SUNRIVER SERVICE DISTRICT

MINUTES OF BOARD REGULAR MEETING
1:00 p.m. September 17th, 2026
Meeting In Person at Seator Hall Conference Room and Via Microsoft Teams

Call to Order: Chair Fister called the meeting to order at 1:01 p.m.
Pledge of Allegiance
Roll Call: Chair Fister, Treasurer Zook, Dir. Stephens, and Dir. Tienken were all present. Dir. Boudreau was not present.
SSD Staff: Fire Chief Boos, Deputy Fire Chief Bjorvik, Police Chief Rasic, Police Lt. Van Meter, Administrator Holliday and Exec. Assistant Steinbrecher

Public input:
No public input was presented at the meeting. The Board received written correspondence prior to the meeting regarding Flock Cameras. Chair Fister confirmed receipt of the letters.

Welcome and Oath of Office for new SSD Board Directors Corey Boudreau and Brian Tienken:
Chair Fister welcomed and swore in new board director Brian Tienken. Corey Boudreau was sworn in the following morning at the Public Safety Building.

Consent Agenda

1. **Motion to approve:**
    a. August 20, 2026 Regular Meeting minutes with minor edits.

Dir. Tienken moved to approve the consent agenda; seconded by Treasurer Zook. The motion passed unanimously.

Old Business

2. **Update Public Safety Building Construction/ Drywell Project**
   Fire Chief Boos reported that the District obtained a building permit from Deschutes County. Trees obstructing the project area on the south apron have been removed. Paving remains the primary concern regarding the project timeline. Chief Boos will meet with Willow Creek Excavation to establish a projected schedule.

New Business

3. **Monthly Chief/Administrator's Reports**
   Administrator Holliday
   - Administrator Holliday reported that Deschutes County approved the Fiscal Year 2027 budget adjustments on September 9.
   - The six-year financial projection was completed and scheduled for presentation later in the meeting.
   - Work continued to resolve outstanding issues with the Public Employees Retirement System (PERS).
   - The on-site portion of the 2026 financial audit was completed.

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- Work continued with the Sunriver Owners Association (SROA) on the Payment Terms Addendum, which remained pending approval by the SROA Board. No payment issues were reported.
- Attended Police Union negotiations and provided supporting data.
- Continued working with the contracted agency on the Equal Pay Analysis.
- Met with new Board members to provide orientation and scheduled the annual Board orientation for October 29.
- The Special Districts Insurance Services (SDIS) on-site insurance evaluation was completed, and property insurance matters were reviewed.
- Administrative staff received training on the Sunriver Alert system in coordination with Deschutes County Emergency Management.

Fire Chief Boos

- Calls for service remained consistent with the previous year, and response times remained favorable.
- Training hours were comparable to the prior year, and no motor vehicle crashes were reported in August.
- The District provided mutual aid nine times and received mutual aid four times.
- Billing activity was lower in August than during the same period in the prior year.
- Chief Boos attended the Central Oregon Fire Chiefs meeting and the Western Fire Chiefs Finance Committee meeting.
- Met with the SROA Wildfire Task Force to discuss wildfire-related matters.
- Assisted with an on-site tour of the Public Safety Building for representatives from Special Districts Insurance Services.
- Met with Scott Larsen of Visit Central Oregon and Police Chief Rasic to discuss wildfire evacuation information.
- Deputy Chief Bjorvik returned from a wildfire assignment.
- Responded to a muriatic acid incident at The Pines swimming pool. One individual was transported for medical care, and crews coordinated with the regional hazardous materials team.
- Fire crews continued training on the new LifePak cardiac monitors and completed rope-rescue training.
- Participated in the Folds of Honor Golf Tournament with Denney Kelley and John Shoemaker, with the team finishing fourth. Morgan Voll, a member of the Bike Patrol, was recognized as a Folds of Honor scholarship recipient.

Police Chief Rasic

- Police Chief Rasic reviewed the monthly Police Department activity report. Calls for service were lower than the previous year, and three patrol officers participated in training. The Department conducted 29 investigations during August.
- Police union contract negotiations remained ongoing, and Administrator Holliday was recognized for preparing a financial presentation for the union.
- Work continued with Deschutes County Emergency Management to update Sunriver's fire evacuation plan, and Chief Rasic attended a town hall meeting regarding the Deschutes County Hazard Mitigation Plan.
- Chief Rasic met with Deschutes 911 IT staff to discuss additional security monitors, and the District applied for a grant to fund the project.
- Planning continued for Oktoberfest, and Chief Rasic met with SROA representatives to provide input on traffic control related to construction activities.

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- A command staff meeting was held to review and conclude summer operations.
- The Bike Patrol season concluded on September 13, and Sergeant Voll provided Citizen Patrol training on missing-person response procedures. Citizen Patrol members contributed 137 hours during August.
- National Night Out was held in August.

4. **Discussion and Nominations: SSD Board Chair, Vice Chair, Treasurer, and Finance Committee Member**
   Per the bylaws, the Board is required to nominate a Chair, Vice Chair, and Treasurer in September, with voting to take place in October. Additionally, one member is elected to the Finance Committee. Chair Fister nominated Director Stephens for Chair, himself for Vice Chair, and Treasurer Zook to remain as Treasurer. Treasurer Zook also agreed to remain on the Finance Committee. There were no objections to the nominations, and no further nominations were made.

5. **Review & Vote: Motion to approve Resolution 2026-008, adding the Oregon Savings Growth Plan (OSGP) as a voluntary retirement savings option for District employees**
   Administrator Holliday summarized the discussion from the previous Board meeting and explained that the proposed resolution would establish the Oregon Savings Growth Plan (OSGP) as an additional voluntary deferred compensation option for District employees at no cost to the District.

   Treasurer Zook moved to approve Resolution 2026-008, adding the Oregon Savings Growth Plan (OSGP) as a voluntary retirement savings option for District employees; seconded by Dir. Tienken. The motion passed unanimously.

6. **Review & Vote: Motion to approve Resolution 2026-009, Appointing Randall Iverson to the Civil Service Commission**
   Agenda Items 6 and 7 were considered together. Please see Item 7 for the discussion and motion regarding both appointments.

7. **Review & Vote: Motion to approve Resolution 2026-010, Appointing Richard Brissenden to the Civil Service Commission**
   Agenda Items 6 and 7 were considered together, as both pertained to appointments to the Civil Service Commission. The Commission had two vacancies and selected Randall Iverson and Richard Brissiden to fill the positions. Both appointments were for three-year terms. The Board considered Resolutions 2026-009 and 2026-010 together under a single motion and vote.

   Dir. Tienken moved to approve Resolutions 2026-009 and 2026-010, appointing Randal Iverson and Richard Brissiden respectively, to the Civil Service Committee; seconded by Treasurer Zook. The motion passed unanimously.

8. **Review & Vote: Motion to approve Resolution 2026-011, Establishing Board Signature Authority**.
   Resolution 2026-011 updates the signature authority for the District's financial accounts with First Interstate Bank to reflect recent changes in Board membership. The resolution authorizes the addition of the two new Board members as authorized signers on the District's accounts, allowing them to sign checks on behalf of the District.

   Treasurer Zook moved to approve Resolution 2026-011, Establishing Board Signature Authority, seconded by Dir. Tienken. The motion passed unanimously.

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9. **Review & Discussion: Six-Year Financial Outlook**
   The Board reviewed and discussed the Six-Year Financial Outlook, an Excel-based planning tool designed to assist with future financial projections and long-term budgeting. Various financial scenarios were reviewed to evaluate potential outcomes and their impact on the District's financial outlook. The tool will be used by the Board to help assess future financial needs, plan for anticipated expenses, and support informed decision-making regarding the District's financial sustainability.

10. **Nominating Committee Update**
    Chair Fister provided an update on the Nominating Committee's roles and upcoming vacancies. He stated that the Committee plans to launch a recruitment campaign after the first of the year to encourage applications for open positions. Chair Fister also reported that the Committee had completed a manual outlining its roles, responsibilities, and procedures. The manual is intended to provide guidance and ensure continuity, allowing future Committee members to easily understand and carry out their duties.

11. **Review & Vote: August 2026 unaudited financials**
    Administrator Holliday reviewed the August 2026 unaudited financials with the Board.

    August 2026 Unaudited Financials
    Fund 715
    Revenue:
    Administrator Holliday reported that contract payments from SROA for Rules and Regulations and Bike Patrol services have been received and allocated to the appropriate accounts. She also noted that ambulance-related expenses are higher than anticipated due to increased call volume for the Fire Department this year. The higher call volume is also expected to result in an increase in bad debt expense. Research is underway to identify potential options to minimize these costs.

    Expenses:
    Administrator Holliday reported that a small amount of funding had been allocated for the Police Department's Community Service Officer position during its transition out, with no further expenses anticipated for the position going forward. Police Department overtime has increased slightly due to community events and staffing needs; however, overall salaries remain on budget. Materials and services are currently under budget. The purchase of uniforms for three new employees resulted in higher upfront expenditures, which are expected to balance out over the course of the year.

    Administrator Holliday reported that Fire Department salaries and benefits are over budget due to overtime associated with fires and staffing needs. She prepared additional documentation detailing the overtime expenses eligible for reimbursement through Conflagration deployments and other fires. After accounting for the anticipated reimbursements, regular operations overtime remains over budget. Materials and Services expenditures are well below budget.

    Administrator Holliday stated no further Bike Patrol expenses are anticipated until next season, which typically begins in mid-May.

    Administration salaries, benefits, and materials and services are all currently under budget.

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Fund 716

Administrator Holliday reported that the fund is on track. To date, the Police Department is the only department to have purchased a capital item, the Long Range Acoustic Device (LRAD) sound system. The LRAD is a directional acoustic device that projects amplified sound over long distances, allowing law enforcement to communicate instructions, warnings, and public safety messages to individuals or crowds.

Fund 717

Administrator Holliday reported that there have been no changes to the fund to date. She noted that the majority of anticipated expenses will be related to the Drywell project and loan payments, which are expected to occur later this year.

