

**SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS WORK SESSION
SROA BOARD ROOM
January 17, 2020**

DIRECTORS PRESENT: Bob Nelson, Keith Mobley, Jim Fister, Jackie Schimd, Mark Burford and Gary Bigham

DIRECTORS ABSENT: Gerhard Beenen, Mandy Gray & Brad Skinner

STAFF: Hugh Palcic, Keith Kessarlis, Susan Berger, Patti Gentiluomo, Joe Healy, Leslie Knight & Mark Smith

The meeting was called to order at 9:00 a.m.

OWNERS IN ATTENDANCE: 10

OWNERS FORUM: Ed Pitera, 25 Quelah Lane, submitted a letter to the Board regarding sustainability and the brand of Sunriver. In addition, Mr. Pitera shared some of the recycling challenges that property managers currently experience. Mr. Pitera suggested that SROA rethink its current approach towards recycling and how it could improve SROA's brand.

Jane Boubel, 18 Cultus Lane, recommended the SROA Board conduct a community event or function to meet the finalists for the SROA general manager position. Ms. Boubel suggested a similar approach as used by the Sunriver Service District (SSD) in the hiring of its fire and police chiefs.

Frank Brocker, 5 Cedar Lane, echoed the comments of Jane Boubel regarding the general manager selection process.

Admissions Model Workgroup Update: Assistant GM Keith Kessarlis reported on recreation activity for the month of December.

It was noted that this update goes through December 14, 2019 for Member Preference and Recreation Plus purchases and through December 31, 2019 for attendance. The reason it is split this way is that the new year for memberships begins on December 15th and runs through January 31st each year. Since the last reporting in November, the numbers have not changed on Member Preference or Recreation Plus with a total of 6,550 cards having been issued or renewed.

We finished the year at 103% of our budgeted goal for Recreation Plus, at 108% for Member Preference and Extended Family passes and at 98% of the annual gate budget.

Member preference use was up by 114 visits in December 2019 compared to December of 2018 while member guest, extended family and recreation plus visits were all down slightly compared to 2018. Some of this is attributable to the lack of snow in December which did not arrive until the end of the month.

For the year, there was a total of 256,288 entries to SHARC compared to 258,241 in 2018. Mr. Kessarlis noted we did have one less day of summer in 2019, which also contributed to that number being a little lower this year but added that this year-end number is consistent with the year-end number of the past several years.

Through December 31, 2019, staff has issued 56,920 paper guest passes and of those, 17,458 or 34% have been redeemed compared to 37% in 2018, 39% in 2017, 40% in 2016 and 43% in 2015.

There was a total of 167 Fitness Class punch cards issued in 2019 compared to 115 in 2018. Additionally, there were 13 Annual Fitness Class passes issued in 2019 compared to 11 in 2018.

Infrastructure & Amenities Master Plan (IAMP) Task-Force Update: GM Palcic noted that a number of the task-force members were in attendance at today's meeting and Mr. Palcic thanked them for their hard work over the past few months which culminated in the recently completed online owner survey which was managed and administered by JD Cornutt from DRC Research. The surveys were completed from December 9, 2019 through January 13, 2020. A total of 2,022 surveys were submitted with 1,959 owners going through all pages of the questionnaire while 63 owners partially completed the questionnaire. The participation rate for the survey was 63% (2,022 of 3,189 owners with an email address.)

Assistant GM Keith Kessarlis provided the Board with copies of the Executive Summary of the survey and reported the full survey including all the comments submitted will be provided to the Board next month.

When asked to select the top three infrastructure priorities, owners ranked telecommunications infrastructure first, public works facilities ranked second and a new recycling center third. These were followed by restrooms for pathway system, Sunriver Service District, Cottonwood entrance and administrative facilities.

When asked to select the top four amenity priorities pathways ranked first, Fort Rock Park second, Mary McCallum third and dog parks fourth. These were followed by Cottonwood regional park facilities, Tennis Hill facilities, North Tennis Center facilities and Meadow Village regional park facilities.

Mr. Kessarlis and Mr. Palcic reviewed the executive summary and answered several questions posed by the Board. President Mobley thanked the IAMP taskforce for their diligence and dedication to this project as well as their willingness to continue to volunteer on behalf of the Association.

North Pool Complex Update: Public Works Director Mark Smith reported on the recent demo activity at the site noting that significant blasting occurred recently and went exactly as planned. It was noted that many of the big rocks that were unearthed can and will be used in and around the property for various projects saving us removal fees as well as the cost of buying rock when needed for a specific project. Numerous trees have been removed and the contractor has demolished both pools at the site. The recent snowfall has slowed things up a bit, but we are still on track as far as the overall schedule.

Assistant GM Kessarlis reported that final documents were received from the architect yesterday so things can now go out for bid. Formal invitation letters will go out to contractors this afternoon and bids will be due back to SROA by Monday, February 10, 2020. We know of three contractors who are very interested in bidding on the project, but others may want to submit bids as well. Work on all the necessary permitting with the County is ongoing and moving along. The project did receive approval from the SROA Design Committee at their meeting earlier this month.

General Manager Search Update: Director Nelson reported that in August of 2019 the Board appointed a taskforce to manage the search for a new general manager. The taskforce consists of Director Nelson, President Mobley, owners Roger Smith and Bill Burke, Police Chief Cory Darling, former owner David Jendro, and SROA staff members Patti Gentiluomo, Leslie Knight and Hugh Palcic. Director Nelson noted the knowledge and experience these folks brought to the table as well as their ability to collaborate.

Director Nelson reported the group received and reviewed all 53 applications submitted and rated each based on a shared matrix. The taskforce is now at the point that they are close to making a recommendation to the Board.

Other Business: Assistant GM Kessarlis reported the Design Committee survey for owners who have projects that go before the committee is in draft form and will go back to the committee for final review at their next meeting. Once complete the survey will go to owners who have submitted projects in the past two years.

Review of 1/18/2020 Board Meeting Agenda: The Board reviewed the agenda for tomorrow's regular board meeting.

Executive Session: Director Bigham moved to recess the public meeting and reconvene in Executive Session under the authority given in the SROA Bylaws, Article IV, Section 10 to discuss contractual, personnel and legal matters that may be subject to a claim of privilege. Seconded by Director Schmid; motion passed unanimously.

The public meeting recessed at 10:31 A.M.

The public meeting resumed at 2:37 P.M.

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

Director Schmid moved to adjourn the public meeting. Seconded by Director Nelson; motion passed unanimously.

The meeting adjourned at 2:38 P.M.

Respectfully submitted,

Gary Bigham, SROA Secretary