visitors to Sunriver.
 - **Goal:** Recognizing the criticality of visitors to Sunriver, SROA shall seek to maintain and enhance excellence of guest experience.
 - **Policy:** SROA shall work with owners to create a community that welcomes guests and enhances guest experience in Sunriver utilizing tools including communication, inclusiveness, interaction, amenities, and activities.
 - Enhance the sense of community in Sunriver.
 - **Goal:** SROA shall seek to enhance the sense of community in Sun river.

- **Policy:** SROA shall seek to engage owners in social and civic activities and events to foster a sense of a thriving, growing, and sustaining community.
- Enhance year-round appeal in Sunriver.
 - **Goal:** SROA shall assess opportunities to *enhance year-round appeal* of Sunriver for owners and guests.
 - **Policy:** SROA shall seek to increase shoulder-season and winter appeal of Sunriver to augment economic vitality and encourage increase in year-round residents, whether owners or guests.

IX. Action Items & Prioritization

Action items are the elements of the Plan “where the rubber meets the road.” As is inherent in their title, “action items” contemplate and direct specific projects to a discernable intent and desired result. SROA is/has been consistently performing some of the items listed, but the Task Force determined that they were important to include in the list as the continuance or enhancement thereof are vital to the community. Although this Plan is one that lists and prioritizes some specific actions by SROA, it is inherent that many of the action items require the interaction with and participation of community partners – with SROA coordinating with such partners to ensure the most efficient and productive provision of the work necessary to complete the action.

Additional (Potential) Action Items

As the four subgroups of the Task Force proceeded through development of Goals and Policies, the dive into specific action items was always inherent in the discussions. The initial work resulted in identifying over one hundred (100) additional (potential) Action Items to those prioritized Action Items listed below – such a large number that it would be a challenge to accomplish all in the established 5-7 year time frame. The additional Action Items will be considered on an annual basis based on relevance at the time but may or may not come to fruition. In this vein though, some of the action items were tasks that were already being implemented (such as the on-going work for rule enforcement, ladder fuel reduction efforts and the provision of cost-effective and efficient services). Nonetheless, these items were retained on the overall action item list as continuance of such was deemed vital for the community (the on-going Action Items are identified in the complete list of potential Action Items in Appendix A. Additionally, there was some overlap in action items developed under multiple Guiding Principles, Goals and Policies. This overlap though was determined to be key in emphasizing the importance of such Action Items to the community. Thus, some of the Action Items are very similar to one another, but with subtle differences depending upon which Guiding Principle/Goal/Policy it addresses. As stated above, a complete list of all potential Action Items is included in Appendix A.

Prioritized Action Items

As described above, when developing the Plan, the task force listed many action items that are important to our community. However, in order to be realistic in what can be achieved and what will have the most deliberative effects to fulfill and meet the Mission Statement, Guiding Principles, Goals and Policies, a prioritization of all identified action items was necessary. This prioritization allows the SROA Board and staff the ability to include the projects in their yearly work plans and account for the necessary staffing and budget. It should be noted that although these action items are prioritized, there is inherent flexibility necessary in bringing these to fruition in the designated timeframe (5-7 years) – again, this is based on coordination with partners, budget availability/constraints, available staff, etc. As stated previously in this document, this Plan should be thought of more as a road map with multiple routes to get to the same place rather than a prescriptive recipe that must be followed without deviation. Additionally, for those Action Items included on the larger list in Appendix A and not included in the prioritized items below, they are not deemed unimportant. Rather, they are important to the community and will be reviewed for their relevance as work and budgetary plans are developed each year and conditions in the community evolve.

The prioritized Action Items for each Guiding Principle and associated Goals are:

Guiding Principle - Excellence in Governance:

Goal: SROA shall employ current best practices in its governance of Sunriver, including in developing and enforcing policies and standards for the community.

Prioritized Action Items:

- Review and recommend a plan of action (including a budget if necessary) for encouraging better owner compliance with rules and regulations, up to and including hiring a full-time SROA compliance Officer.

Goal: SROA shall build and maintain trust, demonstrate ethical conduct, and ensure excellent governance by being transparent and accountable to stakeholders, including Owners, partners, and visitors.

Goal: SROA shall fairly represent the interests of all Sunriver Owners and Owner input shall be actively sought out and considered in SROA's decision making process.

Prioritized Action Items:

- Communicate to and educate, stakeholders regarding SROA roles, capabilities, limitations, and how SROA relates to other agencies in the management of Sunriver, including the Sunriver Service District, resort management, village management, and Deschutes County.

Goal: SROA shall maintain and enhance the economic vitality of Sunriver.

Prioritized Action Items:

- Continually investigate new and/or expanded funding resources for SROA.
- Increase the economic vitality of Sunriver through a branding initiative promoting Sunriver's adaptability to the needs of current and future Owners (e.g. facilitating remote work) and promoting the unique nature of Sunriver, a resort and residential community within a national forest yet near the vibrant city of Bend.

Goal: SROA shall evaluate and widely communicate effective policies and procedures for the safety of Sunriver community in response to, and evacuation from, the threats and hazards that pose the greatest risks.

Prioritized Action Items:

- Expand Owner sign-up for emergency notifications; add additional coordination of resources to notify Owners on a broader basis concerning service or emergency incidents in Sunriver; communicate plans/updates for emergency preparedness

through appropriate websites, emergency notifications, and printed materials both for Owners and Management Companies to communicate to visitors.

Goal: SROA shall ensure effective coordination and joint action with regional partners critical to enhancing security, resiliency, recreational amenities, and quality of life in Sunriver.

Prioritized Action Items:

- Evaluate how to optimize community partnerships, including identifying strong existing relationships with partners.

