

**SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS WORK SESSION
SROA BOARD ROOM
AUGUST 16, 2024**

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

DIRECTORS PRESENT VIA ZOOM: Julianna Hayes

STAFF: James Lewis, Keith Kessariss, Gary Seifert, Jacki Bue, Patti Gentiluomo, Mark Smith, Richie Villagrana & Jesus Mendoza

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

OWNERS IN ATTENDANCE: 12

OWNERS FORUM

Kathleen Turner-Meyer, 19 Cottonwood Lane, spoke on behalf of the Sunriver Women's Club (SRWC). She noted that the SRWC is a philanthropical organization that has donated over \$1 million dollars in southern Deschutes County through community grant funding. One of the SRWC fund raising initiatives has been the sale of legacy commemorative bricks that have been installed near the amphitheater at SHARC. Ms. Turner-Meyer thanked the work of the SROA Public Works Department for the for the installation of such over the years and noted the professional manner and donation of time for such.

Randy Schneider, 6 Dixie Mtn. Lane, stated 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 SROA Board position vacated by Scott Gillies when he sold his Sunriver home, the Board should consider (in prioritized order) the fourth leading vote recipient from the election; a past board member; and a special election.

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

Ray & Marilyn Johnson, 4 Muir Lane, submitted written correspondence relating to the issue of bicycles not having lights/reflectors during night-time use on the SROA pathways. Mr. Johnson noted the dangers of such and cited personal instances that he has encountered in this vein. The Johnson's noted they have been bringing this issue to the attention of the Board for the past year because these are serious safety issues that are not being enforced. To date, he has not received any

response from the Board. Mr. Johnson urged the Board to work with the bike rental shops to ask them to install lights/reflectors on their bikes and the Johnson's offered matching funds for such purchases by the bike rental shops.

GM Lewis had several letters to be summarized into the record.

Paul Conte, 7 & 8 McKenzie Lane, submitted comments relative to the proposed community and commercial fencing requirements as recommended by the SROA Design Committee for inclusion in the Design Manual of Rules & Procedures. Mr. Conte stated that the proposed rules do not state a reason why they are needed.

Josh Lawson, 1 Umpqua Lane, submitted comments directed to the Recreation Plus Program (RPP) and the availability of SROA's recreation facilities. Mr. Lawson noted the annual cost for the passes and the relationship to closures of facilities for smoke issues. Mr. Lawson suggested a change to the air quality index (AQI) used to determine when to close facilities.

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

Aaron Coldiron, 4 Hoodoo Lane, submitted comments relative to the permanent closing of the recycling facility. Mr. Coldiron suggested that it remain open as the area available for side-yard collection at some homes is too small. Mr. Coldiron also suggested finding a new location for the recycling facility.

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

ANNOUNCEMENT OF 2024 SROA ELECTION RESULTS

Election Committee Chair Patty Smith was in attendance to announce that Brad Banta, Veronica Jacknow and Randy Schneider were each elected to a three-year term on the SROA Board that will begin at the closing of tomorrow's Annual Meeting and will end in August of 2027. Treasurer Pederson encouraged those candidates who did not get elected to consider joining an SROA committee or taskforce as a way to get involved in the community.

OREGON STATE WILDFIRE MAP

Natural Resources Director Patti Gentiluomo was in attendance to provide a brief update on the Oregon Wildfire Hazard Classification map. Ms. Gentiluomo referenced the map that is available at Oregon Wildfire Risk Explorer, www.oregonexplorer.info and encouraged everyone who owns property in the state of Oregon to look at it.

Ms. Gentiluomo reminded the Board of some of her previous visits before the Board because of certain legislative concepts that have arisen from the 2020 Labor Day wildfires and the report that was issued at the end of 2019 by the Governor's Council on Wildfire Response which was a comprehensive report about wildfire risk within the state of Oregon and where to go from here.

In 2021, Senate Bill 762 was the omnibus wildfire package which included developing a defensible space code for the state of Oregon that was really hinged upon the international Wildland Urban Interface (WUI) code which was to be followed by the production of a map. That map, which included five classifications of risk, was shared with the Board in 2022 and was produced in cooperation with the Oregon Department of Forestry (ODF) and Oregon State University (OSU). Shortly after it was released, it was announced that it was being pulled due to a perceived lack of public input. ODF and OSU went back to the drawing board which incidentally coincided with the development of the required defensible space code from the Oregon State Fire Marshal's office. SROA was involved at the time in a focus group in regard to other best management practices as it was a state-wide code being developed.