Treasurer Zook moved to approve the June 2026 Unaudited Financials; seconded by Dir. Stephens. The motion passed unanimously.

12. **SROA June Board Meeting Minutes**

SROA President Hays provided an update on the recent SROA Board meeting, which included discussion on changes to the SROA board, the rules and regulations contract, the budget process, the Fire Protection workgroup, and the Sunriver Owner's Annual Meeting.

Other Business

There was no other business.

Meeting adjourned at 2:18 p.m.
Submitted by Ashley Steinbrecher

DRAFT

SUNRIVER POLICE DEPARTMENT

MEMORANDUM

TO: **SSD BOARD OF DIRECTORS**

FROM: **PETE RASIC, CHIEF OF POLICE**

DATE: **OCTOBER 15, 2026**

SUBJECT: **SEPTEMBER 2026 ACTIVITY REPORT**

Calls for Service:

See attached September 2026 calls for service (543 total calls)

- 12 investigations in September, 2 occurring outside of Sunriver.
- 53 SROA rules compliance
- There were 11 total calls generated in Caldera Springs/Crosswater. SPD officers responded to 1

Administrative Update:

- Contract negotiations with POA (ongoing)
- Final planning meeting with Chamber and SROA for Oktoberfest
- Oregon Occupational Safety and Health Administration (OSHA) compliance
- Annual SROA meeting for rules enforcement and bike patrol
- Meetings with Axon for body worn camera & Taser contract renewal
- Transition from Inmar to MedProject for medical disposal

Operations:

- Officers Jobert and Lawson progressing through field training
- Officer Pochatko in week 11 at DPSST Academy
- Annual evidence room audit.
- Long Range Acoustic Device (LRAD) testing

Bike Patrol:

Seasonal Total (4736):

- 42 Bike Collisions
- 75 Lost/Found Property
- 24 Missing Persons
- 1320 Public Assist
- 78 Officer Assist
- 335 Community Policing Contact
- 58 Animal
- 136 Parking Warnings
- 7 Parking Citations
- 1109 Helmet Warnings
- 216 Riding on Roadway
- 113 Skating/Blading
- 470 Riding through Tunnels
- 437 EBike / Scooter
- 5 Vehicle on Pathway
- 311 Other

Citizen Patrol:

89 total volunteer hours in September

- 174 Bike Patrol Miles
- 12 Public Assistance
- 22 House Checks
- 34 Patrol Hours

Community Events:

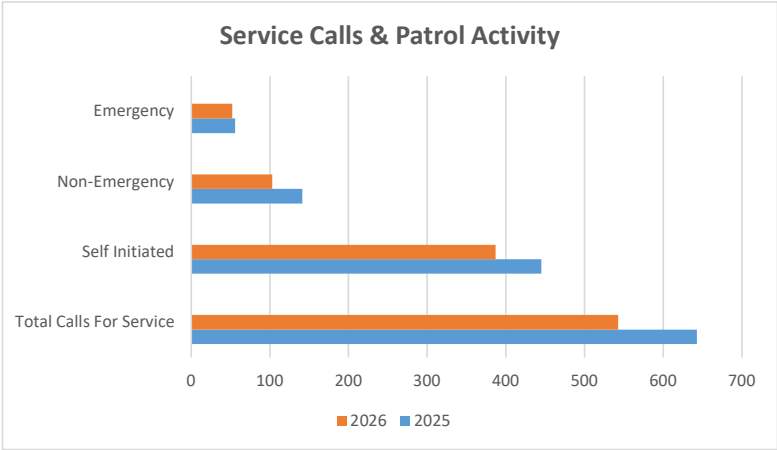
- International Bugatti meet at Sunriver Resort
- Three Rivers Otter Walk
- Oktoberfest
- Coffee with a Cop at Hot Lava Bakery

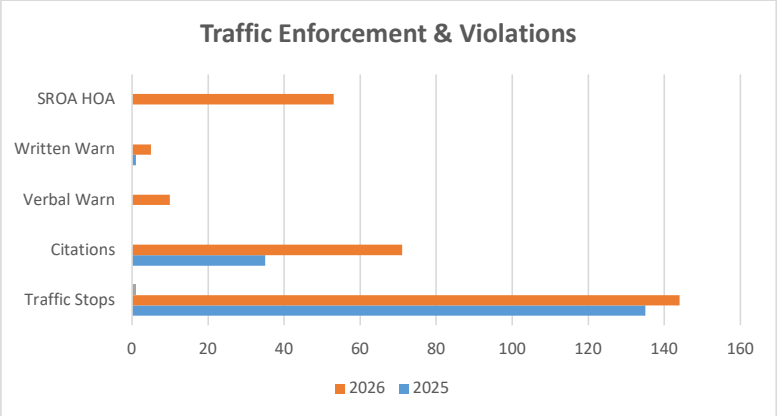
SRPD September 2026

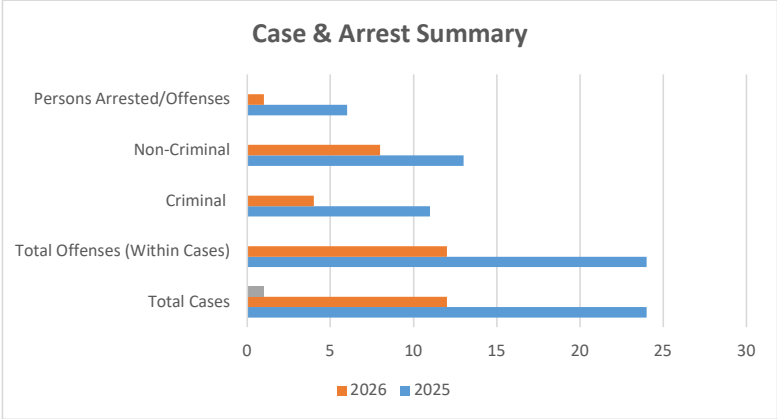
Overview of Service Calls and Patrol Activity		
Service Calls	**2025**	**2026**
Total Calls For Service	643	543
Self Initiated	445	387
Non-Emergency	141	103
Emergency	56	52

Traffic Enforcement & Violations		
Outcome	**2025**	**2026**
Traffic Stops	135	144
Citations	35	71
Verbal Warn	0	10
Written Warn	1	5
SROA HOA	n/a	53

Case & Arrest Summary		
Category	**2025**	**2026**
Total Cases	24	12
Total Offenses (Within Cases)	24	12
Criminal	11	4
Non-Criminal	13	8
Persons Arrested/Offenses	6	1







Incident Analysis Report

Summary By Incident Type

Print Date/Time: 10/07/2026 12:24
Login ID: dc911sd\brittanyfo
Incident Type: All
Call Source: All

From Date: 09/01/2026 00:00
To Date: 09/30/2026 23:59

Sunriver Police Department
ORI Number: OR0090500
Officer ID: All
Location: All

Incident Type	Number of Incidents
Alarm	9
Animal Control Problem	6
Assist	32
Bar or Security Check	122
Bicycle Accident	1
Burglary	2
Code 6	17
Code 99	4
Code or Ordinance	21
Community Policing	48
Criminal Mischief	3
Dispute	2
Domestic	11
DUII	12
Hazard	11
Hit and Run	3
Info	1
Juvenile	2
Lobby	1
MVA Injury	1
MVA Non Injury	4
MVA Unk	3
Noise	3
Parking	23
Property	16
Range or Training	1
Shots	1
Suicidal Subject	1
Suspicious or Prowler	15
Traffic Complaint	4
TS	144
Unknown	9
Unwanted	1
Warrant	5
Weapon	1
Welfare Check	3
Total:	543

Sunriver
Service District
541-593-8622
ssdadmin@sunriversd.org
57475 Abbot Dr, Sunriver
PO Box 2108, Sunriver, OR 97707

MONTHLY REPORT TO DISTRICT MANAGING BOARD

October 15, 2026
Mindy Holliday

Financial

- **SAIF Payroll Audit:** The SAIF payroll audit has been completed successfully, with a refund expected.
- **PERS Follow-Up:** Continued coordination with PERS to resolve outstanding issues.
- **Financial Audit Update:** The financial audit is nearly complete, with no findings identified to date. Auditors are scheduled to present the final report at the December Board meeting.
- **Employee Retirement and Financial Planning Opportunities:** Several opportunities are being coordinated to support employees' financial planning and retirement readiness; AFLAC, OSGP, Sgt. Voll course.
- **OSGP Implementation and Payroll Setup:** Complete the required documentation, establish ADP pay codes, and assign corresponding General Ledger account numbers in QuickBooks.
- **SROA Rules & Regulations Contract Update:** SSD and SROA staff and Board members met for a mid-year check-in to discuss the status of the new contract and review progress to date.
- **Payment Terms Addendum:** Document was approved by SSD Board this summer. SROA staff proposed a few edits to the addendum. Both the redline version outlining the proposed changes and a clean copy are included in the Board packet for review.

Human Resources

- **National PSHRA Conference:** An excellent opportunity for professional development and learning. Would like to attend again next year and will include the conference in my upcoming budget request.
- **Workers' Compensation Claims:** Worked with SAIF to obtain information and updates regarding current workers' compensation claims.
- **Police Union Mtgs:** Participated in meetings related to negotiations for the Police CBA.
- **HR Policy Development:** Continued working on several policies that will be brought before the Board for review and consideration in the coming months.
- **Equal Pay Analysis:** Met with the District's contracted consultant regarding the Equal Pay Analysis and provided the requested information. Should have a final report soon.
- **Employee Handbook:** Continued reviewing, revising, and updating the Employee Handbook to ensure policies and procedures remain current.

Operations

- **Board Work Session Preparation:** Coordinating the agenda and program for the Board Work Session scheduled for later this month.
- **IT Support and Services:** Working to engage a local IT agency to address gaps and provide additional support for the District's technology needs.
- **Build Better Oregon Awards:** Will attend the Build Better Oregon Awards on Wednesday alongside both Chiefs.
- **Professional Development:** Participated in professional development webinars hosted by PERS and ADP.