Guiding Principle - Environmental Stewardship:

Goal: Preserve and protect Sunriver's natural environment for future generations

Prioritized Action Items:

- Create guidelines for SROA to minimize environmental impacts of any proposed development/paving in and of open areas.
- Revise SROA community design guidelines to promote sustainability and minimize land impacts in construction & landscaping.
- Mitigate riverbank erosion by restricting river access to designated launch and access areas.

Goal: Proactively mitigate wildfire hazards and impact on the Sunriver community.

Prioritized Action Items:

- SROA shall routinely assess and update its Ladder Fuels Reduction Plan.
- SROA shall prepare the community to respond to wildfire emergencies working w/ key partners.

Goal: Encourage ecologically sustainable practices throughout Sunriver

Action Items:

- Create an Environmental Stewardship Policy for SROA, owners and community partners to promote sustainability practices.
- SROA shall use sustainable practices including energy efficient construction and operation in all its own operations.
- SROA shall work w/ key community partners to develop and promote sustainability practices

Guiding Principle – Quality of Life / Sunriver Experience:

Goal: Proactively work to protect and enhance Sunriver's Physical assets and integrity/standards.

Prioritized Action Items:

- Determine what is allowed on pathway and communicate effectively to all users.

- Broadly communicate and enforce Sunriver Rules and Regulations.
- Address infrastructure and amenity issues (i.e. cell phone coverage, lack of public parking, etc.).
- Ensure alignment between SROA financial investments and expectations for each SROA asset that impacts Homeowners and Guests.
- Improve Safety across all areas to protect owner and guest experiences.

Goal: Ensure broad awareness and easy access to key information for Homeowners and Guests.

Prioritized Action Items:

- Develop an effective tool, process and transparent communication vehicle to reach owners and guest(s) and provide all relevant information easily and in one place.
- Make the design review process more owner friendly, transparent and efficient.

Goal: In partnership with local businesses, enhance Sunriver's year-round appeal and experience for owners, residents and guests.

Prioritized Action Items:

- Maintain owner experience "year-round", particularly during peak season crowding and off season. Key in on top issues/concerns & opportunities.
- Seek common and similar vision among community partners on "Sunriver Living" brand image.

Guiding Principle - Community Engagement:

Goal: Recognizing the criticality of visitors to Sunriver, SROA shall seek to maintain and enhance excellence of guest experience.

Prioritized Action Items:

- Continue to maintain and enhance SROA Pathways, as a key asset.
- Consider additional parking for visitors.
- Consider a shuttle around Sunriver and to Mt. Bachelor.
- Establish a Communications Work Group to effectively communicate and engage with owners and guests.
- Utilize and update SROA communication channels to promote SR activities and facilities.
- Work with the Sunriver Area Chamber of Commerce to attract new businesses and engage new owners.

Goal: SROA shall seek to enhance the sense of community in Sunriver.

Prioritized Action Items:

- SROA to create a sense of community uniting guests and owners by engaging with all types of diverse owners and visitors and maintaining a respectful, welcoming, and inclusive environment.

- Engage new owners and endeavor to attract new generations by creating a "Welcome" Committee.

Goal: SROA shall assess opportunities to *enhance year-round appeal* of Sunriver for owners and guests.

Prioritized Action Items:

- Assess existing amenities, consider updating facilities, and seek to expand seasons for current facilities.
- Assess the feasibility of additional indoor/year-round facilities and new amenities for owners/guests.
- Coordinate with businesses in the Village and Business Park to discuss the need for year-round activities.

X. Implementation and Budgetary Considerations

With development of any strategic or other plan, there is concern that over time the plan will languish in its relevance to providing direction for the community and ultimately its implementation. In this vein, the development of yearly SROA departmental work plans with associated annual budgets and staffing needs will be guided by an annual goal-setting session by the Board of Directors with the Strategic Plan serving as the basis for such discussions. The annual (calendar year) work plans and budget are reviewed by the SROA Finance Committee and Board of Directors, with the ultimate approval by the Board of Directors in the fall each year.

It is known that the implementation of various elements of the Plan through the Action Items will have budgetary requirements of varying degrees – for capital costs as well as the direct provision of services. Some items will inevitably cost more and take more time than others – that is where the Action Item prioritization done by the Task Force is an important planning tool for both the Board of Directors and staff. Additionally, the continual implementation of those Action Items that SROA has/is currently completing has been deemed important through the creation of this Plan with the necessary budget, staff and materials considered annually. It must be noted that it is not anticipated that all Action Items identified in this document will come to fruition. Implementation of various Action Items is dependent on identified needs at the time, budget/staff/volunteer availability, and yearly goals identified by the Board.

XI. Measures of Success

As with any plan, an ability to measure success is necessary to ensure that all the thought and hard work to develop the Plan (in order to achieve the purpose) has been worth it. Overall, the completion and implementation of Action Items in and of itself is a degree of success. However, having the results fulfill the intent of the Action Items is the true measure of success.

As stated previously, there is some overlap in the Action Items as they relate to the Guiding Principles, Goals and Policies – some Action Items fulfill multiple purposes in this regard. In addition to fulfilling multiple elements of this Plan, the Action Items also overlap various elements of the Guiding Documents listed in Section III. Continuing to consider and coordinate the Action Items in relation to the Comprehensive Owners Survey, the Parks Facilities Master Plan, Pathway Master Plan, Ladder Fuel Reduction Plan, etc., provides additional balance to ensure that SROA is meeting the needs of the Sunriver owners as those needs have also been expressed in multiple past projects.

It is anticipated that this Plan will be updated on an approximate 5-7 year schedule. The update will keep the document current with emerging trends affecting the community but most importantly with the desires of the owners as the community and demographic evolve. The goal is to provide a community that reflects the ownership through a continually relevant Strategic Plan.