Also occurring during this time in 2023 was the SROA's revisions to the Ladder Fuels Reduction (LFR) Plan. Natural Resources staff knew there would be some legislative concepts that would change or be developed so they knew the LFR plan, which was ultimately adopted last spring, would need to be tweaked along the way as state laws change.

There was a new senate bill and redirection as to the map which was revamped and released on July 18, 2024. An article about the new map was published in the Scene and links to the information are also on the SROA website. The new map essentially breaks it down into three hazard classes, low, moderate, and high and it is meant to be an educational tool. There has been a lot of concern that perhaps insurance companies would use it to either raise premiums or cancel insurance however there was another senate bill in 2023, Senate Bill 82 which assured that insurance agents or agencies would not do that to those that own property in the state of Oregon. That said, the insurance industry has its own analysts and modelers, and they have their own maps and always have so they are also always watching for risk.

As we focus on the new map and drill down to Sunriver, we are looking at two things, the defensible space codes and some building code requirements that will come into play and will apply to those properties in the state that are deemed as high hazard as well as those in the WUI.

Ms. Gentiluomo noted that as owners look at their homes on the Oregon Wildfire Risk Explorer, they can either put in their address or go to the layers tab where one can zoom into certain properties in Sunriver and also view both the Wildfire Hazard Map and the Wildland Urban Interface Map (WUI). Natural Resources staff is focusing inside Sunriver particularly where the two overlap.

Within Sunriver there are some properties that fall into the high category and within the WUI. The WUI boundary is a little different than the traditional WUI. We see Sunriver as all a wild and urban interface community, however, the way OSU conducted the data crunching is that although some areas that are not deemed within WUI due to built structures and which are mainly located over in the pasture area and also along some waterways within the golf courses.

In regard to the high classification, it is mostly down in a small triangle area that includes a small portion of the Lone Eagle Landing and River Road areas. There is also one small area at the north end of the property that is owned by Midstate Electric that is also listed in the high category. There are six private properties on Lone Eagle Landing and River Road and three pieces of property that are owned by Sunriver Resort, and which includes a portion of the airport that are classified in the high category. This includes the length of the runway as well as the hangers and one parcel that is owned by the Forest Service but is on the Sunriver side of the Deschutes River which is not deemed in the WUI but is classified in the high category. There are three parcels owned by SROA which do not include any built environment, they are parts of Pastures 8 & 9 along with portions of the road right of way along River Road and the tarmac associated behind River Road. In terms of the defensible space code, the draft is on the shelf. It was delayed in terms of the adoption of the defensible space code due to the pulling of the original map. Currently, everyone is waiting to see about the reaction to the new map and the Oregon Department of Forestry is asking for public input. If property

owners have concerns about the map or ideas they want to share with ODF they have until August 18th to do so. Due to the public comment opportunity, the plan is still considered a draft until the public comment period closes and ODF has the opportunity to review those comments and make changes if necessary to the map.

The plan at this point is that on October 1, 2024, those tax lots in the state of Oregon that have a high hazard classification and are in the WUI, will be notified by ODF. There will be an appeals process available to any owner who disagrees with their rating. ODF will process the appeals and hold hearings for any property owner who wants to challenge the designation they received. The appeal process closes on December 1st and the map will then be finalized and approved after that point. The defensible space code will then be revised and go out for a 60-day public comment period.

The thing to keep in mind about the defensible space code and what SROA is looking at and how does that affect properties in Sunriver is that there will be some changes to the LFR because the wording was based off the previous map. Some of those items are for the built environment only and only apply to those structures that have a certificate of occupancy. For instance, if you own a property, and all you have on it is a pole barn that does not require a certificate of occupancy, then the defensible space code does not apply to you. There is an enforcement component included in the plan but there is currently a stay on enforcement of the defensible space code as the Oregon State Fire Marshals office wants to use an educational approach before employing an enforcement approach. As the elements get finalized and approved, NR staff will revisit the LFR Plan and make any necessary adjustment. The anticipation is that this map will be revised at least every five years depending on conditions.

President Beenen inquired if SROA would be appealing any of the three properties that received the high hazard rating. Ms. Gentiluomo answered no, there are no plans to appeal those. There are no structures on that pastureland and when you look at the hazard classification and the way OSU was crunching the data, it has to do with burn probability and fire intensity. Burn probability is the likelihood of a fire to occur over a specific period of time and fire intensity has to do with flame length from the tip of the flame to the base, be it straight up and down or in a horizontal direction if affected by wind. When those two items are combined they make up the classification for hazard which are based on weather, climate, topography, and vegetation and some of those things we just cannot change. With vegetation, we can work on that, but we are also affected in that airport area by the proximity to federal land. Additionally, the pastures are flat, and void of trees and some areas will probably be deemed as high no matter what we do.