*__November Board Meeting:__ I will be unable to attend.

SUNRIVER FIRE DEPARTMENT / Memorandum

Date: October 12th, 2026
To: SSD Board of Directors
From: Bill Boos, Fire Chief

Subject: **SSD Board Meeting – October 15th, 2026**

A) Calls for Service

- Emergency response update

B) Administrative Update

- Drywell Project
- SROA – SSD Fall rules agreement
- Fire Defense Board meeting
- Central Oregon Fire Operations Group (COFOG) meeting
- Central Oregon Fire Chiefs Association (COFCA) meeting
- Oregon Health Authority (OHA) EMS inspection

C) Operations Update

- EMS training with Dr. Gordon
- Life-pack 35 in service training
- Department of Public Standards and Training (DPSST) required personnel accreditation

D) Community Events

- Otter Run

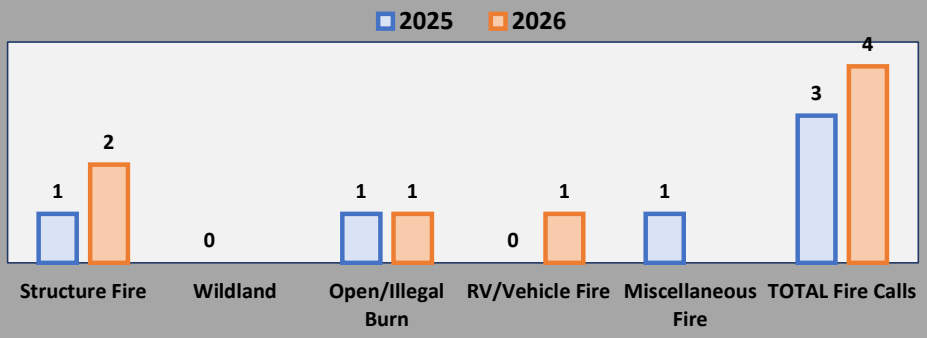
SUNRIVER FIRE DEPARTMENT DASHBOARD

Community ~ Honor ~ Integrity ~ Pride

September
Comparison Statistics

	September 2025	September 2026
Total Monthly Calls	36	57

FIRE RESPONSES



RESPONSE TIMES (Min:Sec)

	2025	2026
Turn-Out Time (Dispatched to Enroute)	1:44	1:47
Response Time (Enroute to Arrived)	6:20	8:33
Scene to Back In-Service	43:25	48:56

EMS RESPONSES

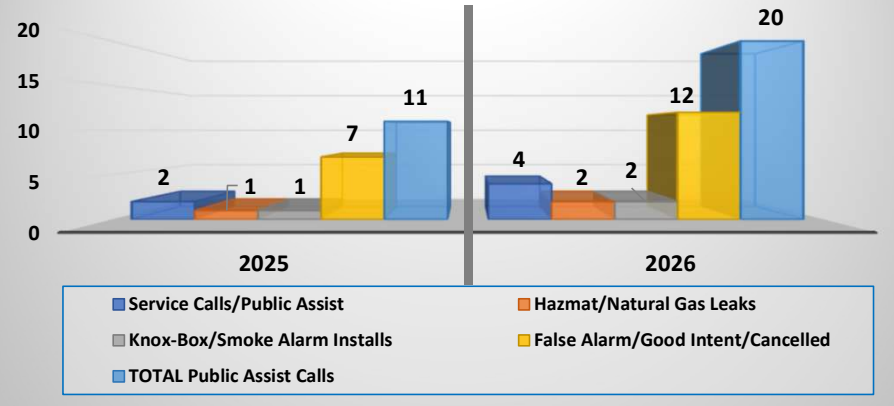
*Walk-ins are included in Transport / Non-Transport Totals

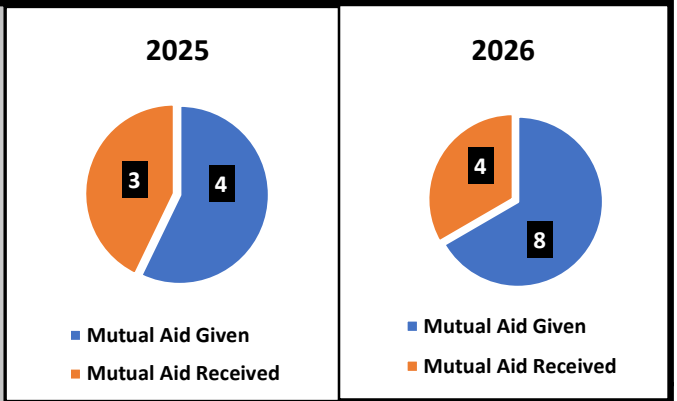
Response Time and Scene to Back-In-Service increase due to far location of certain calls and mutual aid given.

September	2025	2026
TRAINING HOURS	259.8	297

September	2025	2026
MOTOR VEHICLE CRASHES	1	3

PUBLIC ASSIST CALLS





	2025	2026
TOTAL CALLS (YTD)	429	489

September 2025 Ambulance Billing	$ 34,085.20	September 2026 Ambulance Billing	$ 51,992.40

INVOICE, REPORTING, AND PAYMENT TERMS ADDENDUM

to Agreement for the Enforcement of Rules and Regulations (Effective May 22, 2026)

This Payment Terms Addendum ("Addendum") is entered into by and between the Sunriver Owners Association ("SROA") and the Sunriver Service District ("District"), collectively the "Parties," and is incorporated into and amends the Agreement for Enforcement of Rules and Regulations effective May 22, 2026 ("Agreement").

1. Purpose

The purpose of this Addendum is to clarify invoicing procedures, payment timing, dispute resolution for invoices, and related administrative payment terms under Section 4 of the Agreement. This Addendum is intended to supplement and not replace any existing provisions of the original agreement.

The Parties acknowledge that the Sunriver Service District, as a public body, is subject to Oregon Public Records Law (ORS 192.311–192.478) and must comply with its requirements, including disclosure of public records as provided by law.

2. Invoicing Requirements

2.1 The District shall submit invoices to SROA on a monthly basis, unless otherwise agreed in writing by the Parties.

2.2 Each invoice shall include, at a minimum:

- The number of Rules Enforcement Calls billed under Section 4.1
- Itemized Bike Patrol hours and associated costs under Section 4.2
- Administrative charges as defined in Section 4 (10%)
- Reference to the applicable billing period
- A report of statistics under section 3.1.6

3. Payment Due Date

SROA shall pay all undisputed amounts within thirty (30) calendar days of the invoice due date of a properly submitted invoice.

4. Disputed Charges

4.1 If SROA disputes any portion of an invoice, SROA shall notify the District in writing no less than fifteen (15) calendar days from the invoice due date, identifying the specific disputed charges and the basis for dispute.

4.2 The Parties shall cooperate in good faith to resolve any disputed amounts promptly. SROA shall timely pay all undisputed portions of the invoice.

5. Late Payments

Any undisputed amounts not paid within thirty (30) days after the invoice due date shall accrue interest at the rate of 1.0% per month, or the maximum rate permitted under Oregon law, whichever is less.

6. Suspension Rights Unaffected
Nothing in this Addendum shall modify or limit SROA's suspension rights under Section 4.5 of the Agreement or the termination provisions under Section 5.

7. No Other Modifications
Except as expressly modified by this Addendum, all terms, conditions, rates, caps, and provisions of the Agreement shall remain unchanged and in full force and effect.

8. Order of Precedence
In the event of any conflict between this Addendum and the Agreement, this Addendum shall control solely with respect to payment timing, invoicing, dispute handling, and late payment terms.

9. Effective Date
This Addendum shall be effective as of _____, 2026.

SIGNATURES

SUNRIVER OWNERS ASSOCIATION (SROA)

By: _____

Name: _____

Title: _____

Date: _____

SUNRIVER SERVICE DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

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SIGNATURES

SUNRIVER OWNERS ASSOCIATION (SROA)

By: _____

Name: _____

Title: _____

Date: _____

SUNRIVER SERVICE DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

Sunriver
Service District

541-593-8622
ssdadmin@sunriversd.org
57475 Abbot Dr, Sunriver
PO Box 2108, Sunriver, OR 97707

2027 SSD Board of Directors Monthly Meeting Schedule

3rd Thursday of each month, beginning at 1 p.m.
The Doug Seator Conference Room, Sunriver Public Safety Building
57475 Abbot Drive, Sunriver, OR 97707

Agenda, Meeting Packet Information, and
Microsoft Teams Link available at www.sunriversdor.gov

January 21, 2027

February (date TBD): Annual Joint Meeting with Deschutes County Commissioners

February 18, 2027

March 18, 2027

April 15, 2027

April (date TBD): Annual Joint Meeting with SROA Board

May 20, 2027

June 17, 2027

July 15, 2027

August 19, 2027

September 16, 2027

October (date TBD): Annual Board Work Session

October 21, 2027

November 18, 2027

December 16, 2027

Sunriver Service District

Statement of Financial Position
As of Sep 30, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
715-0000-100-1001 CASH FIB OPERATING	378,740.98
715-0000-100-1002 CASH FIB PAYROLL	0.00
715-0000-100-1005 CASH FIB MONEY MARKET	0.00
715-0000-100-1006 CASH LGIP ACCOUNT 5427	2,344,330.58
716-0000-100-1006 CASH LGIP ACCOUNT- RSVE 5521	3,184,399.38
717-0000-100-1006 CASH LGIP - PUBLIC SAFETY BLDG	338,684.73
Total for Bank Accounts	**$6,246,155.67**
Accounts Receivable	
Accounts Receivable (A/R)	0.00
Total for Accounts Receivable	**$0.00**
Other Current Assets	
715-0000-100-1170-1 AMBULANCE RECEIVABLES-1	117,063.85
715-0000-100-1171-1 ALLOWANCE FOR BAD DEBTS-1	-61,630.18
715-0000-100-1172-1 PROPERTY TAX RECEIVABLES-1	82,309.53
715-0000-100-1174-1 ACCOUNTS RECEIVALE-MISC-1	0.00
715-0000-100-1178-1 DUE FROM FUND 716-1	145,138.49
715-0000-100-1179-1 DUE FROM FUND 717-1	-17,520.72
Undeposited Funds	0.00
Total for Other Current Assets	**$265,360.97**
Total for Current Assets	**$6,511,516.64**
Total for Assets	**$6,511,516.64**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
715-0000-200-2001 ACCOUNTS PAYABLE	225.00

