

**SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS WORK SESSION
SROA BOARD ROOM
February 14, 2020**

DIRECTORS PRESENT: Bob Nelson, Keith Mobley, Jim Fister, Jackie Schimd, Mark Burford Gary Bigham, Gerhard Beenen and Mandy Gray via telephone for a portion of the meeting

DIRECTORS ABSENT: Brad Skinner

STAFF: Hugh Palcic, Keith Kessariss, Susan Berger, Brad Olson, Joe Healy, Leslie Knight & Mark Smith

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

OWNERS IN ATTENDANCE: 9

OWNERS FORUM: No owners addressed the Board

New General Manager Introduction: President Mobley introduced new General Manager James Lewis noting the thorough process the hiring committee utilized in the search for Hugh Palcic's replacement. Mr. Lewis comes to us with significant knowledge of local government and extensive experience that will no doubt be beneficial to the Association. President Mobley invited Mr. Lewis to share a bit about himself.

Mr. Lewis commented that he has been a resident of Central Oregon for the past 27 years and during that time has worked for both public and private agencies most recently with Deschutes County. During his time in Central Oregon Mr. Lewis has worked both in and around Sunriver and is very aware of its notoriety locally, regionally and nationally.

Mr. Lewis added that he loves Central Oregon, has raised his family here and as such is very invested in this region. He feels lucky to have been the one chosen for this position and looks forward to getting to know both the staff members and the owners as he becomes more familiar with his position and the community.

President Mobley wished to acknowledge the efforts of GM Palcic and Human Resources Director Leslie Knight for all their assistance and hard work on this effort.

Ladder Fuels Reduction Program Recognition: GM Palcic reported on current bills being considered in Salem regarding fire mitigation and forestry practices. Representatives from Deschutes County testified that current practices utilized in Sunriver should be adopted state-wide. Additionally, Jason Miner who is the Natural Resource Policy Manager for the state of Oregon, spoke to the extraordinary practices on which Sunriver continues to lead the way. This unsolicited confirmation speaks to the strength of the program we have had in place for many years now.

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

A total of 1,491 Member Preference cards were either purchased or renewed as of January 31, 2020. This is 183 less than on January 31, 2019. Renewals accounted for 1,392 of those and 99 were new cards. Mr.

Kessarlis noted that we will see another surge in renewals over President's Day weekend in February and during spring break in March.

597 properties were signed up for the RPP (Recreation Plus Program) at the end of January 2020 compared to 606 properties at the end of January 2019. Renewals accounted for 562 of those and 35 are new to the program. Like the Member Preference cards, the RPP will see another surge in renewals in the next couple of months. Gate admissions for January 2020 were 469, which is 31 less than January 2019. Overall SHARC aquatic attendance for January 2020 was up by 89 visits over January of 2019.

We are currently at 69% of our budgeted goal for Recreation Plus for the year and at 25% for Member Preference and Extended Family passes.

14,600 paper guest passes have been issued through January 31, 2020 and of those, 1,622 or 11% have been redeemed. It was noted that since the paper passes don't expire until January 31st each year, some of these were likely 2019 paper passes owners were using up prior to their expiration.

The Tubing Hill usage in January 2020 was 151 more than in January of 2019, 413 vs 262. It was also noted that all the Black Light Blast events held to date have been sold out.

13 Annual Fitness Class passes have been purchased through the end of January 2020 compared to 7 last year at the same time. 14 Fitness Class Punch Cards have been purchased through the end of January 2020 compared to 11 last year at the same time.

Infrastructure & Amenities Master Plan (IAMP) Task-Force Update: GM Palcic reported that the taskforce has been diligently working for over a year on this project. Currently the taskforce is using results from the recently completed online survey as one of the last grading elements being integrated with the other grading elements being used in preparing their report. Once this is complete, the taskforce will complete their draft report and exhibits for the Board. Mr. Palcic believes that report will be presented to the Board in the next couple of months.

Pat Hensley, a member of the taskforce has been gracious enough to put together a draft outline which the taskforce reviewed for the first time at their recent meeting. This is a very detailed outline that takes the plan section by section and chapter by chapter. While the report will be extensive, it will provide this Board, as well as future Boards, some valuable direction moving forward. Additionally, it calls to question some things that might require further study.

Assistant GM Keith Kessarlis noted we received 79 pages containing over 1,100 verbatim comments on the recent online survey and the taskforce is taking those comments into consideration. Discussion was held on the scoring matrix, how that lines up with financial reserves and the education of owners that will be necessary going forward. GM Palcic added that the information about the IAMP is now posted on the SROA website as part of our ongoing efforts to educate owners about the plan and all that it entails.