For any owner who receives a designation higher than what they feel they should have received, it is up to the owner to appeal that decision. The hard part about a state-wide defensible space code is that the fuels in Central Oregon are vastly different from what is on the coast, the valley, or Eastern Oregon. It is meant to adapt to those specifics in those different ecological areas and ODF is seeking input from property owners who have any concerns.

As a result of all the plans Sunriver has had in place for many years in regard to LFR, we are currently well positioned. Beginning in the 90's when modification plans were first introduced to Sunriver and through various revisions, it is important to note that the Natural Resource's Department does not operate in a vacuum. They are always talking to partner agencies to see what concerns there may be and what might be on the horizon, so they are always equipped with the best science. Additionally, they communicate very well with our local Sunriver Fire Department (FD) and what FD employees are seeing or what they may have concerns about. One only has to look around Sunriver, to see how the work the Board has supported for many years now coupled with the work that private property owners in Sunriver continue to do has helped to create a safer Sunriver.

All that said, moderate risk, which is the designation that most of Sunriver falls into is still risk and we must not be complacent, we have to stay on top of it and continue to do the work we are doing. It is part of that cohesive strategy of being a fire adapted community. Both vegetation and structures need to be fire adapted to complement each other as we have structure fuels, and we have vegetation fuels which both affect each other. Fire does not know property lines so when individual properties are fire safe, it makes the community more fire safe.

Director Mobley commented that the Board is very pleased to support the kind of leadership that Ms. Gentiluomo is providing in this important part of the existence and character of Sunriver. President Beenen added that the level of knowledge, understanding, and influence that the NR Department possesses is incredibly good indeed.

CHEATGRASS – DISCUSSION

Natural Resources Director Patti Gentiluomo led this discussion noting the prevalence of cheatgrass occurring within Sunriver and in Central Oregon in general. Most people are familiar with the term cheatgrass which is a native from the Mediterranean and Eurasia regions and which probably arrived in the US in the mid to late 1800's in contaminated straw and seed and which has continued to spread ever since.

In Sunriver, cheatgrass was noted in the old Noxious Weeds Plan as a weed of concern, and in Deschutes County it is classified as a "C" rated weed, which is the lowest rating available. Cheatgrass is now becoming widespread and any sort of effort to eradicate it is rather limited due to the sheer size of the problem.

Cheatgrass likes disturbance, it has shallow roots and likes drier soils, so it thrives in Central Oregon. SROA has been treating cheatgrass with a pre-emergent for approximately twelve years when staff first noticed it popping up in Sunriver. The best way to tackle long areas of cheatgrass is with a pre-emergent which prevents it from coming up. It is a winter annual meaning it is the opposite of our traditional noxious weeds in Sunriver. As a winter annual, it actually germinates in the fall when the first rains arrive. SROA hires a licensed applicator to apply a pre-emergent after the first rains in the fall which can be tricky. By the very early spring it is one of the first things to green up which makes it easy to identify. It matures to a reddish-purple color and those seeds start to drop and are maturing about the time the other noxious weeds in Sunriver are getting started for the season, so the cycle is a step off of the regular noxious weeds we all deal with in Sunriver.

These yearly efforts have resulted in keeping the cheatgrass at bay, but we recognize that in the past 18-24 months it has really blown up. You will see it coming down South Century Drive, on Spring River Road, along Cottonwood Road as well as along Highway 97. Natural Resources always maps the locations where they see outbreaks or where owners have reported significant outbreaks so those can be treated at the appropriate time of year. Ideally, we want to keep the seed heads from dropping but if they do drop, the next line of defense is to treat them so as to keep them from emerging as a plant. Cheatgrass seeds stay viable for approximately two to three years, so it is a lot smaller viability window than knapweed which has a ten-to-twelve-year viability.

Unfortunately, the cheatgrass is showing up in the landscape increasingly and we are all a part of it. A person can unknowingly bring seeds in on car or bike tires or even on one's shoes. If you are moving snow and disturbing the ground, bringing in landscape materials, etc. These are all ways that cheatgrass can be unknowingly be transported.