XII. Appendices

Appendix A – Additional (Potential) Action Items

The following list includes additional and potential Action Items identified and discussed by the Task Force. The current and on-going Action Items are highlighted.

Excellence in Governance:

- SROA to hire a full-time Compliance Officer.
- Stay connected to national HOAs/Consultants.
- Regularly review Governing Documents for best practices, risk management & policies.
- Coordinate w/ SSD to remain aware of practices & procedures.
- Comply w/ legal and regulatory requirements.
- Continually update a code of ethics, conflicts of interest, retain docs, cyber security.
- Communicate w/ stakeholders about association challenges/opportunities.
- Develop and utilize best practices - reports/elections/education materials.
- Provide info on how the Board operates, trains, and nominates new and prospective members.
- Maintain Board confidentiality when requested for human resources & legal issues.
- Define Board expectations, standards & policies, and fiduciary responsibility.
- SROA to seek regular external feedback & evaluation to measure performance.
- Participate in voluntary & accredited programs for best practices for HOAs.
- Collaborate w/SSD & other safety/emergencies for proper preparedness.
- Analyze the 24' & 27' Comprehensive Owners Survey to understand owner's interests, concerns, & trends.
- Compare the 24' Comprehensive Survey to previous years for consistency & differences.
- Communicate w/ owners on issues affecting the community (i.e. Sunriver You Town Halls).
- Utilize technology to increase owner participation in SROA committees, Task Forces & Board.
- Support efforts of the Nominating Committee to recruit all types of owners.
- Use expert consultants when needed for info gathering & best practices.
- Regularly review compliance w/ SROA financial polices & update as needed.
- Regularly review best practices in risk management to update policies & procedures as needed.
- Regularly provide info to owners on SROAs financial strength & decision making.
- Continually investigate new & expanded funding sources.
- Seek buy-in from all owner demographic types regarding future IAMP items & decisions.
- Collaborate w/ correct agencies impacting Sunriver to identify realistic emergencies.
- Collaborate w/ correct agencies for proper emergency preparedness for transparency.
- Coordinate with key agencies/entities for evacuation plans & mass casualty events.
- Routinely communicate emergency preparedness plans via SROA links & articles.
- Encourage owners to sign up for emergency notifications.
- An emergency, where there is no plan, SROA to coordinate with agencies to develop a plan.
- Conduct yearly Ladder Fuel Reduction (LFR) on SROA Commons.
- Conduct yearly LFR inspections/enforcement on private property for home hardening.
- Evaluate the need for a Community Partnership Committee for various topics.
- Identify key regional partners with intersecting goals (e.g., SSD, SNCO, Village, SRLP, & ODOT).
- Track coordination w/ key regional partners ensuring regular coordination (e.g., yearly).
- Assess coordination w/ regional partners to the SROA Board (2 times per year) to update actions discussed.

Environmental Stewardship:

- Perform assessment of progress on current environmental initiatives (noxious weeds & LFR).
- Create an Environmental Stewardship Policy for SROA staff, owners, and community partners.

- Create a Land Use Policy for SROA to minimize ecological impacts (e.g. dark skies, chemical use).
- Assess the environmental impacts of any proposed development (paving) especially in open areas.
- Mitigate riverbank erosion by restricting river access to designated launch and access areas.
- SROA design guidelines to promote eco sensitive design principles (construction & landscaping).
- Provide education of important wildlife habitats and key species to owners/visitors w/ partners.
- SROA shall acknowledge the importance of wildfire risk in Sunriver.
- Continue to monitor and update SROA's LFR Plan, balancing the natural environment & wildfire risk.
- SROA to coordinate wildfire protection plans w/ SSD, Deschutes County, USFS, & ODFW.
- SROA shall prepare the community to respond to wildfire emergencies (work w/ key partners).
- SROA shall use sustainable practices including energy efficient construction and operation.
- SROA development guidelines shall promote environmental sustainability to minimize land impacts.
- SROA shall work w/ key community partners to develop & promote sustainability practices.

Sunriver Experience / Quality of Life:

- Identify top issues that are "un-safe, high risk, worry topics".
- Develop a Safety Dashboard w/ input from SSD, key community partners and Business Park.
- Identify ways to improve top safety issues.
- Determine what is allowed on SROA pathways, w/ signage, kiosks, and patrol.
- Stage Bike Patrol at "unsafe locations" during peak seasons (e.g. Village, Cardinal Landing Bridge).
- Identify opportunities to enhance pathway experiences (e.g., educational signs, fun facts).
- Increased owner/renter awareness of SROA Rules & Regs (similar to the previous Rules Education Task Force).
- Monitor/re-enforce "Nuisance" rule. Seek policy for non-compliance & ensure awareness.
- Increase owner/property manager accountability for renter compliance (e.g. safety & lifestyle).
- Increase volunteer led community service programs, such as: "Litter/Trash Rangers".
- Continue reviewing existing promotional & IT efforts for future amenity opportunities.
- Regularly review SROA Committee input/recommendations (OEC, Design, Covenants, etc.).
- Identify new task forces or work groups for future or updated amenities, as needed.
- Consider significant feedback from owners of the 2024 Comprehensive Owners Survey for amenity desires.
- Identify similarities/differences between community partners based on "Sunriver Living " brand ideas.
- Ensure alignment between SROA financial investments and expectations for each SROA asset that impacts Homeowners and Guests.
- Promote OEC and its educational opportunities to owners through increased exposure (e.g., Scene).
- Promote owner events for "post work hours" and to include work from homeowners.
- Through SROA Board actions, develop community leaders to support "inclusion values".
- Partner w/ local businesses to anticipate 2030 resident demand/impact of more year-round owners.
- Plan for increased use of SROA facilities/resources/services.
- Investigate alternative funding models to minimize impact on owner maintenance fees.
- Address infrastructure and amenity issues (e.g. cell phone coverage, lack of public parking, etc.).
- Maintain owner experience during peak seasons. Key in on top issues/concerns & opportunities.
- Increase inter & intra transportation options (e.g., Harper Bridge float, Mt. Bachelor, & around SR).
- Monitor Deschutes County growth & anticipate the impact on Sunriver (owners & visitors).
- Try to find a solution to reducing airport noise throughout the year.
- SROA to identify opportunities for "off-season" events/activities that support Sunriver Living & Lifestyle.

