

Board of Directors Actions – August 17, 2024

There were eight Board members in attendance at the August 17, 2024, meeting; There is currently one vacancy on the Board due to a resignation. The meeting was held live/in person at the Sunriver Homeowners Association Administrative Office and was available for viewing via internet broadcast on YouTube.

At its regular monthly meeting, the SROA Board of Directors took the following actions:

FINANCIAL

- Received the financial report from July 2024.
- Approved the July 2024 unaudited financials.
- Authorized the SROA Controller to purchase up to \$2.5 million in U.S. Treasuries with maturities more than 2 years and up to 5 years.
- Approved the recommendation from the SROA Finance Committee to authorize the allocation of \$575,000 for total project cost for the remodel SROA Administrative Building in 2025. This includes total costs as previously authorized and incurred under the 2024 budget and additional funds to be included in the 2025 budget.

COMMITTEE MEMBERSHIP ACTIONS

- Approved the appointment of Doris Brannan to the Covenants Committee.

COMMITTEE/TASK FORCE ACTIONS

- None.

NON-FINANCIAL

- Approved minutes from the Special Board meeting on June 26, 2024, and the July 19, 2024. Work Session and July 20, 2024, Business Meeting.
- Received the monthly Sunriver Service District report for the month of July 2024
- Received the monthly General Manager's report for SROA Departments for the month of July 2024.
- Received the monthly committee/liaison reports for the month of July 2024.

- Certified the 2024 Board of Directors Election Results – Leading vote recipients and new Board members were/are: Brad Banta, Randy Schneider and Veronica Jacknow.
- Approved changes to the SROA Employee Handbook policies with regard to the Oregon Family Leave Act and Paid Leave Oregon to document compliance with Oregon State Law (SB 1515, HB 3443, SB 907).
- Approved changes to the SROA Employee Handbook policies with regard to a model policy created by Oregon’s Bureau of Labor and Industries implementing best practices for a respectful workplace.
- Recommended to the Deschutes County Board of Commissioners, as the Governing Body of the Sunriver Service District, that Randy Schneider be appointed to the ex-officio position on the Sunriver Service District Board pursuant to the Restated Sunriver Service District Management Agreement, Deschutes County Document No. 2024-395.
- Approved the recommendations from the SROA Design Committee for an amendment to Section 6.08 to the SROA Design Manual of Rules and Procedures to add language included in the former Design Manual regarding review procedures for appeals of the Design Committee decisions to the Appeals Board.
- Approved the recommendations from the SROA Design Committee for amendments to Sections 4.03, 5.02 and 5.03 of the SROA Design Manual of Rules & Procedures to add fencing requirements for multi-residential, commercial, resort, village and private non-residential properties.

EXECUTIVE SESSION: An executive session was not held at either the August 16th work session nor the August 17th business meeting.

OWNERS FORUM - Four owners spoke at the Friday (16th) work session; one owner spoke at the Saturday (17th) business meeting – five owner comment letters were read and/or summarized into the record at the Friday work session on the 16th. A brief summary of all comments are as follows:

FRIDAY, AUGUST 16th:
(IN PERSON SPEAKERS)

Kathleen Turner-Meyer, 19-20 Cottonwood: Ms. Turner-Meyer spoke on behalf of the Sunriver Women’s Club. She noted that the SRWC is a philanthropical organization that has donated over \$1 million dollars in southern Deschutes County through a community grant fund. One of the

SRWC fund raising initiatives has been the sale of legacy commemorative bricks that have been installed at SHARC. She thanked the work of the SROA public works department for the installation of such over the years and noted the professional manner and donation of time for such.

Randy Schneider, 6 Dixie Mt. Lane: Mr. Schneider stated that he believes that an audit of the SROA Board of Directors election was prudent and a warranted expenditure by SROA. He also stated that as consideration for filling the vacant Board position, the Board should consider (in prioritized order): the 4th leading vote recipient from the election; a past Board member; and, a special election.

Bruce Bischof, 2 Doral Lane: Mr. Bischof spoke in opposition to any efforts toward incorporation of Sunriver. He referred to the unsuccessful incorporation efforts 30 years ago. He stated that it divided the community and the vote was defeated by a 3-1 margin. He also stated that he was authorized by the Sunriver Resort and the local property management/rental companies that he was authorized to speak on their behalf. He stated reasons why a city and a homeowner's association were different and that SROA manages the community well. He does not want SROA to expend funds on any incorporation efforts and that ultimately any TRT funds that may result from such incorporation would not be enough to fund what it would take to manage an incorporated city.

Ray Johnson, 4 Muir Lane: Also submitted written correspondence. Mr. Johnson's statements and submittal addressed the issue of bicycles not having lights/reflectors during night-time use on the SROA pathways. He noted the dangers of such and cited personal instances that he encountered in this vein. They cited that they have been bringing this issue to the attention of the Board for the past year because they are safety issues and wondered what is being done for enforcement – and noted that he has not seen any response. Lastly, he suggested working with the bike rental shops to ask them to install lights/reflectors on their bikes and offered matching funds for such purchases by the bike rental shops.

(LETTERS SUMMARIZED/READ ITNO THE RECORD)

Paul Conte, 7&8 Mackenzie Lane: Mr. Conte's comments related to the proposed community and commercial fencing requirements as recommended by the Design Committee for inclusion in the Design Manual. He stated that the proposed rules do not state a reason why they are needed.

Josh Lawson, 1 Umpqua Lane: Mr. Lawson's comments were directed to the Recreation Plus Pass program and the availability of SROA's recreation

facilities. He noted the annual cost for the passes and the relationship to closures of facilities for smoke. He suggested a change to the AQI used for closures.

Tom Lorence, 19 Stoneridge: Mr. Lorence's comments were related to pathway safety and bicycles. He suggested additional/significant fines in order to change the behavior for folks not following the rules.

Aaron Coldiron, 4 Hoodoo Lane: Mr. Coldiron's comments were related to the pending closure of the recycling facility. He suggested that it remain open as the area available for side yard collection at the home is too small, or that a new location be found.

Hart Green, 9 Lofty Lane: Mr. Green's comments were related to SROA discussions with the Sunriver Resort about the golf membership and pricing changes that occurred earlier this year. He believes that SROA should leverage it's assets and use of such by Resort guests to prompt a better relationship with the Resort.

SATURDAY, JULY 20th:

(IN PERSON SPEAKERS)

Bill Hepburn, 1 Red Cedar Lane: Mr. Hepburn regarding overall safety in Sunriver. He noted a specific event with an adjoining neighbor in which the police were called, and criminal charges were brought (he noted that this was one of two this year that involved firearms). He noted SROA's rules regarding firearms discharge and asked that SROA aggressively enforce its rules. He also stated that new rules in this regard should be considered and evaluated to make the community safer.

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