Sunriver Service District

Statement of Financial Position
As of Sep 30, 2026

	Total
Total for Accounts Payable	**$225.00**
Other Current Liabilities	
000000 Suspense	0.00
715-0000-200-2005-1 PERS ACCRUAL-1	-1.84
715-0000-202-2020-1 MEDICARE WITHHELD-1	0.00
715-0000-202-2021-1 FICA WITHHELD-1	0.01
715-0000-202-2022-1 FEDERAL TAX WITHHELD-1	0.00
715-0000-202-2023-1 STATE TAXES WITHHELD-1	0.00
715-0000-202-2024-1 WORKERS' COMP WITHHELD-1	0.00
715-0000-202-2025-1 PLO - ER-1	0.00
715-0000-202-2026-1 PLO - EE-1	0.00
715-0000-203-2027-1 AFLAC W/H NCP-1	0.00
715-0000-203-2028-1 AFLAC W/H -CP-1	0.00
715-0000-203-2031-1 HEALTH INS W/H 125 PLAN-1	0.00
715-0000-203-2032-1 MED & DEP EXP W/H- CP-1	4,623.55
715-0000-203-2035-1 457 DEF'D COMP W/H-1	0.00
715-0000-203-2036-1 NW 457 W/H-1	0.00
715-0000-203-2037-1 NW 457 ROTH W/H-1	0.00
715-0000-203-2038-1 PERS WITHHOLDING-Ee-1	-81.32
715-0000-203-2039-1 UNIT W/H-Ee-1	0.00
715-0000-203-2040-1 GARNISHMENT-EMPLOYEE-1	378.50
715-0000-210-2090-1 ACCRUED PAYROLL-1	153,040.25
715-0000-210-2100-1 MEDICARE TAXES-EMPLYR-1	0.00
715-0000-210-2101-1 FICA TAXES EMPLOYER-1	-0.01
715-0000-210-2102-1 OREGON STATEWIDE TRANSIT TAX-1	0.00
715-0000-210-2103-1 FUTA FED'L-1	0.00
715-0000-210-2127-1 DEFERRED REVENUE-1	82,309.53
716-0000-200-2017-1 FUND 716 DUE TO FUND 715-1	145,138.49
717-0000-200-2017-1 717 DUE TO FUND 715-1	-17,520.72
Total for Other Current Liabilities	**$367,886.44**
Total for Current Liabilities	**$368,111.44**
Total for Liabilities	**$368,111.44**
Equity	
715-1000-301-0000 DON NOT USE - BEG NET WRK CAP	0.00
716-4000-511-9801 ENDING FUND BALANCE	2,999,825.00
717-4000-511-9801 ENDING FUND BALANCE…	1,295,616.00
715-0000-511-9801 ENDING FUND BALANCE.	3,639,965.29
Net Revenue	-1,792,001.09
Total for Equity	**$6,143,405.20**
Total for Liabilities and Equity	**$6,511,516.64**

Sunriver Service District

Statement of Financial Position

As of Sep 30, 2026

Color Legend:
Areas to discuss
Areas already discussed

Sunriver Service District
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L
September 2026 and YTD July 2026 - September 2026

	September 2026				July 2026 - September 2026				
	Actual	Budget	Over (Under) Budget	% of Budget	Actual	Budget	FY 27 Budget	FY27 Over (Under) Budget	% of Budget
Revenue									
715-1000-311-1000 PROPERTY TAX COLLECTIONS	8,119.06	549,241.42	(541,122.36)	1.48%	8,119.06	1,647,724.25	6,590,897.00	(6,582,777.94)	0.12%
715-1000-311-1500 PRIOR YR TAX COLLECTIONS	2,622.06	3,333.33	(711.27)	78.66%	2,622.06	10,000.00	40,000.00	(37,377.94)	6.56%
715-1000-331-1200 GRANT REVENUE	15,000.00	-	15,000.00		15,000.00		-	15,000.00	0.00%
715-1000-335-2100 CONFLAG REIMBSMT-STATE	0.00	7,083.33	(7,083.33)	0.00%	-	21,250.00	85,000.00	(85,000.00)	0.00%
715-1000-342-1400 CONTRACT PAYMENTS	6,707.47	2,916.67	3,790.80	229.97%	16,094.99	8,750.00	35,000.00	(18,905.01)	45.99%
715-1000-342-3100 AMBULANCE CHARGES	52,284.59	33,333.33	18,951.26	156.85%	177,940.18	100,000.00	400,000.00	(222,059.82)	44.49%
715-1000-342-3120 BAD DEBT EXPENSE	-32,087.22	(17,916.67)	(14,170.55)	179.09%	(89,339.63)	(53,750.00)	(215,000.00)	125,660.37	41.55%
715-1000-342-3200 FIRE/AIRLIFECHARGES	391.50	291.67	99.83	134.23%	1,057.00	875.00	3,500.00	(2,443.00)	30.20%
715-1000-342-3300 BIKE PATROL CHARGES	11,799.69	3,750.00	8,049.69	314.66%	28,399.85	11,250.00	45,000.00	(16,600.15)	63.11%
715-1000-343-1300 MISC. INCOME POLICE	20.00	416.67	(396.67)	4.80%	60.00	1,250.00	5,000.00	(4,940.00)	1.20%
715-1000-343-1301 MISC. INCOME FIRE	20.00	20.83	(0.83)	96.02%	20.00	62.50	250.00	(230.00)	8.00%
715-1000-343-1302 MISC. INCOME DISTRICT	0.00	-	-	0.00%	2,431.20	-		2,431.20	0.00%
715-1000-351-2300 COURT FINES & FEES	3,253.03	2,083.33	1,169.70	156.15%	9,329.56	6,250.00	25,000.00	(15,670.44)	37.32%
715-1000-361-1100 INTEREST INCOME	8,865.04	10,416.67	(1,551.63)	85.10%	33,347.68	31,250.00	125,000.00	(91,652.32)	26.68%
715-1000-365-1000 GEMT REVENUE	0.00	2,916.67	(2,916.67)	0.00%	849.00	8,750.00	35,000.00	(34,151.00)	2.43%
716-0000-361-1100 INTEREST INCOME-RSVE	10,486.95	8,333.33	2,153.62	125.84%	31,940.43	25,000.00	100,000.00	(68,059.57)	31.94%
716-0000-391-5000 TRANSFERS IN REVENUE	0.00	41,666.67	(41,666.67)	0.00%	-	125,000.00	500,000.00	(500,000.00)	0.00%
717-0000-392-1200 PROCEEDS F/A DISPOSITION		1,833.33	(1,833.33)	0.00%		5,499.99	22,000.00	(22,000.00)	0.00%
717-0000-311-1400 LEVY PROCEEDS	1,458.31	74,824.17	(73,365.86)	1.95%	1,458.31	224,472.51	897,890.00	(896,431.69)	0.16%
717-0000-361-1100 INTEREST INCOME - PS BLDG	1,117.97	4,166.67	(3,048.70)	26.83%	3,404.37	12,500.01	50,000.00	(46,595.63)	6.81%
Total Revenue	**$ 90,058.45**	**$ 728,711.42**	**$ (638,652.97)**	**12.36%**	**$ 242,734.06**	**$ 2,186,134.26**	**$ 8,744,537.00**	**$ (8,501,802.94)**	**2.78%**
Gross Profit	**$ 90,058.45**	**$ 728,711.42**	**$ (638,652.97)**	**12.36%**	**$ 242,734.06**	**$ 2,186,134.26**	**$ 8,744,537.00**	**$ (8,501,802.94)**	**2.78%**

Color Legend:
Areas to discuss
Areas already discussed

Sunriver Service District
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L
September 2026 and YTD July 2026 - September 2026