While completely eradicating it would be exceedingly difficult to do, we can manage it in as much as we have staff available. The Natural Resources Department is small and the cheatgrass is spreading rapidly so it becomes difficult to keep up on. SROA uses a contractor who is a licensed applicator, of which there are

not many of in the state of Oregon. This was noted as there are other communities and private citizens that also use this contractor, so this contractors availability is somewhat limited. We are reaching a “where do we go from here” status as the problem continues to grow. Should we consider bringing it in-house and having a staff member that is also a licensed applicator so we can more effectively stay on top of it using the assistance of the areas NR has been mapping for the last several years or do we continue in the fashion we have been. Pre-emergent must be applied directly on the plants and care must be taken not to spray it onto native bunch grass which is a deep-rooted perennial and is actually the best defense against cheatgrass. In some areas where significant amounts of cheatgrass have been removed, native bunch grass has been planted to aid in and support those efforts.

Treasurer Pederson inquired about what owners can do on private property to eradicate cheatgrass if they spot it. Ms. Gentiluomo responded there is not currently an over-the-counter product available, however if you are dealing with a small patch, you can easily pull them as they are very shallow rooted. Additionally, as long as the plant has not gone to seed, it can also be hoed in, but since it is an annual this would have to happen each year to decline the seed bang. If owners do have plants with seed they can also clip the seed heads off and dispose of them to prevent them from falling to the ground or they can pull the entire plant and bag the plants for disposal.

In terms of timing, it is too late in the season this year as the plants have already gone to seed although if seed heads that have not yet scattered are visible, pulling and disposing of those plants will help some.

In answer to a question from Treasurer Pederson, Ms. Gentiluomo reported that there will be articles and educational information in an upcoming editions of the Scene. Ms. Gentiluomo also noted that the Noxious Weeds Plan is up for revision and cheatgrass will be brought more to the forefront in the revised document knowing that removal may become mandatory for owners in the future. When noxious weed postcards were sent to owners who needed to address weeds on their property, the postcards included information about cheatgrass in an effort to start making people aware of the issue. All that said, the NR department’s plate is full, and they are currently struggling to keep up with all the programs they currently have now so adding a dedicated cheatgrass individual is not possible at this time.

ADMISSIONS MODEL WORK GROUP UPDATE

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

As of July 31, 2024, a total of 6,821 Member Preference Program (MPP) cards have either been purchased or renewed. Of that total, 5,474 were renewals and 578 were new cards. The remainder are extended household, long-term renter, or commercial passes. This is 23 less MPP cards than the end of July of 2023. At the end of July, the MPP revenue totaled \$593,335 or 93.87% of the annual budget.

Regarding the 2024 Recreation Plus Program (RPP), as of July 31, 2024, there were 882 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 \$2,498,425 or 94.99% of the 2024 budget.

Gate revenue is currently sitting at \$411,651 or 70.93% 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 increase again for the month of August.

SHARC hosted a total of 51,291 attendees at the facility in the month of July compared to 62,366 in 2023, a decrease of 3,075 attendees and directly related to the number of days the facility was affected by wildfire smoke. Of that number, 5,243 were owners, 41,277 were RPP pass holders, 333 were member guests, 661 were extended family, and 8,151 were gate admissions.

11,471 people have visited the Member Pool this season compared to 11,433 in 2023.

By the end of July 2024, staff have issued 53,730 paper guest passes and of those 6,570 have been redeemed at SHARC and 2,815 have been redeemed at the Member Pool. There were 47,820 passes issued by the end of July 2023 of which 7,056 were redeemed at the SHARC and 2,548 were redeemed at the Member Pool.

Mr. Kessarlis noted that the July Owner Happy Hour that is usually held at SHARC was moved to the Member Pool and was very well received.

Year to date, there have been 135,479 guests at the SHARC facility compared to 132,784 by the end of July of 2023, an increase of 2,695 visitors.

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.

Mr. Kessarlis noted regarding tennis/pickleball, when comparing revenues to expenses we are up by \$5,469 however compared to budget we are down by \$14,593. Part of that is that we have had fewer people who have paid the gate fee to play than projected and merchandise sales are down some as well. Equipment rentals for the year are down by \$4,000. This is primarily due to the increased popularity of pickleball, a lot of owners are now including pickleball paddles in their rentals. Staff started noticing this a bit last year, but this year it has dramatically increased. Additionally, a junior tennis tournament that was supposed to happen in July did not end up materializing, so we lost some revenue there. There has been a bit of a resurgence in tennis with tennis lessons right on par with pickleball lessons for the season.

The Café had a particularly good month in July with total sales sitting at \$379,159 of which SROA receives 18% or \$68,249. The Café is open seven days a week for the summer season and is also now serving beer and wine.

Facility event space rentals are \$12,391 to the good having hosted several events in July. Events Manager Beth Herron is doing a great job, and we have an Events Coordinator starting next Tuesday. This is a full-time position that was vacated when the individual in that position had to relocate to the east coast to assist with their family who lives there. The annual budget is \$115k and current events on the books total \$81,210. There are 32 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 flooring in Benham Hall is going to be changed out in October from carpet to a laminate wood flooring so there will be a three-week period when that facility will be offline.