- Identify opportunities w/ local businesses/partners for full year-round events (e.g., Dog Sled Pull).
- Seek best practices when communicating info through multiple channels (one promotional hub) .
- Create a campaign around "Things to Do" in Sunriver. Bring back concepts like SR Style promotions.
- Identify ways to be creative & resourceful regarding communication outreach.
- For visitors, enhance ways for them to know what activities are happening in SR during their stay.
- Increase awareness of Wildfire Prevention Plans/Actions for owners & visitors. Ensure compliance.
- Determine how to increase awareness of new Design Manual through multiple messaging channels.
- Determine how to increase awareness of updated Sunriver Rules through multiple messaging channels.
- Determine how to make the design review process more "owner friendly." Expedite efficiency.
- Seek additional ways for owners to maintain and improve the private property/structures.

Community Engagement:

- Assess existing amenities available to guests & consider updating existing SROA facilities for growth.
- Assess new amenities for owners/guests (e.g., additional pool, gym, & indoor court activities).
- Continue to maintain & enhance SROA pathways, as a key sought-after asset.
- Consider additional parking for visitors or add intra-Sunriver shuttle during peak seasons. Explain parking rules.
- Effectively communicate the Sunriver activities, facilities, rules, & opportunities to owners/guests.
- Maintain & enhance SR by creating a shared sense of community among guests & owners.
- Maintain & enhance SR by ensuring facilities/activities offered are updated, modern, & best-in-class.
- Working w/ the OEC, SROA shall engage and connect w/ all types of diverse owners and visitors.
- Effectively communicate/engage relevant info through the potential creation of a Communications Task Force.
- Utilize & update SROA communications channels such as: websites content, signage, social media etc.
- Maintain Sunriver Code of Civility & promote a respectful, welcoming, inclusive, & family-friendly environment in Sunriver.
- Engage new owners & endeavor to attract new generations by creating a "Welcome" Committee".
- Assess the feasibility of additional indoor facilities offering year-round activities.
- Seek to expand longer seasons for current facilities such as Member Pool & SHARC.
- Coordinate w/ businesses in the Village & Bus Park to discuss the need for year-round activities.
- SROA to work with the Sunriver Area Chamber of Commerce to promote new businesses to owners & visitors as year-round resources.
- Consider Shuttle service to ski areas, within SR and to Bend. Maybe partner w a 3rd-party company.

Board Book Section

“G”

Board Action Request

Resolution 2024-002

NW Natural/SR Water Rate Case

(Board Motion Required)

(Materials will be provided as soon as they are available.)

Board Book Section

“H”

**Board Action Request
Resolution 2024-003**

Board Indemnification of Volunteers & Staff

(Board Motion Required)

(Materials will be provided as soon as available.)

Board Book Section

“I”

Other Business

(None as of 7/15/24)

Board Book Section

“J”

Executive Session

(Yes, to discuss a legal matter, a contractual matter and a personnel matter)

SECTION "K"

34783

SUNRIVER OWNERS ASSOCIATION NOTIFICATION OF GOVERNING DOCUMENT VIOLATION

YOU ARE HEREBY NOTIFIED THAT A VIOLATION OF THE SUNRIVER OWNERS ASSOCIATION (SROA) GOVERNING DOCUMENTS HAS BEEN OBSERVED AS FOLLOWS: FINE WARNING

NAME LAST	FIRST	
ADDRESS		
CITY	STATE	ZIP CODE

SUNRIVER PROPERTY ADDRESS: _____

DATE: _____ TIME: _____ PLACE OF VIOLATION: _____

OBSERVED VIOLATION:

SECTION _____ OF: SROA RULES SROA DESIGN MANUAL

VIOLATION CLASS: A B C D E F G (CIRCLE ONE) FINE AMOUNT: \$ _____

BRIEF DESCRIPTION IF NECESSARY: _____

VIOLATION IS ONGOING: YES NO *SEE NOTE

**NOTE: IF VIOLATION IS "ON-GOING" THE FINE AMOUNT SHALL INCREASE BY THE INITIAL AMOUNT OF THE FINE THIRTY (30) DAYS AFTER THE DATE OF THIS NOTIFICATION AND EVERY THIRTY DAYS THEREAFTER UNTIL THE VIOLATION IS REMEDIED. FOR EXAMPLE, IF THE INITIAL FINE AMOUNT IS \$100 AND THE VIOLATION IS NOT REMEDIED FOR NINETY (90) DAYS, THE TOTAL FINE WOULD BE \$300. SROA MAY PERIODICALLY REVISIT THE SUBJECT PROPERTY TO INSPECT FOR COMPLIANCE BUT OWNER SHALL BE RESPONSIBLE TO NOTIFY SROA WHEN OWNER'S PROPERTY IS READY FOR A COMPLIANCE INSPECTION.*

SUNRIVER PROPERTY OWNER OF RECORD: _____

NOTE: PROPERTY OWNER OF RECORD IS ULTIMATELY RESPONSIBLE FOR ALL VISITOR, CONTRACTOR AND GUEST ACTIONS RESULTING IN VIOLATIONS TO SROA GOVERNING DOCUMENTS.

