

**SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS WORK SESSION
SROA BOARD ROOM
JULY 19, 2024**

DIRECTORS PRESENT: Bill Burke, Gerhard Beenen, Keith Mobley, Mark Murray, Julianna Hayes & Linda Beard

DIRECTORS PRESENT VIA ZOOM: Tony De Alicante

DIRECTOR ABSENT: Clark Pederson

STAFF: James Lewis, Keith Kessariss, Susan Berger, Jacki Bue, Susan Berger, Patti Gentiluomo, Mark Smith, Gary Siefert, & Jesus Mendoza

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

OWNERS IN ATTENDANCE: 10

OWNERS FORUM

Mike Mitchell, 26 Fairway Village Condo, commented he was in attendance to pass on a compliment today. Mr. Mitchell noted the unit next to his recently changed hands and the new owner plans to use it for nightly rentals. Mr. Mitchell was pleasantly surprised to receive a note from Bennington Properties, the property management company the new owner is using, to extend their intentions of being a good neighbor. The note explained that all renters through Bennington Properties are provided with a copy of the Sunriver Rules and Regulations. The note also provided daytime and nighttime numbers to call if there is ever a problem with renters and also included the Sunriver Police Department's phone number as well as the number for the owner of the company.

Mr. Mitchell is not aware if this is a common practice for all property managers, but it is something he would strongly encourage. It is reassuring that Bennington Properties is going out of their way to educate their guests that they are staying in a community that does have rules and regs that need to be respected. If there is a way that SROA can promote this type of approach with the other rental agencies, Mr. Mitchell believes that would be a tremendous idea and he really appreciates having received it.

Kevin Mitchell, 9 Aquila Lodge, commented that last month he sent a letter to the Board regarding his concerns about the often unsightly recycle center that he must drive by to access his unit noting the noise and the trash that is left at the facility on a regular basis. Mr. Mitchell was under the impression that once the side-yard recycling started, the recycle center would go away. It is messy, noisy, and unsightly and Mr. Mitchell encouraged the Board to take action and follow the recommendations of the taskforce and close the facility. The July 4th holiday resulted in an unsightly mess at the recycling center.

Lisa Cline, 16 Aquila Lodge, commented on the large amount of items left on the ground around the bins on the July 4th holiday once the bins were full. Ms. Cline further commented that SROA is not in the waste management business, the recycle center has run its course and it is time to close

that facility. Ms. Cline thanked the Board for researching the issue carefully and noted that she fully supports closure of the facility.

Michael Kelly, 17 Aquila Lodge echoed what other speakers have said in regard to closing the recycling facility. Mr. Kelly thanked the Board and the other SR owners involved for their research and involvement into the situation. It is an eyesore, a safety hazard and as has been noted at previous meetings, it is sometimes difficult for the Public Works staff to safely get large pieces of equipment in and out of that area. With side-yard recycling available to all Sunriver owners there is no need to keep the recycling depot open and Mr. Kelly encouraged the Board to close the facility.

Peppe Picone, 13 Tan Oak Lane, echoed previous comments about the July 4th holiday and the mess that was left at the recycling facility which he said made him really sad. Obviously for that much material to come into that facility in just a few days shows the extent to which the facility is still being utilized. Mr. Picone commented that he took a lot of photos of the mess left and he did not see any trash, only recyclables that were piled up because the bins were full. For this particular incident he does not feel the users abused it, rather it was managed poorly, and the dumpsters should have been emptied during the busy holiday weekend. Management dropped the ball and Mr. Picone believes that blaming the many users of the facility is a mistake.

Mr. Picone also noted he went to the SROA boat launch over the July 4th holiday and the trash can was overflowing at that location which he again points back to management. An extra can should be added to that location. Mr. Picone commented that Sunriver can do better than this.

RECYCLE DEPOT CLOSURE PLAN

GM Lewis reminded the Board that following last month's meeting there was direction from the Board for those Board members, staff and the owners that had been previously engaged in conversations about the recycling depot to get back together and consider the input the Board has been receiving, some of the options available moving forward, etc. and make a recommendation to the Board.

Over the past year and a half 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 primarily being used by residents outside of Sunriver who have no "at home" recycling option.

Additionally, on-site safety and management issues have been documented and are inherent with the depot's location within the SROA Public Works yard which poses conflicts between users and public works equipment. There are also maintenance expenses associated with the abuse of the facility by the people leaving household garbage behind. Additional factors that have increased over time include the noise and traffic generated by the depot and their effects on surrounding residences.