The Board thanked Assistant GM Kessarlis for this update.

SROA ADMIN BUILDING / SHARC REMODELS

GM Lewis reported that both the design and cost of this project were discussed yesterday with the Finance Committee. GM Lewis commented that when looking at the projected use of the entire Administration building once the police move to the new Public Safety building, we are not just looking at the police side of the building. There are also things that need to be addressed on the Admin side of the building and how we best prepare that building for the next 25-30 years to meet SROA's needs while preserving the things that are working well.

GM Lewis also noted that Assistant GM Kessar is the one who has been heavily involved in collaborating with the architect and SROA staff on this design, so what is being presented today has already gone through a number of refinements.

Assistant GM Kessar reported he and staff have been working with Sage Architecture in Bend who have been to this building numerous times this year to meet with Mr. Kessar as well as the individual departments to ensure all needs are met. Mr. Kessar provided a draft illustrating the new layout and how the different areas will be used.

The build out for this requested remodel project of the SROA Administrative building is to reconfigure the soon to be newly acquired office space that will be realized once the SR Police move to the new Public Safety Building in January 2025. The remodel project will provide improved customer service to owners, guests, and contractors, all while providing a better and more efficient work environment for our existing administrative staff for years to come and providing build-out flexibility for future administrative employees, if the need arises.

SROA Management staff have contracted with a local well-respected architectural firm to design layout plans for the proposed remodel project. Their work includes plan design for structural and mechanical elements, construction administration, submitting Deschutes County permitting paperwork, and designing the office space to meet the current ADA requirements.

SROA conducted and organized an RFP process to select a general contractor to construct and perform all requested details of the remodel project. Two official bids were received out of five firms contacted and there is a contractor that SROA staff and the architects are recommending SROA hire based on an extensive review of the details of their bid submittal. The goal for this project is to have construction not impact the day-to-day administrative operations and for the project to be completed prior to Memorial Day weekend in May 2025.

Treasurer Pederson noted that the Finance Committee discussed this issue at length yesterday, grilling Assistant GM Kessar with numerous questions. The committee is recommending the Board approve this in the next budget cycle with a not to exceed cost of \$575k. This item is on the agenda for action at tomorrow's meeting.

OREGON FAMILY LEAVE ACT (OFLA) SROA EMPLOYEE HANDBOOK

GM Lewis, in HR Director Kellie Allen's absence reported there have been several legal updates and administrative rule amendments made impacting leave laws (specifically the Oregon Family Leave Act and Paid Leave Oregon), protected classes, bias crimes, leave protection, and anti-retaliation protection.

Senate Bill 1515 and updates to BOLI's administrative rules made significant changes to the Oregon Family Leave Act, as well as Paid Leave Oregon.

House Bill 3443 added "victim of bias" as an eligible employee under Oregon's Victims of Certain Crimes (our domestic violence leave law).

Senate Bill 907 provided protection for refusing to perform a task the employee believes would expose them to serious injury or death.

These changes impact several of SROA's employee handbook policies. While SROA always follows current law, BOLI administrative rules, and best practices, it is important to memorialize these changes in the Employee Handbook.

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

BUREAU OF LABOR & INDUSTRIES (BOLI) POLICY CHANGE
SROA EMPLOYEE HANDBOOK

At the direction of the Oregon Legislature through Senate Bill 851 (2023), Oregon's BOLI created for employers a model policy for a respectful workplace.

While not required by statute, a clear and consistently applied respectful workplace policy can help to prevent conduct that could escalate to unlawful harassment and discrimination as well as promote professional workplace behavior and a safer workspace overall.

As a best practice, BOLI recommends employers provide a written policy containing procedures and practices to reduce and prevent inappropriate workplace behavior.

While many aspects of the recommended policy are memorialized throughout SROA's Employee Handbook, adopting this policy consolidates the information in a single policy and handbook location, as well as emphasizes SROA's commitment to providing employees with a safe, respectful, working environment.

It is recommended to adopt the Respectful Workplace Policy based on BOLI's model policy and provided by SROA's legal counsel for inclusion in the SROA Employee Handbook. This item is on the agenda for action at tomorrow's meeting.

SSD/SROA/DESCHUTES COUNTY MANAGEMENT AGREEMENT

In July 2024, the Deschutes County Commissioners (County), acting as the Governing Body of the Sunriver Service District (SSD), voted to approve a new Restated SSD Management Agreement (County Document No. 2024-147, 2018-695). The new agreement was signed and became effective on July 25, 2024, upon signature by both the County and the SSD.