I, CERTIFY THAT THE ABOVE REFERENCED SROA VIOLATION HAS BEEN OBSERVED AT THE SUNRIVER PROPERTY ADDRESS LISTED ABOVE, ACTING THROUGH THE AUTHORITY GRANTED BY THE SROA GOVERNING DOCUMENTS, I FORMALLY ISSUE THIS NOTIFICATION OF VIOLATION.

DATE ISSUED _____ SIGNATURE OF ISSUER: _____

PRINTED NAME: _____

YOUR APPEARANCE DATE, TIME AND LOCATION ARE:

MO	DAY	YEAR	TIME	AM	PM	LOCATION:
				<input type="checkbox"/>	<input type="checkbox"/>	Sunriver Owners Assoc. Board Room SROA Administration Offices 57455 Abbot Dr. Sunriver, OR 97707

INSTRUCTIONS RELATIVE TO THE VIOLATION ARE ON THE REVERSE SIDE OF THIS NOTIFICATION.

THIS NOTIFICATION OF GOVERNING DOCUMENT VIOLATION DOES NOT INVOKE ANY CIVIL OR CRIMINAL PROCESS OF ANY COURT IN THE STATE OF OREGON. THIS NOTIFICATION IS MERELY NOTICE OF A VIOLATION OF THE GOVERNING DOCUMENTS OF THE SUNRIVER OWNERS ASSOCIATION. A PRIVATE HOMEOWNERS ASSOCIATION.

YOU MUST RESPOND TO THIS NOTIFICATION BY DOING ONE (AND ONLY ONE) OF THE FOLLOWING:

1. **ACKNOWLEDGE THE VIOLATION BY PAYING 1/2 THE SCHEDULED FINE PRIOR TO THE HEARING.** Pay 1/2 the scheduled fine shown on the front of the notice prior to the date set for the hearing. Pay in person at the Sunriver Owners Association or mail to P.O. Box 3278, Sunriver, OR 97707.
2. **APPEAR AT THE HEARING TO ACKNOWLEDGE THE VIOLATION BUT PROVIDE EXPLANATION.** Appear in person or by Counsel at the hearing at the time, date and place shown on this notification, acknowledge the violation and consent to the Magistrate's decision based upon the report of the violation (waiving all right to question the person reporting or dispute facts in the report) and the recipient's explanation in mitigation.
3. **PAY THE FULL AMOUNT OF THE FINE AND SEND A WRITTEN EXPLANATION PRIOR TO HEARING.** Fill in the next paragraph and send in the full amount of the fine shown on the front of the notification in time to reach the Magistrate prior to the date of the hearing. Mail to P.O. Box 3278, Sunriver, OR 97707.

I, _____ (signature) on this date _____ send this notice, together with the full amount of the scheduled fine shown (\$ _____) and my written explanation of the violation. With these submissions, I waive my right to a hearing and consent to any fine assessed by the Magistrate based on my explanation and the notice. I understand the Magistrate may apply all or part of the amount submitted in payment of the assessed fine, and will refund that part, if any, that is greater than the fine assessed.

4. **CONTEST THE FINE.** Complete the below request for a special hearing to reach the Magistrate prior to the date set for the hearing on the front of this form. You may specify the hearing proceed based upon written statements; otherwise you will be required to appear, personally or by Counsel and to arrange for any witnesses you wish. The Magistrate will require the signer of the notice and/or any necessary SROA employees to be present and shall give you written notice of the date, time and place for the special hearing. Mail to P.O. Box 3278, Sunriver, OR 97707.

I, _____ (signature) on this date _____ certify that there is no violation as charged on the other side of this notification and hereby request a special hearing (circle (a) or (b)).

(a) based upon written statements, or
(b) at which I agree to appear personally or by Counsel, and will arrange for witnesses in my behalf.

If I fail to appear as agreed, I understand the Magistrate may assess penalties for my failure to appear in addition to the full amount of the scheduled fine.

IF YOU CHOOSE OPTION #4 ABOVE, SROA WILL CONTACT YOU TO SET UP A SPECIAL HEARING DATE AND TIME UPON RECEIPT OF THIS DOCUMENT.

ADDRESS CORRESPONDENCE TO THE SUNRIVER MAGISTRATE, P.O. BOX 3278, SUNRIVER, OR 97707. MAKE CHECKS PAYABLE TO SUNRIVER OWNERS ASSOCIATION.

NOTE: THE SUNRIVER MAGISTRATE IS A CONTRACTED EMPLOYEE OF SUNRIVER OWNERS ASSOCIATION AND IS NOT A PUBLIC OFFICIAL.

CHANGES TO FRONT OF CITATION

Change the name of the document to **GOVERNING DOCUMENT VIOLATION CITATION** so we can go back to calling it a citation. Notification of Violation too confusing.

- A. Section 1: Verbiage remains unchanged. Check boxes for fine or warning moved to section 4 below. Less confusing and often not completed by staff and/or ssd.
- B. Section 2: Unchanged.
- C. Section 3: Unchanged.
- D. Section 4: Moved fine or warning checkboxes to this section as noted above. Removed “violation is ongoing” language. It is unfair to owners. They should receive a paper citation every 30 days even if the violation is ongoing so they can be aware of the date and time of the hearing, as well as their options for addressing the violations. It is also a nightmare for staff to track. In the past staff has marked the box as “ongoing” but we have always issued a paper cite every 30 days. Removed from the SR&R as well; section 1.02F.
- E. Section 5: Unchanged.
- F. Section 6: Unchanged.
- G. Section 7: Clearly notices violator of hearing date, time and location.
- H. Section 8: Black on white bold and larger font is easier to see and directs violator of next steps in the process.
- I. Section 9: Unchanged.