Based on these findings, the workgroup is recommending 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 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 many factors, the working group is suggesting a Recycling Depot Closure 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 meet and October 31, 2024, closure date will include articles in the Scene; email blasts to owners; and posting 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 considering 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 services be provided to residences outside of Sunriver to offset those currently using the SROA recycling depot.

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 1½ 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 1½ years such costs associated with staff time have been minimal with that expected to continue.

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

ADMISSIONS MODEL WORK GROUP UPDATE

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

As of June 30, 2024, a total of 5,877 Member Preference Program (MPP) cards have either been purchased or renewed. Of that total, 4,785 were renewals and 449 were new cards. The remainder are extended household, long-term renter, or commercial passes. This is 47 more MPP cards than the end of June of 2023. At the end of June, the MPP revenue totaled \$509,300 or 80.57% of the annual budget.

Regarding the 2024 Recreation Plus Program (RPP), as of June 30, 2024, there were 874 homes and/or condominiums signed up for the program. Last year at the same time there were 913 properties participating in the program. Mr. Kessarar also provided a breakdown of the RPP's by the number of bedrooms. RPP revenue is at \$2,471,416 or 92.3% of the 2024 budget.

Gate revenue is currently sitting at \$164,039 or 28.2% of the budgeted \$580,357. Mr. Kessarar reminded the Board that the majority of the gate revenue we see is in the months of July and August so this will change significantly in the next two months.

SHARC hosted a total of 31,329 attendees at the facility in the month of June compared to 28,001 in 2023, an increase of 3,328 attendees. Of that number, 4,042 were owners, 21,759 were RPP pass holders, 170 were member guests, 463 were extended family, and 3,568 were gate admissions.

3,051 people went to the Member Pool in June compared to 2,449 in 2023.

By the end of June 2024, staff have issued 46,320 paper guest passes and of those 3,051 have been redeemed at SHARC and 584 have been redeemed at the Member Pool. There were 39,930 passes issued by the end of June 2023 of which 3,160 were redeemed at the SHARC and 444 were redeemed at the Member Pool.

Year to date, there have been 76,188 guests at the SHARC facility compared to 70,418 by the end of June of 2023, an increase of 5,770 visitors and likely related to the nice weather we experienced in June.

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](http://sunriversharc.com/Programs/SROA%20Member%20Preference%20Program). The Member Services office is open seven days a week from 9:00 A.M.– 4:30 P.M.

Mr. Kessarlis noted that currently net profit for tennis/pickleball is behind budget by \$12k which is mostly related to the timing of payments for a recent pickleball tournament that was held and should level out in July. There has been a slight decrease in admissions for court play, but we have also seen an increase in RPP court use. There has also been a lot of activity with the Sunriver pickleball club which results in increased MPP activity. Pickleball lessons are up from where they were last year, and tennis lessons are going well.

The Café had a very good month in June with total sales sitting at \$111,992 of which SROA receives 18% or \$20,158. They are now also able to serve beer and wine as their paperwork with the OLCC has been approved. The Café is open seven days a week for the summer season.

Facility event space rentals are \$16,018 to the good having hosted several weddings and other events in June. The annual budget is \$115k and current events on the books total \$70,620. There are 36 events booked through the end of December. 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 with Director Mobley noting his appreciation for the level of detail that Mr. Kessarlis tracks and reports on each month.

SROA CITATION FORM – PROPOSED REVISIONS

GM Lewis introduced this subject noting that input from SROA Magistrate Jo Zucker, past Board President Pat Hensley who served on several Appeals Board Hearings, and Community Development Director Jacki Bue has culminated in what is being proposed today to revise the Sunriver Rules & Regulations, Section 1 Rules: Procedure & Enforcement as well as the SROA citation form.

Ms. Bue commented that she serves as the Magistrates Clerk and she and Magistrate Jo Zucker along with input from Pat Hensley have been working on revisions that update the process and procedure by which people are issued citations. This includes providing clear instructions for those that receive a citation as to what their options are for compliance.

The major changes are to try to allay some concerns that owners have brought to our attention to bring the rules up to a current standard and to provide more information on what their options are if they are issued a citation for compliance, ladder fuels reduction, noxious weeds, etc. The current wording in the Sunriver Rules & Regulations does not make these options clear. This can and does result in frustrated, frantic, and angry owners who may not clearly understand and once the options are explained it makes a lot more sense to them.