GM Palcic and Assistant GM Kessarlis also noted the hard work and valuable contributions of this taskforce and thanked them for all their efforts on behalf of the community. President Mobley echoed this sentiment noting his appreciation for the diligence of this group and adding that he looks forward to the report this group will bring to the Board in the coming months.

Telecommunications Task-Force Update: President Mobley introduced Lee & Melinda Weinstein who were in attendance for this morning's work session. Mr. Weinstein is one of a five-member board in charge of the Quality Life Intergovernmental Agency that is the organization created by the city of The

Dalles and Wasco County to operate fiber in the community of The Dalles and make it available on an open access basis.

Mr. & Mrs. Weinstein are in the public relations business and Mr. Weinstein also serves on the board for Oregon Public Broadcasting (OPB). The Weinstein's company did the publicity on the Maupin, OR municipally owned fiber system.

Mr. Weinstein commented he grew up in Salem and started coming to Sunriver when he was a child. Mr. & Mrs. Weinstein both spent many years working at Nike before starting their own company. Mr. Weinstein has had the opportunity to meet with SROA IT Director Brad Olson and is excited about the direction Sunriver wants to go with telecommunications. Mr. Weinstein noted that Sunriver is a brand and managing that brand is important. A brand is essentially all the experience someone has with your organization whether by phone or in person and it's important to ensure you are continually fostering that relationship. The Board thanked the Weinstein's for being in attendance today.

GM Palcic reported on a recent meeting with the mayor of LaPine, Dan Richer yesterday regarding the future of regional telecommunications. This was an introductory meeting to see if and how our two communities could work together on this as well as other issues. There is a bill in Salem related to rural telecommunications that, if passed, would provide up to \$5 million for projects in the rural areas of the state. This is something that could definitely benefit the Sunriver - LaPine area. Mr. Richer was unaware of the bill but was eager to read and learn more about it.

IT Director Brad Olson reported that the consultant the Association hired, Mid-State Consulting out of Utah, is working on their report for the taskforce and that report should be available some time in March. Staff has also acquired more conduit to have on hand so as opportunities arise, such as happened at the North Pool with the Bend Broadband cable, we will have the necessary supplies on hand to lay more conduit whenever we have the chance. The Public Works Department has also been working on laying conduit across roadways whenever that opportunity presents itself. Staff is also working with Midstate Electric to coordinate installation of conduit when they are doing projects that require trenching. Taking advantage of these piggyback opportunities will save significant monies as we move forward.

Once the taskforce receives the report from Mid-State Consulting, they will review it and bring a full report to the Board at a future date.

North Pool Complex Update: Assistant GM Keith Kessarlis reported that a number of staff members are involved in this project and he's happy to report that the timeline laid out for the project is still being met. Contractor RFP's for the construction phase of the project are due back by noon on Wednesday, February 19th. Staff will then evaluate the bids and recommend a selection.

Additionally, staff is working through obtaining the numerous permits required by Deschutes County. The occupancy level permit was issued this week and staff is now working on obtaining the parking requirements permit. Work with the architect and pool company continues on a few items including a few updates to the equipment building.

Public Works Director Mark Smith and Assistant GM Kessarlis can often be found up at the project checking on things. The rough dig for the new leisure/lap pool and the wading pool are both done and trench work for piping, electrical, etc. is also being dug. It's an exciting time for Sunriver and once complete this will be a splendid amenity for owners.

GM Palcic acknowledged the incredible efforts on this project by Assistant GM Kessarlis and Public Works Director Mark Smith. They have done a fantastic job and hat's off to these two gentlemen.

Sunriver Rules & Regs – Proposed Changes Discussion: The changes being proposed come mostly as a result of a recent review of the document by the Covenants Committee as well as recommendations/suggestions that came out of the yearly meeting between SROA & the Sunriver Service District (SSD) per a requirement of the agreement between those two entities.

The Board was provided copies of the proposed changes and Covenants Committee Chair Patty Smith was in attendance to provide input from a committee perspective. The Board discussed the changes at length, asked several questions and suggested a few minor grammatical changes.

If the first reading is approved by the Board at tomorrow's meeting, the proposed changes will be posted on the SROA Website for a minimum of at least sixty days and will also be published in the Sunriver Scene. Comments received from owners will be provided to the Board when the revisions back to the Board for action.

The Board thanked Patty Smith and her committee for their work on this issue and thanked Patty for attending today's meeting.

Review of 2/15/2020 Board Meeting Agenda: The Board reviewed the agenda for tomorrow's regular board meeting.

Executive Session: Director Nelson 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 Beenen; motion passed unanimously.

The public meeting recessed at 10:43 A.M.

The public meeting resumed at 1:56 P.M.

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

Director Fister moved to adjourn the public meeting. Seconded by Director Beenen; motion passed unanimously.

The meeting adjourned at 1:57 P.M.

Respectfully submitted,

Gary Bigham, SROA Secretary