CHANGES TO BACK OF CITATION

- #1 – Mirrors rules and regs but gives instructions for making payment and states there is no appeal option available.
- #2 – Again, mirrors rules and regs and also adds procedural guidelines as well as the information for procedures and no appeal option.
- #3 – Mirrors rules and regs and provides procedural guidelines and the required into to request a more formal hearing. (signature required, check boxes for options to appear, timeline for returning document to SROA).

SUNRIVER RULES AND REGULATIONS

In the exercise of its powers and in the performance of its obligations pursuant to the Consolidated Plan of Sunriver (the "Consolidated Plan") and of any Sunriver Declaration, the Board of Directors ("Board") of Sunriver Owners Association ("SROA"), on behalf of the Association, has adopted the following Rules and Regulations.

In conformance with and to the extent required or allowed by all or any of the Declarations, the Design Committee hereby consents to the terms of the Rules and authorizes the SROA departments entitled the "Community Development Department" and "Natural Resources Department" (as such departments may be renamed or redesignated from time to time) as the representatives of the Design Committee, to grant permits and approvals as described herein. Such authorization may be revoked or limited by official action of the Design Committee and/or Board of Directors. A copy of these Rules shall be made available upon request by any person at SROA's administrative office.

SECTION 1 RULES; PROCEDURE AND ENFORCEMENT

1.01 Dissemination of Rules

- A. The Board may appoint an individual to serve as a magistrate for SROA (hereinafter referred to as the "Magistrate"). The Magistrate shall serve at the pleasure of the Board with a term that may be terminated at any time, with or without cause.
- B. The Magistrate shall be the Board's delegated representative with the authority to act as a hearing officer to enforce the Consolidated Plan, Declarations, Design Committee Manual of Rules and Procedures and these Rules (for purposes of this Section 1.01 only, a "Rule" or collectively the "Rules") through imposition and collection of fines and penalties. The Magistrate's primary role shall be to determine whether a violation of these Rules has occurred as a factual matter and to apply the appropriate fine based on the Magistrate's finding. The Magistrate may consider mitigating circumstances when imposing fines but shall not have the authority to declare a Rule unenforceable as a matter of law. In other words, a Magistrate does not have a judicial power to evaluate whether a Rule is consistent with the Consolidated Plan or the law generally. The power to interpret the Consolidated Plan is expressly reserved to the Board. The Magistrate shall have no authority to file liens or institute legal proceedings on behalf of SROA.
- C. The Magistrate shall decide on Rule violations in an impartial and uniform manner at initial or ~~special~~ **formal** hearings as provided in Section 1.02. ~~at times mutually agreed upon by the Magistrate and the Board.~~

- D. The Magistrate reports directly to the Board. The Magistrate shall maintain a record of all evidence submitted for each rule violation brought before the Magistrate during ~~special~~ **formal** hearings. ~~and as reasonably necessary at initial hearings.~~ Upon the conclusion of such **the formal** hearing, the Magistrate shall deliver all such records and evidence to **be retained by SROA until the appeal period has expired.** ~~the Board, or its designee.~~
- E. The Magistrate ~~may make recommendations or propose changes to the Rules by notice to the Community Development Department and/or the Board but shall have no power to unilaterally change or otherwise amend the Rules.~~ **has no authority to unilaterally change or amend the rules but may make recommendations or propose changes by notice to the Board or its designee.**

1.02 Notice: Magistrate's Hearing; Appeals

- A. All persons subject to a fine for violation of (i) one or more SROA Rules and Regulations or one or more Design Committee Rules (collectively Rule or Rules); or (ii) a provision of the Consolidated Plan or a Sunriver Declaration (collectively Provision or Provisions) shall be given written notice of the violation and proposed assessment of fine. The Association's General Manager, or his delegate, and any member of the Sunriver Police Department may issue ~~notice of~~ **a citation for a** violation of any Rule or Provision.
- B. ~~A form of the notice of violation shall be used which has been approved by the Board.~~ **Citation form shall be approved by the Board and shall include the date and place of the alleged violation, the rule or provision violated, the amount of the scheduled fine, the date the citation is issued and date, time and place for a hearing before the Sunriver Magistrate.** ~~The notice of violation shall include the date and place of the alleged violation, the Rule or Provision alleged violated, the amount of the Scheduled Fine, the date the notice is issued and the date, time and place for a hearing before the Sunriver Magistrate.~~ The ~~notice of violation~~ **citation** shall advise the recipient of the following options:

Option No. 1. The recipient may acknowledge the violation and satisfy responsibility for the violation by paying one-half the Scheduled Fine prior to the time set for the hearing ~~before the Magistrate.~~ **No further action is necessary.** There is no appeal from Option No. 1 ~~once payment is made.~~

Option No. 2. The recipient may appear in person or by counsel at the hearing, and either (a) request to contest the violation as provided in Option No. 4 below; or (b) acknowledge the violation and consent to the Magistrate's decision based upon the report of the person issuing the citation. If the recipient decides to contest the violation under Option No. 4, the Magistrate shall schedule a special hearing as provided in Option No. 4 below. If the recipient acknowledges the violation, then the hearing will proceed. The recipient may not present witnesses, dispute facts in the report or question the person who issued the citation, but the recipient may present an explanation of mitigating circumstances. Other written statements from witnesses will be accepted and considered by the Magistrate. There is no appeal from the Magistrate's decision under Option No. 2. **acknowledge the violation and appear at the hearing to provide an explanation. The Magistrate shall have broad discretion to allow for presentation of witnesses, whether the recipient can dispute the facts in the report or question the person who issued the citation but shall allow an explanation of mitigating circumstances. There is no appeal from the Magistrate's ruling under Option 2.**