What is being requested are procedural changes to the rules that spell out that if an owner receives a citation, they have the option to appear by phone, by written statement, or in person something that is not currently noted in the Rules & Regulations. These proposed changes will provide clear information on how an owner can mitigate and present their side and any mitigating evidence in a clearer and precise way. Ms. Bue added that often times the owner is non-resident and is unable to come over for an in-person hearing

but typically they are able to call and attend the hearing via phone. This option has made a significant difference in making things easier for the property owner.

If the Board is ok with what has been accomplished to date, the next step will be for the proposed changes to go to the Covenants Committee for their review prior to it coming back to the Board for a first reading for changes to the Rules & Regulations.

Additionally, changes are being proposed to the design of the citation form itself. A lot of people have difficulty understanding the current form and they may not realize there is a hearing date. The form went from originally being called a citation form to becoming a notification of violation form which has proved confusing for owners. They also don't necessarily understand that there is a Magistrate Hearing held once a month. This is an educational tool for owners as well as a way to streamline the process for the magistrate as well as staff. The proposed changes to the form endeavor to make things clearer.

GM Lewis added that standard protocol is anytime there are proposed changes to the SR Rules & Regulations, it goes to the Covenants Committee for review and input, a comment the Board was in agreement with. This item will be forwarded to the Covenants Committee for their review and input prior to coming back to the Board for a first reading.

ANNUAL MEETING AGENDA REVIEW

GM Lewis reminded the Board that the Annual Meeting will be held on Saturday, August 17th beginning at 1:00 P.M. in Benham Hall at SHARC. A draft agenda was provided which the Board and staff reviewed and discussed.

DRAFT - 2030 STRATEGIC PLAN PRESENTATION

GM Lewis referenced the draft version of the plan that was included in the board binders and noted that two of the taskforce members, Mike Mitchell and Rich Phelan were in attendance today to assist as needed with the presentation. GM Lewis commented that this presentation is for both the Board and any owners who may be watching adding there will be a 45-day window for input on the plan before it comes back to the Board for final approval.

GM Lewis added that from a staff perspective Assistant GM Keith Kessar is has done the majority of the heavy lifting of organizing the taskforce, creating agendas, compiling all of the changes, documentation, and suggestions of goals, policies, and action items. It has been a lot of work, and he has done a terrific job.

GM Lewis commented that a strategic plan is a disciplined effort to produce and guide fundamental decisions and actions that shape what an organization is, what it does and why it does it, with a focus on the future.

As our 56-year-old planned community continues to mature and evolve, it is vital that Sunriver Owners Association (SROA) continues to provide exceptional service to its owners and guests, while maintaining \$40+M in facility assets, acknowledging emerging trends, and providing a safe and modern community for current and future generations. Ultimately to be approved by the SROA Board of Directors, the plan creation process utilized feedback from property owners and community partners in the development of the plan.

The process started with the populating of a diverse taskforce of 30 owners, community partners and staff who thoroughly reviewed the mission statement, vision, and values for SROA. This exercise proved to be a good educational tool for the taskforce members. A strengths, weaknesses, opportunities & threats (SWOT) analysis was completed which was followed by the creation of the plan initiatives which include guiding

principles, goals, policies, and actions. A plan timeline and prioritization were established followed by proposed strategies to implement.

The taskforce included Sunriver owners Eric Nelson, Betsey Nelson, Pam Hays, Phil May, Lenna Kimball, Stefani Shanberg, Tom Hardesty, Daniel Kress, Jill Stephens, Susan Jain, Ken Provencher, Rich Phelan, Heidi Hanson, John Gifford, Amanda Enstrom, John Salzer, Mike Mitchell, Corey Roy, and Don Nolte with assistance from SROA Board members Bill Burke, Keith Mobley, Tony De Alicante, and former Board member Scott Gillies. These owners represent a mix of resident and non-resident owners, owners who rent their homes and those who do not. This allowed the taskforce to take all different viewpoints into consideration.

Also included on the taskforce were Police Chief Lopez, Fire Chief Boos, Josh Willis from SR Resort, Stacy Wesson from Cascara Vacation Rentals, Kelly Neuman representing the SR Nature Center and Oregon Observatory, Sunriver Airport manager Brandon Wright, and Denease Schiffman from the Village @ Sunriver. Assistant GM Kessariss added that for SROA to be successful, we have a number of entities around us that we partner and collaborate with. SROA wanted to make sure their voices were heard and also wanted them to know what direction SROA is looking in the future.