The new Agreement has a signature block for an acknowledgment by SROA (by the SROA Board President). The primary basis of the signature by SROA is to acknowledge the new structure of the SSD Board (now a five-member Board that eliminates the two previous positions held by appointed SROA Board members) and that SROA is afforded an ex-officio representative to the SSD Managing Board as recommended by the SROA Board and approved by the District Governing Body (the County Commissioners).

Upon acknowledgment of the Agreement by the SROA Board (if the SROA Board chooses to do so), an individual to fill the ex-officio position can be recommended by the SROA Board through a separate action. The ex-officio recommendation would then be considered by the SSD Governing Body (County Commissioners) at a regularly scheduled meeting of the County Commissioners with the non-voting, ex-officio position then being eligible for participation in the SSD Managing Board meetings thereafter.

Director Murray noted that while he understands the County's position on this matter, he still disagrees with it, and he sees it as the beginning of the end of the close relationship we have had with the SSD and the County. His fear is that the fire and police departments will expand their territories as a means of realizing more revenue and that Sunriver may get left behind in that process. Vice President Burke commented he agrees and that has been his concern all along.

Treasurer Pederson noted the SROA Board has established and shared the overall discontent the SROA Board has with this with the SSD and the County, and that input did nothing to change the minds of the SSD or the County staff.

The Board is being asked to have the Board president acknowledge and sign the agreement although, not signing it will do nothing that will benefit SROA. The Board held further discussions on the matter agreeing that they would like to include a statement of fact illustrating their position on the direction the SSD and County are taking in SROA's acknowledgment of the agreement. President Beenen noted he feels it important for that discontentment to be included as it may assist future SROA Boards understand what the position of the SROA Board was at the time they acknowledged the agreement.

Director Mobley, who has also been very much bothered by these changes for a variety of reasons noted he would be happy to assist in crafting the language for a response from the SROA Board listing those things that we hope will not happen.

GM Lewis commented this could most likely be done in the form of an addendum that says that potentially the Board would acknowledge the new agreement with the addition of the list of the reasons why the SROA Board is not in favor of the changes. That could then be memorialized as an attachment to the agreement and accepted via a formal amendment to the agreement by the Deschutes County Commissioners.

SUNRIVER SERVICE DISTRICT (SSD) EX-OFFICIO POSITION

Vice President Burke reported newly elected Board member Randy Schneider is willing to fill the ex-officio position on the SSD Managing Board which will allow him to attend the meetings, participate in discussions, etc. but does not allow him to vote or to participate in executive sessions. This item is on the agenda for action at tomorrow's meeting.

OPEN BOARD POSITION

President Beenen remarked on the need to fill the vacancy left on the Board when Scott Gillies sold his Sunriver home. Since the Board last met, President Beenen has learned that Director Mobley whose term ends at the end of the Annual meeting tomorrow, has indicated he would be willing to stay on the Board and complete the two years left on Mr. Gillies term.

The Board has also discussed giving the open position to the board candidate who came in fourth in this years annual election.

The Board held discussion on the matter noting the challenges of having four new board members to get up to speed as well as the advantage of having Mr. Mobley's legal background. Director Mobley has also indicated that he would be willing to serve as the liaison to the Covenants Committee, since current liaison Director De Alicante's term on the Board will be completed tomorrow. Director Mobley added that Gwen Gamble the fourth highest vote getter is very well qualified and worthy of serious consideration. Vice President Burke added to him it is a question of who would best fill the position at the current time which Director Murray also supports.

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

BOARD GOAL SETTING MEETING

GM Lewis commented that he wanted the Board to have a discussion on this topic today noting that having clearly defined board goals for the year helps the Board, it helps staff, and it helps the community. This topic was included as part of the Strategic Plan discussions and is a specific policy in direction to the Board.

As the Board is aware, the Strategic Plan taskforce is resolute that this plan not just sit on a shelf and that it be reviewed on a yearly basis and be used for the Board goal setting to assist in setting priorities for the following year. As items or issues are identified throughout the year those can be related back to the direction in the Strategic Plan. It will then be up to the Board to decide on how to bring those things together to provide direction for what the community is going to do the next year.

This goal-setting exercise helps the budgeting process and for the workplans that are established for each department. This ultimately affects the budgeting and the resources necessary and most importantly it gives the community a sense of what the Board feels is important and what SROA will go forward with in the following year.