Option No. 3. ~~The recipient may mail, in time to reach the Magistrate prior to the time set for hearing as shown in the notice of violation, (a) the full amount of the Scheduled Fine, (b) a written explanation of any mitigating circumstances related to the violation, (c) a waiver of the right to be heard and (d) a consent to the Magistrate's decision based upon the explanation of the person issuing the citation. The Magistrate may cause all or part of the amount tendered to be forfeited in payment of the fine assessed but will return any amount tendered which is in excess of the fine assessed. There is no appeal from the Magistrate's decision under Option No. 3.~~

Option No. 4 now becomes 3. The recipient may contest the violation by submitting **the signed citation to the Magistrate's clerk no less than (3) three business days prior to the day and time for the hearing as noted on the citation. The request shall indicate whether you will appear in person, by telephone, by written statement, remotely/virtually or by counsel. The recipient is responsible for arranging for any supporting witnesses. The Magistrate shall provide the recipient written notice of the date, time and place for the formal hearing. a written request for a special hearing to be held at a different time than the regular hearing. The request must reach the Magistrate prior to the time set for hearing. The request shall include agreement to appear, either personally or by counsel, to arrange for**

~~any supporting witnesses and shall acknowledge that failure to appear as agreed may result in the assessment of an additional fine not to exceed \$500, in addition to the full amount of the Scheduled Fine. The Magistrate shall require the person issuing the citation and other relevant SROA and Sunriver Service District employees to be present at the special hearing and shall give the recipient written notice of the date, time, and place for the special hearing. In lieu of personal appearance, a special hearing based upon written statements may be requested.~~

- C. If the recipient fails to respond or appear as per any of the ~~four~~ (3) **three** options above, the violation shall be deemed admitted and the Magistrate may impose a fine, which is not subject to appeal.
- D. After any regular or ~~special~~ **formal** hearing, the Magistrate will determine whether a fine should be imposed, will determine the amount of any fine and will notify the recipient of the determination.
- E. All appeals of fines imposed by the Magistrate which are subject to appeal shall be decided by the Sunriver Judicial Council. Any person against whom a fine has been imposed under Section 1.02 B. (Option No. ~~43~~) who deems that such a fine was unfairly imposed, either because the person believes he/she did not violate any Rule or Provision as charged or because the fine imposed is unduly severe, may appeal from the imposition of the fine by filing a statement to that effect with the Sunriver Judicial Council within 30 days ~~after notice of the fine has been issued~~ **from the date of the decision letter**. All appeal requests shall be sent to the Judicial Council in care of SROA. The Judicial Council shall schedule a hearing within 90 days from receipt of the statement of appeal and shall notify the appellant in writing at least 10 days prior to the date of the hearing. The collection of the fine shall be stayed pending a decision on appeal.
- ~~F. For violations of the Rules that are continuing or ongoing, the Magistrate or other enforcement personnel of SROA may impose a fine for ongoing violation for so long as the violation continues. For example, an owner who refuses to remove a sign not in compliance with the Design Committee Manual commits a Class C offense. The Magistrate or other enforcement personnel of SROA may impose a fine for such offense which renews each month until the sign is removed without the need for a new citation or hearing each month.~~

1.03 Sunriver Judicial Council

- A. The Sunriver Judicial Council shall consist of not less than three persons who shall be appointed by the Board. At least two members of the council shall be members of SROA; provided however, that no person shall serve as a member of the Judicial Council while serving as a member of the Board. The Board shall keep on file at its principal office a list of the names and addresses of the members of the Sunriver Judicial Council. The Judicial Council shall elect one of its members to preside at the hearings.
- B. All hearings held with respect to the appeal of a violation of any Rule or Provision, or fine shall be conducted pursuant to Section 6.07 of the Consolidated Plan. Hearings before the Judicial Council shall be conducted in accordance with such rules of procedure as the Council may adopt from time to time. The chair of the Judicial Council shall preside if present. If not, another member of the Judicial Council shall be selected by the number present to preside. The appellant may appear, either in person, by counsel or by other representative designated in writing, and may examine and cross-examine witnesses, introduce evidence and present oral argument. The appellant may elect to submit his argument based solely on written statement without appearing in person, by counsel or other representative. The Council shall base its decision upon evidence in the record and presented at the appeal hearing and render its decision in writing within ten (10) days of the conclusion of the hearing. Copies of the decision shall be mailed or delivered to the person charged with the violation and to the Magistrate. The decision shall be final and binding on all parties to the appeal.
- C. A fine in the amount not to exceed \$500 may be imposed against any person who, without notice, fails to appear at a hearing on appeal before the Judicial Council.

1.04 Enforcement

- A. The Board or its authorized delegate may impose and enforce fines as provided in these Rules, institute legal proceedings to enjoin further violation of the Rules and Provisions and take any such further action as may be provided in the Consolidated Plan or as may be necessary or appropriate to enforce compliance with the Rules and Provisions.
- B. All fines shall become due and payable ten (10) days after the date the notice of fine is issued by the Magistrate. If within thirty (30) days after the notice of fine is issued the fine is not paid and no statement of appeal has been filed, the Board or its authorized delegate is

authorized to file a lien against the Sunriver property owned or occupied by the person having violated any Rule or Provision.

- C. Any fine imposed for a violation of any Rule or Provision shall be considered both a personal obligation and an assessment against the Sunriver unit owned or occupied by the person in violation of the Rules or Provisions and may be collected in the manner provided for in the Consolidated Plan.
- D. In addition to any fine or penalty prescribed by these Rules, a person who violates any Rule or Provision shall be liable to the Association for civil damages arising out of the violation and shall be subject to any other remedy available to the Association at law or in equity.