One of the first tasks of the taskforce was to review the recent strategic plan building blocks that SROA has undertaken and or completed in the past few years. This list included:

- SROA Vision 2020 done in 2012
- Infrastructure & Amenities (IAMP) Taskforce
- Telecommunications Taskforce
- Recycling Center Taskforce
- Member Pool Completion
- Rules Education Taskforce
- COVID-19 Taskforce
- Ladder Fuels Reduction (LFR) Plan update
- Pathway Master plan update
- IT Strategic Plan Taskforce
- Parks & Facilities Master Plan Taskforce
- Updated Design Manual of Rules & Procedures Taskforce
- Comprehensive Owner Survey
- Capital Reserve Study

This served as a starting point for the taskforce with a number of the taskforce members being unaware of some or all of these things having been accomplished as SROA continually plans for the community. A lot of this information provided the basis for moving forward with this strategic plan. It was important to review and educate the taskforce and it will be for the community as well.

One of the things the taskforce is recommending is an update to Sunriver's Mission Statement to read: "Maintaining Sunriver as a premier residential and resort community, protecting its natural environment, vibrant quality of life and economic vitality."

As the taskforce went from the mission statement into guiding principles, the group identified four guiding principles to focus on:

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

- Community Engagement

The taskforce then broke into smaller groups to address each of the guiding principles.

Excellence in Governance – Goal Topics:

- Best Practices in Governance
- Transparency and Accountability
- Owner Input and Representation
- Fiscal Responsibility
- Economic Viability
- Emergency Preparedness
- Protection from Wildfire
- Coordination with Community Partners

Environmental Stewardship – Goal Topics

- Preserve and Protect Sunriver’s Natural Environment
- Proactively Mitigate Wildfire Hazards
- Encourage Ecologically Sustainable Practices

Quality of Life/Sunriver Experience – Goal Topics

- Protect Sunriver’s Physical Assets
- Reinforce and Enhance “Sunriver Living”
- Enhance Sunriver’s Year-Round Appeal
- Ensure Awareness and Easy Access to Information

Community Engagement – Goal Topics

- Recognize the Impact and Importance of Visitors to Sunriver
- Enhance the Sense of Community in Sunriver
- Enhance Year-Round Appeal in Sunriver

GM Lewis noted when you look at each of those guiding principles, you may see some goals that seem repetitive or redundant, but they may deal with an issue such as year-round appeal in Sunriver in different ways. Rather than only putting some items in the plan once under one topic, by including it again and differentiating how it applies to the specific guiding principle, it illustrated the importance of that particular item.

Assistant GM Kessarlis added that in regard to the four guiding principles, what the taskforce really considered was that some of these items are things that SROA has already been doing for years so it is both a continuation of doing the right thing while also implementing new ideas that could enhance what services are provided to owners and guests. It’s important to the taskforce that SROA makes sure to not lose sight of those things it is currently doing that work as we move forward.

The next step in the process was to develop action items to implement the goals and policies. It was key that the taskforce discussed potential action items versus mandatory action items due to the fact that there are over one hundred action items listed in the appendix of the report. In the document there are prioritized action items, which will help guide the board’s goals, work plans, and budget. A condensed number of those 111 action items were chosen based on what the taskforce felt were most important. Many of the identified action items are already being completed by SROA. It was also noted that this plan should be used as a road map with multiple routes and flexibility.

GM Lewis then briefly reviewed the prioritized action items for the four different principles before proceeding into the proposed implementation of the plan. The plan was developed to be a guiding document for the community to be implemented by SROA with the assistance of owners and community partners. The plan will be utilized for annual board goal setting, annual staff work plans, annual budgeting and educating the community.

Measures of success include the successful implementation of the plan, completion of action items, with flexibility available, owner satisfaction via surveys, fulfillment of the mission statement and prescribed updates to the plan as needed.

GM Lewis commented that this effort began in May of 2023, with the first meeting of the taskforce being held on August 29, 2023. The taskforce met numerous times over the following months culminating in the bringing of this document to the Board today. The taskforce is recommending a 45-day owner comment period before bringing it back to the Board for acceptance in September.