Expenditures

	September 2026				July 2026 - September 2026				
	Actual	Budget	Over (Under) Budget	% of Budget	Actual	Budget	FY 27 Budget	FY27 Over (Under) Budget	% of Budget
POLICE DEPARTMENT									
715-4000-422-0000 POLICE DEPT SALARIES									
715-4000-422-1020 POLICE CHIEF	12,024.08	11,924.08	100.00	100.84%	36,072.24	35,772.25	143,089.00	(107,016.76)	25.21%
715-4000-422-1141 POLICE SERGEANT	19,167.76	20,688.92	(1,521.16)	92.65%	57,503.28	62,066.75	248,267.00	(190,763.72)	23.16%
715-4000-422-1142 POLICE CAPTAIN	10,350.58	10,350.83	(0.25)	100.00%	31,560.09	31,052.50	124,210.00	(92,649.91)	25.41%
715-4000-422-1143 POLICE PATROL OFFICER	43,475.23	48,133.33	(4,658.10)	90.32%	122,980.87	144,399.99	577,600.00	(454,619.13)	21.29%
715-4000-422-1144 CORPORAL	17,123.28	19,196.67	(2,073.39)	89.20%	52,893.84	57,590.00	230,360.00	(177,466.16)	22.96%
715-4000-422-1145 POLICE COMMUNITY SERVICE OFFICER	0.00	1,250.00	(1,250.00)	0.00%	5,775.26	3,750.00	15,000.00	(9,224.74)	38.50%
715-4000-422-1155 POLICE OVERTIME	2,183.92	3,333.33	(1,149.41)	65.52%	10,987.03	10,000.00	40,000.00	(29,012.97)	27.47%
715-4000-422-1815 ADMINISTRATIVE EXECUTIVE ASSISTANT	6,944.97	6,675.67	269.30	104.03%	20,834.02	20,027.00	80,108.00	(59,273.98)	26.01%
715-4000-422-1901 VACATION PAY POLICE	0.00	2,083.33	(2,083.33)	0.00%	-	6,249.99	25,000.00	(25,000.00)	0.00%
Total 715-4000-422-0000 POLICE DEPT SALARIES	**$ 111,269.82**	**$ 123,636.16**	**$ (12,366.34)**	**90.00%**	**$ 338,606.63**	**$ 370,908.48**	**$ 1,483,634.00**	**$ (1,145,027.37)**	**22.82%**
715-4000-422-2000 POLICE DEPT BENEFITS									
715-4000-422-2110 LIFE/DISABILITY/SEC 125	926.62	676.00	250.62	137.07%	2,453.25	2,028.00	8,112.00	(5,658.75)	30.24%
715-4000-422-2150 HEALTH/DENTAL INSURANCE	34,550.25	38,356.33	(3,806.08)	90.08%	108,661.25	115,068.99	460,276.00	(351,614.75)	23.61%
715-4000-422-2201 FICA/MEDICARE	2,488.87	1,762.50	726.37	141.21%	6,497.01	5,287.50	21,150.00	(14,652.99)	30.72%
715-4000-422-2301 PERS/Ee & Er	32,840.99	39,460.83	(6,619.84)	83.22%	101,032.74	118,382.49	473,530.00	(372,497.26)	21.34%
715-4000-422-2501 UNEMPLOYMENT INS	19.41	83.33	(63.92)	23.29%	57.25	249.99	1,000.00	(942.75)	5.73%
715-4000-422-2505 OREGON PAID LEAVE	438.59	486.25	(47.66)	90.20%	1,321.07	1,458.75	5,835.00	(4,513.93)	22.64%
715-4000-422-2601 WORKERS' COMP INS	0.00	3,117.00	(3,117.00)	0.00%	38,754.18	9,351.00	37,404.00	1,350.18	103.61%
Total 715-4000-422-2000 POLICE DEPT BENEFITS	**$ 71,264.73**	**$ 83,942.24**	**$ (12,677.51)**	**84.90%**	**$ 258,776.75**	**$ 251,826.72**	**$ 1,007,307.00**	**$ (748,530.25)**	**25.69%**
715-4000-422-3399 CONTRACT SERVICES	0.00	10,070.50	(10,070.50)	0.00%	77,649.54	30,211.50	120,846.00	(43,196.46)	64.25%
715-4000-422-3410 EMPLOYEE MEDICAL EXPENSES	0.00	416.67	(416.67)	0.00%	2,773.50	1,250.00	5,000.00	(2,226.50)	55.47%
715-4000-422-4260 DRY CLEANING-UNIFORMS	0.00	25.00	(25.00)	0.00%	-	75.00	300.00	(300.00)	0.00%
715-4000-422-4325 VEHICLE R & M	1,040.55	2,083.33	(1,042.78)	49.95%	2,239.68	6,250.00	25,000.00	(22,760.32)	8.96%
715-4000-422-4330 EQPMT R&M - (Non Office)	0.00	83.33	(83.33)	0.00%	49.98	250.00	1,000.00	(950.02)	5.00%
715-4000-422-5010 DUES & MEMBERSHIPS	0.00	333.33	(333.33)	0.00%	49.98	1,000.00	4,000.00	(3,950.02)	1.25%
715-4000-422-5020 PROFESSIONAL LICENSES & FEES	49.98	125.00	(75.02)	39.98%	-	375.00	1,500.00	(1,500.00)	0.00%
715-4000-422-5040 EDUCATION & TRAINING	330.00	916.67	(586.67)	36.00%	330.00	2,750.00	11,000.00	(10,670.00)	3.00%
715-4000-422-5390 COMMUNICATION SERVICES	1,185.20	1,250.00	(64.80)	94.82%	2,285.28	3,750.00	15,000.00	(12,714.72)	15.24%
715-4000-422-5510 PRINTING/BINDING	0.00	104.17	(104.17)	0.00%	867.75	312.50	1,250.00	(382.25)	69.42%
715-4000-422-5820 TRAVEL EXPENSES	1,289.07	875.00	414.07	147.32%	1,302.06	2,625.00	10,500.00	(9,197.94)	12.40%
715-4000-422-6101 AMMUNITION	91.11	291.67	(200.56)	31.24%	91.11	875.00	3,500.00	(3,408.89)	2.60%
715-4000-422-6122 PUBLIC EDUCATION SUPPLIES	0.00	208.33	(208.33)	0.00%	2,023.33	625.00	2,500.00	(476.67)	80.93%
715-4000-422-6134 GEN'L SUPPLIES	303.27	416.67	(113.40)	72.78%	832.29	1,250.00	5,000.00	(4,167.71)	16.65%
715-4000-422-6135 POLICE VOLUNTEER SUPPLIES	241.43	41.67	199.76	579.39%	336.43	125.00	500.00	(163.57)	67.29%
715-4000-422-6155 OFFICE SUPPLIES	91.99	100.00	(8.01)	91.99%	147.93	300.00	1,200.00	(1,052.07)	12.33%

Color Legend:
Areas to discuss
Areas already discussed

Sunriver Service District
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L
September 2026 and YTD July 2026 - September 2026

	September 2026				July 2026 - September 2026				FY27
	Actual	Budget	Over (Under) Budget	% of Budget	Actual	Budget	FY 27 Budget	Over (Under) Budget	% of Budget
715-4000-422-6161 POSTAGE/FREIGHT	100.04	100.00	0.04	100.04%	185.30	300.00	1,200.00	(1,014.70)	15.44%
715-4000-422-6197 UNIFORMS	936.34	1,541.67	(605.33)	60.74%	7,847.16	4,625.00	18,500.00	(10,652.84)	42.42%
715-4000-422-6220 FUEL	2,826.22	3,833.33	(1,007.11)	73.73%	6,470.73	11,500.00	46,000.00	(39,529.27)	14.07%
715-4000-422-6320 MEETING SUPPLIES	0.00	141.67	(141.67)	0.00%	797.53	425.00	1,700.00	(902.47)	46.91%
715-4000-422-6650 MINOR TOOLS & EQUIPMENT	306.12	666.67	(360.55)	45.92%	597.41	2,000.00	8,000.00	(7,402.59)	7.47%
715-4000-422-6665 OFFICE EQPMT(MINOR)	0.00	125.00	(125.00)	0.00%	-	375.00	1,500.00	(1,500.00)	0.00%
TOTAL POLICE DEPARTMENT M&S	**$ 8,791.32**	**$ 23,749.68**	**$ (14,958.36)**	**37.02%**	**$ 106,876.99**	**$ 71,249.00**	**$ 284,996.00**	**$ (178,119.01)**	**37.50%**

Color Legend:
Areas to discuss
Areas already discussed

Sunriver Service District
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L
September 2026 and YTD July 2026 - September 2026