This exercise will also aid the Board when community members ask them about what SROA is doing or not doing the Board will have the background and knowledge of their goals that tie back to the Strategic Plan.

GM Lewis envisions this goal setting session occurring in late summer or early fall each year and estimates it will take approximately a few hours to hold an open forum work session discussion on the things the Board believes are important for the ensuing year, how does that relate to the Strategic Plan, and how does it relate to the resources and budget available to bring those things forward.

President Beenen suggested waiting to implement this board goal setting until the late summer or early fall of 2025 noting that if there are some things in the Strategic Plan that need to be included in the 2025 budget those could be identified and included. Vice President Burke is concerned about waiting another year to tackle some of the issues such as pathway safety that the Board is hearing about on a regular basis with several other Board members agreeing with this point.

Assistant GM Kessarlis added that the SROA Department Heads will be coming before the Board this budget season to talk about their three-year projections. Part of that three-year projection for each department, in alignment with the Strategic Plan, is that staff will be looking over some of those details and potential action items.

GM Lewis added that from a staff perspective, we do a three-year look, and the work plans and budget are based upon what is heard from the community and the Board. Additionally, staff knows from a continuity standpoint what needs to be done to progress the community. GM Lewis reminded the Board that each year since his arrival when the budget is provided to the Board, there are work projects that that go along with it. This is done in part so that as new ideas come up after the budget is approved, the Board can decide what they would like removed from the submitted budget/work plan to accommodate whatever the new request might be. Tying it back to the Strategic Plan lends a lot of relevance and credence to the community's input to create that document.

After further discussion, the majority of Board agrees with the general manager and discussed holding this goal setting meeting in early October, exact date to be determined.

DESIGN MANUAL OF RULES & PROCEDURES **PROPOSED CHANGES – SECTION 6.08**

The proposed amendments reflect elements guiding the authority and extent of the Appeals Board's review process (for appeals of Design Committee decisions) that were included in the prior Design Manual of Rules & Procedures but not included in the current version of the Manual adopted in June 2024.

The prior Design Manual of Rules and Procedures included the following language in Section 8.03 to guide the Appeals Board in the scope of its review authority as follows:

“It shall be the function of the Appeals Board to review final decisions of the Design Committee when an appeal is requested by any party following procedure for filing an appeal set forth in Section 8.05 (a) or (b) of the Consolidated Plan of Sunriver. The Appeals Board shall consider only matters presented at the time of the Design Committee review and/or re-review. The sole issues before the Appeals Board shall be whether the Design Committee properly applied the Design rules to the facts before it at the time of the review and/or re-review, and whether any exercise of discretion granted by the design rules constituted any abuse of discretion.”

The parameters established in the previous Design Manual of Rules & Procedures that established the scope of the Appeals Board review were/are important in as much as they provide specific criteria outlining the extent of the authority that the Appeals Board has when considering Design Committee decisions. By including the proposed language from the previous Design Manual in the current Design Manual, there will be clarity to both the Appeals Board and the appellant as to what the Appeals Board can consider during its review. The criteria afford the Appeals Board the ability to consider the decision-making process by the Design Committee, but do not enable the Appeals Board to consider the merits of the design/development project. This reinforces and acknowledges the authority given to the Design Committee by the SROA Consolidated Plan as the sole decision maker for the design elements of development projects (Meaning that the Design Committee is the sole body authorized to consider the merits of the project as related to the Design Manual criteria), but allows a review of the underlying decision-making process (“...*whether the Design Committee properly applied the Design rules to the facts before it at the time of the review and/or re-review, and whether any exercise of discretion granted by the design rules constituted any abuse of discretion.*”). the inclusion of this language also prevents the Appeals Board from being drawn into a discussion on the merits of the project by the appellant (Meaning, discussing the design elements as related to the Design Manual criteria) which is the charge of the Design Committee as described above.

Note: In the appeals language previously included in the Design Manual, the terms “hearing and re-hearing” were included but were used incorrectly. In the 2020 version of the Design Manual and the updated March 16, 2024 version, the Design Manual uses the terms “review and/or re-review” instead, which is consistent with the rest of the language in the manual referring to procedures.

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

DESIGN MANUAL OF RULES & PROCEDURES **PROPOSED CHANGES – SECTIONS 4.03, 5.02, AND 5.03**

The proposed new language reflects design standards for multi-residential, commercial, Resort, Village and private non-residential properties that were not included when the new Design Manual of Rules & Procedures was adopted on June 15, 2023, and subsequently amended on March 16, 2024.