A couple of the taskforce members were in attendance and were invited to share their thoughts about the process of this project. Rich Phelan, 21 Yellow Pine Lane commented when Director Burke, his neighbor down the street told him about this taskforce, Mr. Phelan was quick to raise his hand to participate. An owner in Sunriver for 25 years, he has a family, and he wants to maintain the legacy of Sunriver and wanted to be a part of defining what that will look like. Mr. Phelan felt that the taskforce was absolutely a great process. Mr. Phelan learned a lot about Sunriver he did not know as did a number of the other taskforce participants.

Mr. Phelan managed the Quality of Life/Sunriver Experience sub-group which was one of the most popular of the principles. There are a lot of definitions of what the Sunriver experience is to different people. Mr. Phelan's group tried, and he believes, achieved, a perspective not just from homeowners but from the visitor perspective as well. Looking at the Village as a partner, looking at the Resort as a partner, how do we ensure that we actively engage those parties on a regular basis. Owners and visitors do not think about the intricacies of the different entities in Sunriver, they just know they love Sunriver. Mr. Phelan's group tried to be all-inclusive to all the partners.

Mr. Phelan noted there were some common themes in the quality-of-life category. Safety was the utmost issue for everyone in the group. Pathway safety and communication to neighboring communities such as Caldera and Crosswater was specifically stressed. Technology is allowing people to go faster and farther on the pathways, which are Sunriver's crown jewels and how do we maintain safety in that experience.

Mr. Phelan noted he also learned there is a Board for the Sunriver Business Park who are genuinely concerned about the number of people on bikes in the business park where traffic lanes are not nearly wide enough and do not include bike lanes. They are eager to connect with the neighboring homeowners' associations primarily in regard to people crossing Spring River Road, a situation that is becoming more and more dangerous. Mr. Phelan talked with the owner of the new food cart operation as well as the owner of the Fly & Field outfitters whose owner reported his office is on the top floor of the building and he watches that intersection throughout the day and feels strongly it is only a matter of time before an accident happens.

This illustrates how reaching out to our community partners such as the Sunriver Business Park, the Caldera & Crosswater owners associations and Deschutes County is key to finding solutions to get ahead of a situation before something regrettable happens. That in fact was a theme that the group all agreed on, let's be proactive instead of reactive. Mr. Phelan commented that communication was another topic that was particularly important to the group.

Overall, Mr. Phelan felt it was a great experience. He really appreciated the leadership that Assistant GM Kessarlis and GM Lewis provided. It was an extremely well-run taskforce, and he felt like everyone was kept in the loop as to the progress of the plan. Mr. Phelan is hopeful that many owners will take the time to read this important plan during the 45-day comment period and provide their perspectives. Lastly, Mr. Phelan requested the Board not put the plan on a shelf and forget about it. Mr. Phelan hopes SROA will utilize the plan as the living document it is meant to be.

Mike Mitchell, 26 Fairway Village Condo commented that putting a plan such as this together is complicated and messy at times. Mr. Mitchell complimented both GM Lewis and Assistant GM Kessarlis on the terrific job they did in keeping the taskforce informed and engaged.

Mr. Mitchell noted what he feels is really important about this document is that when you consider Sunriver, if you wanted to create a community that was going to be difficult to manage with a mix of full-time and part-time owners, visitors and guests, a Resort, and commercial businesses, this is what it would look like. This plan provides the looking from a high-level aspect and is something Mr. Mitchell encourages the Board to keep in mind when they are faced with making a decision about a particular issue/item. How does it relate to the Strategic Plan and the goals that are being proposed as part of the plan? He encourages the Board to use the plan frequently and not let it just collect dust on a shelf.

Mr. Mitchell added that the action steps are what will change frequently. This plan will provide an overarching view of what full and part-time owners and visitors want Sunriver to be, so he thinks it is a really important document. As was previously mentioned, the communication and education pieces are vitally important and were listed in all four of the sub-topic groups discussions.

Mr. Mitchell shared that he worked on the Excellence in Governance sub-group noting that there are two goals from that group that are a bit more specific and very important in his opinion. One is the goal-setting retreat for the Board prior to the next years budget process. The second is the recommendation for a full-time compliance officer, which was supported by the other sub-groups as well.