	September 2026				July 2026 - September 2026				
	Actual	Budget	Over (Under) Budget	% of Budget	Actual	Budget	FY27 FY 27 Budget	Over (Under) Budget	% of Budget
FIRE DEPARTMENT									
715-5500-425-0000 FIRE DEPT SALARIES									
715-5500-425-1022 FIRE CHIEF	12,024.14	11,924.08	100.06	100.84%	36,072.42	35,772.25	143,089.00	(107,016.58)	25.21%
715-5500-425-1023 ASST CHIEF	11,594.32	11,878.92	(284.60)	97.60%	34,782.96	35,636.75	142,547.00	(107,764.04)	24.40%
715-5500-425-1151 FIRE CAPTAIN	29,271.10	32,166.33	(2,895.23)	91.00%	88,554.72	96,499.00	385,996.00	(297,441.28)	22.94%
715-5500-425-1152 FIRE ENGINEER	26,452.51	29,726.42	(3,273.91)	88.99%	79,268.93	89,179.25	356,717.00	(277,448.07)	22.22%
715-5500-425-1153 FIREFIGHTER/PM	41,055.58	50,340.33	(9,284.75)	81.56%	123,293.01	151,021.00	604,084.00	(480,790.99)	20.41%
715-5500-425-1155 FIRE OVERTIME	40,022.48	22,916.67	17,105.81	174.64%	151,730.64	68,750.00	275,000.00	(123,269.36)	55.17%
715-5500-425-1158 FIRE RESERVE	805.00	4,166.67	(3,361.67)	19.32%	3,467.50	12,500.00	50,000.00	(46,532.50)	6.94%
715-5500-425-1885 ADMINISTRATIVE EXECUTIVE ASSISTANT.	6,311.76	6,774.83	(463.07)	93.16%	18,225.68	20,324.50	81,298.00	(63,072.32)	22.42%
715-5500-425-1901 VACATION PAY FIRE	10,400.58	2,083.33	8,317.25	499.23%	10,400.58	6,249.99	25,000.00	(14,599.42)	41.60%
Total 715-5500-425-0000 FIRE DEPT SALARIES	**$ 177,937.47**	**$ 171,977.58**	**$ 5,959.89**	**103.47%**	**$ 545,796.44**	**$ 515,932.74**	**$ 2,063,731.00**	**$ (1,517,934.56)**	**26.45%**
715-5500-425-2000 FIRE DEPT BENEFITS									
715-5500-425-2110 LIFE/DISABILITY/SEC 125.	977.05	775.42	201.63	126.00%	2,931.15	2,326.25	9,305.00	(6,373.85)	31.50%
715-5500-425-2150 HEALTH/DENTAL INSURANCE.	42,008.25	47,374.92	(5,366.67)	88.67%	128,524.75	142,124.75	568,499.00	(439,974.25)	22.61%
715-5500-425-2201 FICA/MEDICARE.	2,673.97	2,403.08	270.89	111.27%	8,054.99	7,209.25	28,837.00	(20,782.01)	27.93%
715-5500-425-2301 PERS/Ee & Er.	66,130.58	55,086.58	11,044.00	120.05%	184,456.35	165,259.75	661,039.00	(476,582.65)	27.90%
715-5500-425-2501 UNEMPLOYMENT INS.	29.92	41.67	(11.75)	71.80%	90.09	125.01	500.00	(409.91)	18.02%
715-5500-425-2505 OREGON PAID LEAVE	734.16	662.92	71.24	110.75%	2,211.19	1,988.76	7,955.00	(5,743.81)	27.80%
715-5500-425-2601 WORKERS' COMP INS.	0.00	8,182.25	(8,182.25)	0.00%	94,906.44	24,546.75	98,187.00	(3,280.56)	96.66%
Total 715-5500-425-2000 FIRE DEPT BENEFITS	**$ 112,553.93**	**$ 114,526.84**	**$ (1,972.91)**	**98.28%**	**$ 421,174.96**	**$ 343,580.52**	**$ 1,374,322.00**	**$ (953,147.04)**	**30.65%**
715-5500-425-3399 CONTRACT SERVICES..	697.52	5,591.67	(4,894.15)	12.47%	11,521.11	16,775.00	67,100.00	(55,578.89)	17.17%
715-5500-425-3410 EMPLOYEE MEDICAL EXPENSES.	0.00	2,500.00	(2,500.00)	0.00%	291.00	7,500.00	30,000.00	(29,709.00)	0.97%
715-5500-425-4325 VEHICLE R & M.	5,218.06	5,000.00	218.06	104.36%	9,792.28	15,000.00	60,000.00	(50,207.72)	16.32%
715-5500-425-4330 EQPMT R&M(NON OFFICE).	0.00	1,233.33	(1,233.33)	0.00%	2,325.20	3,700.00	14,800.00	(12,474.80)	15.71%
715-5500-425-5010 DUES & MEMBERSHIP	570.00	183.33	386.67	310.91%	645.00	550.00	2,200.00	(1,555.00)	29.32%
715-5500-425-5020 PROFESSIONAL LICENSES & FEES.	0.00	666.67	(666.67)	0.00%	-	2,000.00	8,000.00	(8,000.00)	0.00%
715-5500-425-5040 EDUCATION & TRAINING.	1,800.00	1,850.00	(50.00)	97.30%	1,913.14	5,550.00	22,200.00	(20,286.86)	8.62%
715-5500-425-5390 COMMUNICATION SERVICES.	707.79	833.33	(125.54)	84.94%	1,384.07	2,500.00	10,000.00	(8,615.93)	13.84%
715-5500-425-5510 PRINTING/BINDING.	0.00	41.67	(41.67)	0.00%	-	125.00	500.00	(500.00)	0.00%
715-5500-425-5820 TRAVEL EXPENSES.	36.74	625.00	(588.26)	5.88%	392.73	1,875.00	7,500.00	(7,107.27)	5.24%
715-5500-425-6110 FIRE CUSTODIAL SUPPLIES	583.02	1,166.67	(583.65)	49.97%	996.25	3,500.00	14,000.00	(13,003.75)	7.12%
715-5500-425-6122 PUBLIC EDUCATIONAL SUPPLIES	0.00	216.67	(216.67)	0.00%	1,605.00	650.00	2,600.00	(995.00)	61.73%
715-5500-425-6134 GENERAL SUPPLIES	517.97	666.67	(148.70)	77.70%	1,451.87	2,000.00	8,000.00	(6,548.13)	18.15%
715-5500-425-6143 MEDICAL SUPPLIES	2,521.06	2,916.67	(395.61)	86.44%	8,665.44	8,750.00	35,000.00	(26,334.56)	24.76%
715-5500-425-6155 OFFICE SUPPLIES.	0.00	41.67	(41.67)	0.00%	-	125.00	500.00	(500.00)	0.00%
715-5500-425-6161 POSTAGE/FREIGHT OUT	0.00	41.67	(41.67)	0.00%	-	125.00	500.00	(500.00)	0.00%
715-5500-425-6188 SPECIAL SUPPLIES	-903.90	833.33	(1,737.23)	(108.47%)	1,379.55	2,500.00	10,000.00	(8,620.45)	13.80%

Color Legend:
Areas to discuss
Areas already discussed

Sunriver Service District
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L
September 2026 and YTD July 2026 - September 2026

	September 2026				July 2026 - September 2026				FY27
	Actual	Budget	Over (Under) Budget	% of Budget	Actual	Budget	FY 27 Budget	Over (Under) Budget	% of Budget
715-5500-425-6197 UNIFORMS.	208.04	1,250.00	(1,041.96)	16.64%	208.04	3,750.00	15,000.00	(14,791.96)	1.39%
715-5500-425-6200 PERSONAL PROTECTIVE EQUIPMENT	9.95	2,585.00	(2,575.05)	0.38%	504.95	7,755.00	31,020.00	(30,515.05)	1.63%
715-5500-425-6220 FUEL.	2,132.96	2,083.33	49.63	102.38%	5,084.85	6,250.00	25,000.00	(19,915.15)	20.34%
715-5500-425-6320 MEETING SUPPLIES.	0.00	41.67	(41.67)	0.00%	31.50	125.00	500.00	(468.50)	6.30%
715-5500-425-6650 MINOR TOOLS & EQUIPMENT.	0.00	583.33	(583.33)	0.00%	-	1,750.00	7,000.00	(7,000.00)	0.00%
715-5500-425-6665 OFFICE EQPMT(MINOR).	75.76	733.33	(657.57)	10.33%	462.75	2,200.00	8,800.00	(8,337.25)	5.26%
715-5500-425-6666 FIRE TRAINING	0.00	725.00	(725.00)	0.00%	250.00	2,175.00	8,700.00	(6,525.00)	2.87%
TOTAL FIRE DEPARTMENT M&S	**$ 14,174.97**	**$ 32,410.01**	**$ (18,235.04)**	**43.74%**	**$ 48,904.73**	**$ 97,230.00**	**$ 388,920.00**	**$ (338,090.27)**	**12.57%**

Color Legend:
Areas to discuss
Areas already discussed

Sunriver Service District
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L
September 2026 and YTD July 2026 - September 2026

	September 2026				July 2026 - September 2026				
	Actual	Budget	Over (Under) Budget	% of Budget	Actual	Budget	FY27 Budget	Over (Under) Budget	% of Budget
BIKE PATROL									
715-6800-428-0000 BIKE PATROL DEPT SALARIES & BENEFITS									
715-6800-428-1145 PATHWAY RANGER	3,870.00	4,013.33	(143.33)	96.43%	32,306.44	12,039.99	48,160.00	(15,853.56)	67.08%
715-6800-428-2201 FICA/MEDICARE..	641.46	307.08	334.38	208.89%	2,982.57	921.24	3,685.00	(702.43)	80.94%
715-6800-428-2501 UNEMPLOYMENT INS..	3.51	8.33	(4.82)	42.14%	16.21	24.99	100.00	(83.79)	16.21%
715-6800-428-2505 OREGON PAID LEAVE	33.54	16.67	16.87	201.20%	155.95	50.00	200.00	(44.05)	77.98%
715-6800-428-2601 WORKERS' COMP INS..	0.00	83.33	(83.33)	0.00%	1,219.33	250.00	1,000.00	219.33	121.93%
Total 715-6800-428-0000 BIKE PATROL DEPT SALARIES & BENEFITS	**$ 4,548.51**	**$ 4,428.74**	**$ 119.77**	**102.70%**	**$ 36,680.50**	**$ 13,286.22**	**$ 53,145.00**	**$ (16,464.50)**	**69.02%**
715-6800-428-3410 EMPLOYEE MEDICAL EXPENSE	0.00	83.33	(83.33)	0.00%	-	250.00	1,000.00	(1,000.00)	0.00%
715-6800-428-6134 GENERAL SUPPLIES.	203.71	41.67	162.04	488.86%	203.71	125.00	500.00	(296.29)	40.74%
715-6800-428-6197 UNIFORMS..	0.00	41.67	(41.67)	0.00%	-	125.00	500.00	(500.00)	0.00%
715-6800-428-6650 MINOR TOOLS & EQUIPMENT…	0.00	41.67	(41.67)	0.00%	-	125.00	500.00	(500.00)	0.00%
TOTAL BIKE PATROL DEPARTMENT M&S	**$ 203.71**	**$ 208.34**	**$ (4.63)**	**97.78%**	**$ 203.71**	**$ 625.00**	**$ 2,500.00**	**$ (2,296.29)**	**8.15%**

Color Legend:
Areas to discuss
Areas already discussed

Sunriver Service District
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L
September 2026 and YTD July 2026 - September 2026