1.05 Schedule of Fines

- A. Except as otherwise provided in the Rules and Provisions, the Scheduled Fine for violation of any Rule or Provision shall be an amount not exceeding:
 - 1. \$2,500 for a Class A offense and/or Suspension of Recreation access privileges.
 - 2. \$500 for a Class B offense and/or Suspension of Recreation access privileges.
 - 3. \$250 for a Class C offense and/or Suspension of Recreation access privileges.
 - 4. \$100 for a Class D offense and/or Suspension of Recreation access privileges.
 - 5. \$50 for a Class E offense and/or Suspension of Recreation access privileges.
 - 6. \$20 for a Class F offense and/or Suspension of Recreation access privileges.
- B. The Scheduled Fine for violation of a moving motor vehicle violation (infraction) shall be an amount not exceeding the bail amount prescribed for the offense in the Oregon Supreme Court Uniform Bail Schedule (UBS) applicable to traffic offenses which is in effect at the time of the infraction except the Scheduled Fine for:
 - 1. Exceeding the designated speed limit by 1 to 10 mph shall be \$40;
 - 2. Exceeding the designated speed limit by 11 to 20 mph shall be \$60;
 - 3. Failure to obey a traffic control device shall be \$60; provided the violation does not contribute to an accident.

Said UBS, as revised from time to time, is incorporated herein by this reference.

C. The Scheduled Fine for violation of a Design Committee Rule shall be the amount listed in the "Schedule of Fines," ~~Schedule C,~~ **Appendix E** Design Committee Manual of Rules and Procedures, which schedule is incorporated herein by this reference.

D. Fines for violations of any Rule or Provision that do not specify a fine schedule, or an offense/infraction class shall be established by the Board as necessary.

~~E. If the fine for a violation is paid prior to the time set for the Magistrate's hearing the amount of the fine will be one-half the Scheduled Fine shown on the notice of violation.~~ **Already stated as option 1. See section 1.02(B) above.**

F. Escalating Fine Schedule:

The failure to correct a violation for which a citation has been issued, whether such citation has been paid or not, shall be subject to additional citations with escalating fines that increase subject to the following standards and procedures:

- A. For on-going violations that have not been rectified...
- B. Fines shall escalate at a rate of double the previous fine for every thirty (30) days that the violation is not corrected.
- C. Exceptions:
 - 1. An exception to the escalating fines or issuance of additional citations is warranted when the owner has entered into a corrective action agreement with SROA.

SECTION "L"

Annual Meeting Topics – Saturday, August 17, 2024 Presentation Draft (For Discussion - Friday, July 19th Board Work Session)

Thank You

- Board, Committee, Task Force and all volunteers – All Past Board Members
- Staff – Full-time and part-time, year-round and seasonal
- All owners and partners

Who is the Sunriver Owners Association?

- Owners
- Collective Community
- Volunteers (Board, Committees, Task Forces, Work Groups, Individuals)
- Staff

Past Year Accomplishments

- Physical
 - New Tunnel - _____ - Fall of 2024
 - Ladder Fuel Reduction - 112 acres
 - War on Weeds
 - Demolition of Old Public Works Roundhouse
 - Nearing completion/opening of New Public Works Building
 - Complete Rebuild of Oregon Loop and Part of Beaver Drive
 - Asphalt Overlay of Six Cul-de-Sacs
 - Resurfacing of 4.5 Miles of Pathway, Abbot Drive Main Entrance and the Sky Park Tarmac.
 - Continued Coordination with SSD on Public Safety Facility
 - Constructed and Opened Dog Park
 - Begin work on Winners Circle Pocket Park
 - TDS well Underway of Fiber to the Home Construction
 - Removed 0.8 Mile Barbed Wire Fencing and Posts Adjacent to River Road
- Operational
 - New Design Manual Implementation
 - Hire IT Director
 - Began transition of TDS Fiber Bulk Agreement to SROA Maintenance Fees
 - Recreation Facility Availability – Expanded Season and Hours (recreation swim available 7 days per week year-round, extended daily summer hours, and support non-profit and community events)
 - Improving on-line Access for Owners Accounts
 - Various SROA Rule and Bylaw Updates
 - Install 25 New Pathway Kiosks (23 replacement and 2 new) Via Grant Funding from the Oregon Future Fund (Visit Central Oregon)
 - Strategic Plan Completion
 - Decommissioning the Recycling Depot
 - Clean Audit and Financial Management
 - 2023 Budget Surplus
 - Completed 3-year Reserve Study
 - Completed 3-year Comprehensive Owners Survey
 - Completed Wage and Compensation Analysis

- Partnerships with community (Chamber Saturday market at SHARC, 4th of July Bike Parade)

Past Year Challenges

- Staffing and Hiring – Only for Certain Positions – this is Easing with Successful Seasonal Hiring and Employee Retention
- Expenses/Costs (increases for everything) - Still
- Supply Chain Delays - Still
- Owner Rule Compliance and Magistrate
- Legal Challenges and Threats of Lawsuit from Owners

Ongoing and Future Projects

- Communications – How we Communicate with Owners (trends) – Obtaining Owner Email Addresses (continued)
- Park Specific Master/Conceptual Plans (Implementation)
- Reconfiguration of Administration Building – Physical Work After January 1, 2025
- Finish Design Work for SHARC Remodel Projects – physical construction
- Update IT systems for membership (MPP/RPP) access and retail
- Expanded Events – shoulder season
- Update Noxious Weed Plan
- Evaluation and Revisions of SROA Rules and Regulations (Task Force/Covenants Committee)
- Pathway from Circle 2 to Circle 3
- Fort Rock Park Engineering/Master Plan
- Install of 3 new shade structures at SHARC
- Installation of 2 EV Charging Stations at SHARC with capacity for 4 vehicles – through a grant from Mid-State Electric

Updates

- Side Yard Recycling
- SSD – Coordination on New Building
- Public Works New Building Update
- TDS – Fiber Installation

Positive Direction of SROA

- Board leadership
- Owner/Community Participation
- Staff Experience
- Owner Support and Trust
- Financial Leadership
- Strategic Plan – Board Goal Setting