Mr. Mitchell commented that it was a terrific process and like Mr. Phelan, Mr. Mitchell also learned a lot about Sunriver that he did not know previously despite being fairly involved in the four years he has lived here. Mr. Mitchell noted he believes there is a real lack of understanding for a lot of owners on how the different pieces, SROA, the SSD, the Resort, the Village @ SR all relate to one another. Mr. Mitchell added that GM Lewis can certainly attest to, having had his phone light up repeatedly in regard to the changes Sunriver Resort made to their golf program this year.

Mr. Mitchell also acknowledged the outstanding efforts of GM Lewis and Assistant GM Kessarlis on this important document and thanked the Board for giving it the consideration it deserves.

Assistant GM Kessarlis commented that Mr. Phelan and Mr. Mitchell did a fantastic job working with their sub-groups and leading them through the process. Mr. Kessarlis noted the extensive input received from the taskforce members, illustrating that the plan is important enough that the taskforce members were willing to put their time and effort into making sure it was a workable plan.

Assistant GM Kessarlis thanked the entire taskforce for all the effort put in to getting us to the point where we are today. GM Lewis added that outside of the taskforce meetings, members had “homework” assignments which they readily accepted and gave considerable time to which was greatly appreciated.

The Board and staff discussed different elements of the plan. Staff and the taskforce members answered a number of questions posed by the Board.

If approved for a 45-day comment period at tomorrow's meeting, the plan will then be posted on the SROA website, www.sunriverowners.org > News & Notices.

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

REVIEW OF 7/20/24 BOARD MEETING AGENDA

The Board reviewed the agenda for tomorrow's meeting.

OTHER BUSINESS INCORPORATION

Vice President Burke inquired where President Beenen is on providing the financial, legal, and practical differences between a city and a planned community as agreed to at the last board meeting. President Beenen deferred to GM Lewis who reminded the Board that the consensus at last month's meeting was not to move forward with creating a taskforce. Additionally, there was also consensus that if we are to move forward with this exploration, accurate messaging to the community is a must.

President Beenen volunteered himself to start work on the project and Director Mobley offered to assist in the effort. GM Lewis was informed by the President that his assistance would be necessary, and the first order of business would be to put together a more defined scope of work or description of the project.

There was also discussion at last month's meeting about seeking out an independent third-party consultant who would be able to do that exploration and provide that information in an independent fashion that is not influenced by pros or cons, simply be an informational document. SROA would need to develop that scope of work, identify consultants who might be interested in that and determine what the cost might be and bring that back to the Board in August for consideration.

President Beenen commented that whether it is this Board, or a future Board does not really matter, but we ought to have a document that illustrates the implications of being a planned community versus the implications of being a planned city. President Beenen added what he has seen, what we have as of today, is what he would refer to as advocacy. What he would like to see as a Board member is something that provides the basic information that explains the real implications of both scenarios. This information would also aide board members when talking with members of the community. President Beenen noted he has talked to several community members who all have an opinion, but it is not necessarily an informed opinion.

Director De Alicante commented that his understanding is that SROA has been down this road before and could the information from that effort not be useful now? Is it necessary to reinvent the wheel when we already have information from the last time incorporation was tried in Sunriver, keeping in mind that government requirements are a moving target.

Vice President Burke is concerned about divisiveness in the community if incorporation is proposed as well the inability to reach the 60% threshold in a SROA election. Two things he remains skeptical about is one if it isn't broken don't fix it and secondly this seems like it is a solution in search of a problem. Mr. Burke likes the current form of governance in Sunriver and does not feel it necessary to explore other options.

Director De Alicante agreed with Vice President Burke noting he also believes the current form of governance works well for this community and he would like it to remain that way.

President Beenen wrapped this item up reporting that he will develop a proposal statement of work for this complicated issue and bring it back to the Board in August. The Board can then vote on whether they want to move forward or not. Hopefully, we will at least have a rough estimate of cost to assist the Board in

deciding whether or not it is worth spending the money to complete. President Beenen added, it is a complicated and potentially divisive issue, and it is not at all the intent to splinter the community. He said he does not have a position either way on the issue but feels having the information is better than not having it.

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 members 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 employee performance review; and two 2.) Negotiation of settlement terms. Seconded by Director Burke, the motion passed unanimously.

The public meeting recessed at 11:24 A.M.

The public meeting reconvened at 12:42 P.M.

ADJOURN

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

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

The public meeting adjourned at 12:42 P.M.

Respectfully submitted,

Mark Murray, Secretary