	September 2026				July 2026 - September 2026				
	Actual	Budget	Over (Under) Budget	% of Budget	Actual	Budget	FY27 FY 27 Budget	Over (Under) Budget	% of Budget
ADMINISTRATION									
715-9700-425-0000 ADMIN SALARIES & BENEFITS									
715-9700-425-1815 ADMINISTRATIVE EXECUTIVE ASSISTANT	5,996.32	5,905.50	90.82	101.54%	13,043.95	17,716.50	70,866.00	(57,822.05)	18.41%
715-9700-425-1888 DISTRICT ADMINISTRATOR	10,515.38	10,583.33	(67.95)	99.36%	31,546.14	31,749.99	127,000.00	(95,453.86)	24.84%
715-9700-425-2100 LIFE/DISABILITY/SEC 125..	106.24	100.25	5.99	105.98%	230.28	300.75	1,203.00	(972.72)	19.14%
715-9700-425-2150 HEALTH/DENTAL INSURANCE..	4,540.75	4,907.42	(366.67)	92.53%	11,311.75	14,722.25	58,889.00	(47,577.25)	19.21%
715-9700-425-2201 FICA/MEDICARE...	234.59	239.08	(4.49)	98.12%	788.03	717.24	2,869.00	(2,080.97)	27.47%
715-9700-425-2301 PERS/Ee & Er..	4,459.28	4,527.50	(68.22)	98.49%	10,150.22	13,582.50	54,330.00	(44,179.78)	18.68%
715-9700-425-2501 UNEMPLOYMENT INS...	2.66	12.50	(9.84)	21.28%	6.80	37.50	150.00	(143.20)	4.53%
715-9700-425-2505 OREGON PAID LEAVE	64.70	66.00	(1.30)	98.03%	167.98	198.00	792.00	(624.02)	21.21%
715-9700-425-2601 WORKERS COMP INS	0.00	20.83	(20.83)	0.00%	190.03	62.50	250.00	(59.97)	76.01%
Total 715-9700-425-0000 ADMIN SALARIES & BENEFITS	**$ 25,919.92**	**$ 26,362.41**	**$ (442.49)**	**98.32%**	**$ 67,435.18**	**$ 79,087.23**	**$ 316,349.00**	**$ (248,913.82)**	**21.32%**
715-9700-425-3320 AUDIT SVCS/RESERVE STUDY	0.00	1,283.33	(1,283.33)	0.00%	475.00	3,850.00	15,400.00	(14,925.00)	3.08%
715-9700-425-3370 LEGAL	567.00	2,625.00	(2,058.00)	21.60%	20,808.90	7,875.00	31,500.00	(10,691.10)	66.06%
715-9700-425-3399 CONTRACTUAL SERVICES	6,969.62	11,082.83	(4,113.21)	62.89%	33,687.04	33,248.50	132,994.00	(99,306.96)	25.33%
715-9700-425-3410 EMPLOYEE MEDICAL EXPENSES..	0.00	41.67	(41.67)	0.00%	-	125.00	500.00	(500.00)	0.00%
715-9700-425-4110 WATER & SEWER..	0.00	500.00	(500.00)	0.00%	539.65	1,500.00	6,000.00	(5,460.35)	8.99%
715-9700-425-4210 GARBAGE..	816.58	708.33	108.25	115.28%	1,647.36	2,125.00	8,500.00	(6,852.64)	19.38%
715-9700-425-4220 CUSTODIAL/JANITORIAL SVCS	948.20	1,041.67	(93.47)	91.03%	3,862.43	3,125.00	12,500.00	(8,637.57)	30.90%
715-9700-425-4320 BLDG/GROUNDS MAINTENANCE	3,089.00	666.67	2,422.33	463.35%	4,885.00	2,000.01	8,000.00	(3,115.00)	61.06%
715-9700-425-4460 BUILDING RENTAL	0.00	3,333.33	(3,333.33)	0.00%	-	10,000.00	40,000.00	(40,000.00)	0.00%
715-9700-425-5010 MEMBERSHIP & DUES	75.00	872.50	(797.50)	8.60%	720.00	2,617.50	10,470.00	(9,750.00)	6.88%
715-9700-425-5040 EDUCATION & TRAINING..	0.00	360.42	(360.42)	0.00%	999.00	1,081.26	4,325.00	(3,326.00)	23.10%
715-9700-425-5050 BANK/TRUSTEE CHARGES	31.46	62.50	(31.04)	50.34%	31.71	187.50	750.00	(718.29)	4.23%
715-9700-425-5204 INSURANCE PREMIUMS	0.00	10,166.67	(10,166.67)	0.00%	-	30,500.01	122,000.00	(122,000.00)	0.00%
715-9700-425-5390 COMMUNICATIONS SERVICES	763.70	916.67	(152.97)	83.31%	2,999.85	2,750.01	11,000.00	(8,000.15)	27.27%
715-9700-425-5401 PUBLIC NOTICES	0.00	208.33	(208.33)	0.00%	-	625.00	2,500.00	(2,500.00)	0.00%
715-9700-425-5820 TRAVEL & MEALS	0.00	416.67	(416.67)	0.00%	37.55	1,250.01	5,000.00	(4,962.45)	0.75%
715-9700-425-6134 GENERAL SUPPLIES..	712.36	208.33	504.03	341.94%	1,289.75	625.00	2,500.00	(1,210.25)	51.59%
715-9700-425-6155 COPIER CHGS	442.37	583.33	(140.96)	75.84%	1,306.42	1,750.00	7,000.00	(5,693.58)	18.66%
715-9700-425-6161 POSTAGE/ FREIGHT	88.90	83.33	5.57	106.68%	88.90	250.00	1,000.00	(911.10)	8.89%
715-9700-425-6210 ELECTRICITY..	1,536.47	1,833.33	(296.86)	83.81%	3,080.14	5,500.00	22,000.00	(18,919.86)	14.00%
715-9700-425-6240 NATURAL GAS..	147.53	1,000.00	(852.47)	14.75%	312.53	3,000.00	12,000.00	(11,687.47)	2.60%
715-9700-425-6335 DISTRICT FUNCTIONS	380.48	291.67	88.81	130.45%	481.50	875.01	3,500.00	(3,018.50)	13.76%
715-9700-425-6665 OFFICE EQUIPMENT	0.00	208.33	(208.33)	0.00%	29.00	625.00	2,500.00	(2,471.00)	1.16%
715-9700-491-9616 TRANSFER TO RESERVE FUND	0.00	41,666.67	(41,666.67)	0.00%	-	125,000.01	500,000.00	(500,000.00)	0.00%
TOTAL ADMINISTRATION DEPARTMENT M&S	**$ 16,568.67**	**$ 80,161.58**	**$ (63,592.91)**	**20.67%**	**$ 77,281.73**	**$ 240,484.82**	**$ 961,939.00**	**$ (884,657.27)**	**8.03%**

Color Legend:
Areas to discuss
Areas already discussed

Sunriver Service District
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L
September 2026 and YTD July 2026 - September 2026

	September 2026				July 2026 - September 2026				FY27	
	Actual	Budget	Over (Under) Budget	% of Budget	Actual	Budget	FY 27 Budget	Over (Under) Budget	% of Budget
716 CAPITAL FUND									
716-4000-422-9422 AUTO - FIRE DEPARTMENT	0.00	46,500.00	(46,500.00)	0.00%	-	139,500.00	558,000.00	(558,000.00)	0.00%
716-4000-422-9424 AUTO - POLICE DEPARTMENT		15,641.67	(15,641.67)	0.00%		46,925.01	187,700.00	(164,257.09)	0.00%
716-4000-422-9435 POLICE EQUIPMENT	0.00	2,129.17	(2,129.17)	0.00%	23,442.91	6,387.51	25,550.00	81,965.62	91.75%
716-4000-425-9430 FIRE EQUIPMENT	107,515.62	9,250.00	98,265.62	1162.33%	107,515.62	27,750.00	111,000.00	(111,000.00)	96.86%
716-4000-501-9701 CONTINGENCY...	0.00	6,250.00	(6,250.00)	0.00%	-	18,750.00	75,000.00	(75,000.00)	0.00%
TOTAL 716 M&S	**$ 107,515.62**	**$ 79,770.84**	**$ 27,744.78**	**134.78%**	**$ 130,958.53**	**$ 239,312.52**	**$ 957,250.00**	**$ (826,291.47)**	**13.68%**
717 PSB FUND									
717-4000-422-9225 CONSTRUCTION	849.00	14,166.67	(13,317.67)	5.99%	2,039.00	42,500.01	170,000.00	(167,961.00)	1.20%
717-4000-422-9460 LOAN PAYMENT	0.00	70,453.33	(70,453.33)	0.00%	-	211,360.00	845,440.00	(845,440.00)	0.00%
TOTAL 717 M&S	**$ 849.00**	**$ 84,620.00**	**$ (83,771.00)**	**1.00%**	**$ 2,039.00**	**$ 253,860.01**	**$ 1,015,440.00**	**$ (1,013,401.00)**	**0.20%**
Total Expenditures	**$ 651,597.67**	**$ 825,794.42**	**$ (174,196.75)**	**78.91%**	**$ 2,034,735.15**	**$ 2,477,383.26**	**$ 9,909,533.00**	**$ (7,874,797.85)**	**20.53%**
Net Operating Revenue	**$ (561,539.22)**	**$ (97,083.00)**	**$ (464,456.22)**	**578.41%**	**$ (1,792,001.09)**	**$ (291,249.00)**	**$ (1,164,996.00)**	**$ (627,005.09)**	**153.82%**
Net Revenue	**$ (561,539.22)**	**$ (97,083.00)**	**$ (464,456.22)**	**578.41%**	**$ (1,792,001.09)**	**$ (291,249.00)**	**$ (1,164,996.00)**	**$ (627,005.09)**	**153.82%**
Expense Category Summary - FUND 715									
Personal Service	503,494.38	524,873.97	(21,379.59)	95.93%	1,668,470.46	1,574,621.91	6,298,488.00	(4,630,017.54)	26.49%
Materials & Service	39,738.67	94,862.94	(55,124.27)	41.89%	233,267.16	284,588.81	1,138,355.00	(905,087.84)	20.49%
Transfer to Reserve Fund		41,666.67	(41,666.67)		-	125,000.01	500,000.00	(500,000.00)	
Transfer to PSB Fund			-	-	-	-	-	-	
Contingencies		-	-		-	-	-	-	
Totals	**543,233.05**	**661,403.58**	**(118,170.53)**	**82.13%**	**1,901,737.62**	**1,984,210.73**	**7,936,843.00**	**(6,035,105.38)**	**23.96%**
Expense Category Summary - FUND 716									
Materials & Service	107,515.62	73,520.84	33,994.78	146.24%	130,958.53	220,562.52	771,250.00	(640,291.47)	16.98%
Contingencies	-	6,250.00	(6,250.00)	0.00%	-	18,750.00	111,000.00	(111,000.00)	0.00%
Totals	**107,515.62**	**79,770.84**	**27,744.78**	**134.78%**	**130,958.53**	**239,312.52**	**882,250.00**	**(751,291.47)**	**14.84%**
Expense Category Summary - FUND 717									
Materials & Service	849.00	14,166.67	(13,317.67)	5.99%	2,039.00	42,500.01	245,000.00	(242,961.00)	0.83%
Debt Payment	-	70,453.33	(70,453.33)	0.00%	-	211,360.00	845,440.00	(845,440.00)	0.00%
Contingencies		-	-	-	-	-	-	-	
Totals	**849.00**	**84,620.00**	**(83,771.00)**	**1.00%**	**2,039.00**	**253,860.01**	**1,090,440.00**	**(1,088,401.00)**	**0.19%**