Specific requirements for fences, both permanent and temporary, on such designated properties were not included in the previous or current Design Manual. However, many such fences exist in Sunriver (such as fences for: tennis courts, pastures, RV storage, pools, tree protection, recreation facility protection, etc.) – many of these fences have been in existence (permanent) or used (temporary) for many years. Many of these fences were approved through a design review or other permitting process without specific standards or discretionary criteria established in the Design Manual. The proposed text will establish a clear set of standards that have to be met for such fences and establish tighter criteria where discretion is allowed.

Community fencing is defined as multi-residential properties, such as Association of Unit Owners (AUO) or sub-associations.

Commercial fencing is defined as commercial, Resort, Village, and private non-residential properties.

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

2024 TUNNEL PROJECT

Public Works (PW) Director Mark Smith reported that the PW team was looking at two different locations for replacing a tunnel this year. One was the River Road tunnel and the other is the Wildflower tunnel located just adjacent to the Wildflower Condos and Island Road.

The River Road location was researched first, and the geotechnical results revealed that the water is pretty close to the surface in that location. At first glance, the contractor feels pretty confident that we do not need a 1200C permit, which is permit for work occurring close to wetlands or waters of the State through the Department of Environmental Quality (DEQ). While the contractor and engineer are both comfortable, there are some dewatering questions/concerns, plus the permit process that will take several months to acquire, so the decision was made to replace that tunnel next year instead of this fall. This will allow us more time to get the necessary permits as well as bringing a specialist on to figure out the dewatering process as well as any other issues that might arise given its location close to waterways and the Sunriver Nature Center. Some additional time to evaluate that location will ensure the project is completed properly.

The geotechnical report on the Wildflower tunnel was done at the same time as the River Road tunnel and there were no concerns or issues identified. This will allow the project to be completed this fall, and the cost is approximately the same for either location. The Wildflower tunnel is one of the busiest tunnels in Sunriver so it will be nice to have this one completed. The funding of five to six hundred thousand dollars for this tunnel is included in the Reserves budget for this year.

PW Director Smith noted there will be numerous construction projects happening this fall including the full-depth reclamation of Circle 7, Sun Eagle Road rebuild, numerous roads that will be overlaid and the tunnel all of which will be completed by around the first of November including the opening of the new Public Works building.

In answer to a question from President Beenen regarding the status of a pathway fix between Circles 2 and 3, PW Director Smith commented he has been working with the engineering group to produce some designs. Currently SROA staff is working with the people who own the land that we might need to work with for this to be successful. A preferred design has been chosen and will be shared with the Board at a future meeting as PW Director Smith does not have that information with him today. As long as we can get buy-in from the adjoining landowners for the necessary easements required, we will hopefully be able to finally get this issue resolved. PW Director Smith noted that this has been an issue for approximately 40 years in Sunriver.

PW Director Smith is hopeful this project will occur in 2025 noting that if it does come to fruition, we would hold off doing a tunnel in 2025 as this project will necessitate a bridge or something that would go over where the golf carts currently go underneath that section of Abbot Drive. From a safety standpoint, this project would come before the River Road tunnel.

REVIEW OF TOMORROWS MEETING AGENDA

The Board reviewed the agenda for tomorrow's meeting.

OTHER BUSINESS

TDS UPDATE

President Beenen reported that approximately 180 homes have been successfully connected to the new fiber to the home service. TDS crews continue to install the conduit and fiber. One of the biggest limitations has been trying to coordinate times that will work for out-of-town owners or those who rent their homes. Now that summer is coming to a close, hopefully some of those properties will be able to schedule a time for

TDS staff to get access to the inside of the dwelling to add the necessary modem router and activation of the service.

GM Lewis noted that at the last monthly meeting with TDS, they provided SROA with a map that will be updated on a monthly basis, and which illustrates where the mainline has been installed as well as the properties where the drop has been installed. Those maps are on the SROA website, www.sunriverowners.org > Community > Sunriver Internet > FTTH Install Zone Maps.

GM Lewis added that there are unique situations out there such as Signa Gibson, 12 Forest Lane who did not previously have coaxial cable to her home so it was important that she be able to discuss where the location of the install would go on her property. GM Lewis has been discussing this with TDS and is working on getting a contact person at the sub-contractor, High Desert, that owners can contact and work directly with.

OTHER BUSINESS

OREGON PARKS & RECREATION SEEKS EBIKE INPUT

Vice President Burke reminded the Board that the Oregon Parks and Recreation Department is seeking the public input on ebikes. There is an online survey available until August 31, 2024, that interested parties are encouraged to complete.

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 Burke, the motion passed unanimously.

The public meeting adjourned at 12:04 P.M.

Respectfully submitted,

Mark Murray, Secretary