CONFLAGS & ODF FIRES FY 26-27 REIMBURSEMENTS

NAME OF FIRE	LABOR	EQUIPMENT	LODGING/MEALS	TOTAL	FUNDS RECEIVED	NOTES
Akawa (Line Staff)	$2,578.21	$682.50	$0.00	$3,260.71	No	
COFMS Support 2026 (1)	$6,835.92	$2,160.00	$0.00	$8,995.92	No	
COFMS Support 2026 (2)	$6,152.32	$1,980.00	$0.00	$8,132.32	No	
Round Butte	$2,734.40	$720.00	$0.00	$3,454.40	No	
Ten Mile	$14,327.01	$4,252.50	$0.00	$18,579.51	No	
Wright Spring (Bjorvik)	$22,159.83	$6,772.50	$0.00	$28,932.33	No	
Wright Spring (Boos)						Have not received worksheet yet
TOTALS	**$54,787.69**	**$16,567.50**	**$0.00**	**$71,355.19**		

Overtime Costs YTD - 8/31/26	
Conflag Fire OT	$38,400.26
Regular OT	$113,330.38
Total OT	$151,730.64
FY 26/27 OT Budget	$275,000.00
Regular Staff OT % of Budget	41.21%
Conflag Fire OT % of Budget	13.96%
Total OT % of Budget	55.17%

SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS WORK SESSION
SROA BOARD ROOM
August 14, 2026

DIRECTORS PRESENT: Bill Burke, Pam Hays, Dale Harrison, Linda Beard, Holly Lekas & Keith Mobley

DIRECTORS VIA ZOOM: Veronica Jacknow & Clark Pederson

DIRECTOR ABSENT: Brad Banta

STAFF PRESENT: James Lewis, Keith Kessaris, Keith Wallach, Brian Monroe-Allison, Kellie Allen, Joe Healy, Richie Villagrana, Mark Smith and Patti Gentiluomo

ALSO, PRESENT WERE INCOMING BOARD MEMBERS: John Hitt, John Vogel, and via Zoom, Kera Kerker

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

OWNERS IN ATTENDANCE (not including Board members): 6

OWNERS FORUM

(LETTERS/COMMENTS ACKNOWLEDGED INTO THE PERMANENT MEETING RECORD)
GM Lewis noted that all of comments received have been forwarded to the Board of Directors via email prior to today's meeting and all comments submitted become part of the permanent record for the meeting.

Dawn Prochovnic, 16 Mt. Hood Lane, commented about the Resorts actions regarding the requirement of golf membership fees and the inability to play the Sunriver golf courses. Ms. Prochovnic believes the action has adversely affected property values and she is upset with the Board's inaction to preserve the ability for owners to play. Ms. Prochovnic believes the no vote for the Capital Transfer Fee is partially a result of the displeasure resulting from the golf situation and she is requesting board action toward the Resort on this matter.

Michelle Walsh, 5 Fifteenth Tee Lane submitted questions about Resort vans dropping people off to float the river at a location off Meadow Road and questioned who owns that property and how the Resort is able to use it. Mrs. Walsh provided additional comments regarding the poor condition of a pond located on the Woodlands golf course and why SROA does not have the ability to require the Resort to restore the pond to its previous condition. Mr. Walsh also questioned the Resorts refusal to allow a pathway easement across golf course property between Circles 2 & 3 and suggested alternative methods to negotiating with the Resort as well as requiring the Resort to pay its fair share.

In person speakers:
Greg Henton, 8 Rocky Mtn. Lane referred to the recently posted signs regarding e-bike use and commented that the print on the signs needs to be larger. Mr. Henton also stated that people, primarily visitors, are not following or understanding the rules about no Class 2&3 e-bikes on pathways. Mr. Henton believes that rental contracts for visitors need to include a statement/acknowledgement by the renter that they understand that Class 2&3 e-bikes are not allowed in Sunriver.

Bob Stillson, 10 Belknap Lane, complimented the three outgoing Board members, Directors Burke, Mobley and Pederson. Mr. Stillson stated that their service was for the benefit of the community and not toward any self-interest and they earned his trust based on their actions. Mr. Stillson also stated he was in favor of the Capital Transfer Fee and was dismayed by the untrue characterization by opponents of the measure that it was a "slush" fund.

INTRODUCTION OF NEW SROA IT DIRECTOR

GM Lewis introduced Brian Monroe-Allison, who started two weeks ago as the new Information Technology (IT) Director for SROA. Mr. Allison comes to SROA from Central Oregon Community College (COCC), where he worked for a number of years, becoming well prepared to work with a lot of different departments in different buildings.

Mr. Allison commented that he has been in the IT field for 26 years, the last seven of which were working as the Assistant Director of IT for COCC. Mr. Allison noted that SROA has a lot of similarities to COCC albeit on a smaller scale. Mr. Allison has been meeting all the SROA employees and expressed his appreciation for them in helping him get settled. He also appreciates that the commute from Deschutes River Woods is shorter than going to COCC and that he doesn't have to deal with the downtown traffic which is something he is very happy about. In his off time Mr. Allison enjoys spending time with his ten year old as well as roller and ice hockey and added he is also learning to play the mandolin.

Vice President Hays recommended Mr. Allison also review the IT Strategic Plan. Ms. Hays also noted that we have some residents in the community that are IT experts, especially on security, and she would encourage him to tap into those resources as well.

Mr. Allison added that he is setting up times to meet with all the department heads individually to discuss the needs they have from an IT standpoint. He doesn't foresee any major challenges currently as the former IT director left things in good shape when he retired. There is some obsolete equipment that needs to be replaced, specifically gate equipment as well as some minor vulnerabilities that he will be addressing. Additionally, some items such as cameras at SHARC that have been budgeted for but not yet purchased will be obtained soon. He will also be participating in the budget process as part of the overall administration budget in the coming weeks and months.

Mr. Allison shared that COCC recently opened a new campus building in Madras and the IT Department was the only department that did not rely on outside contractors, which allowed his department to be more involved and to have more say in making sure the technology was exactly what was needed to interface with the college as a whole and make things functionally the same. That meant getting together with contractors, contributors, stakeholders, and the community. If IT is working well, one doesn't even know its there, if it's not working well, everyone definitely notices.

Mr. Allison is excited to be at SROA and looks forward to becoming more familiar with the organization as a whole as well as meeting members of the community. Having had a couple of other offers recently he decided to hold off when he saw this prospect and was happy when he received a call from SROA to come and interview and was subsequently offered the position.

2026 ELECTION RESULTS

President Burke reported that the election results were tallied and posted on the website on Saturday, August 8th. We have three new board members, John Hitt, Kara Kerker and John Vogel, congratulations to them all.

The proposed Capital Transfer Fee (CTF) ballot measure failed with 1,885 no votes, 632 yes votes and 13 blank votes. While the measure did fail, hopefully there is a greater community awareness of the need that will enable Sunriver to stay competitive in Central Oregon. There will be a comprehensive owner survey in 2027 which will be very informative on what the community's interests are for future or updated amenities.

Treasurer Pederson encouraged those that were in opposition to the measure and who wrote to the Board, took out ads in the Scene etc., to step forward and continue to dialogue with the Board and the Scene about whether or not they truly support additional amenities and how they would propose those amenities be funded. Given the margin of defeat Treasurer Pederson doubts the Board or the Finance Committee will be anxious to pursue

other alternatives at this point in time due to the margin of defeat. The uncertainty is not knowing whether people just don't want to spend any money on amenities or whether they just did not like the method of raising the funds necessary to pay for those things. With a three to one vote against the measure, it makes it difficult to assume that owners would actually support a dues increase or a special purpose assessment for projects. We currently do not have the funds for large-scale projects, which means that either they will not seriously be considered or we need to continue to look for different ideas for raising funds.

President Burke added that something that was discussed at Thursday's Finance Committee meeting was the idea of doing a quick snap survey soon on how to move forward while this topic is still fresh on owners minds. Vice President Hays added it should be a short and simple survey to gauge whether or not owners even want new amenities.

The Board held further discussion on whether or not to hold a short Survey Monkey type survey in the short-term limited to no more than ten questions. There was some obvious ambiguity about what the funds from the CTF would be used for but it would be good to know if owners want and/or support additional amenities overall or not. The Board members were in agreement that it would be a good idea to capture what people think now while it is fresh on their minds instead of waiting for the comprehensive owner survey that will be done in 2027 and staff was directed to proceed on a short survey. This also provides another opportunity to listen and learn and gain some different perspectives from owners.

Assistant GM Kessaris at President Burke's request commented that the comprehensive owner survey includes a background on demographics including whether the responder is a resident owner, non-resident owner, do they rent their home or is it strictly a vacation home that is not on the rental market. It includes questions on how owners prefer to receive communication from SROA, how do they use or not use the current amenities that exist, and what do they like or not like. Questions are also asked in reference to board governance, transparency of the board and how the board communicates back and forth with owners.

Additionally, future projects are included and there have been times in the past where a list of possibilities for projects is provided and owners are asked to rank them. The survey includes 60-80 questions covering the entire gamut of SROA operations and how owners feel those can be improved. There is also an open ended section where owners can provide written comments and/or feedback. While some questions remain the same survey to survey such as demographic and operational questions, others such as amenities, funding, etc. change depending on what the current circumstances are.

The survey is professionally done and SROA has been utilizing the same consultant for the past several years, which gives us access to all that archive data to pull from to compare years to years. That proves to be helpful for the Board, committee members, owners, and staff. The survey is emailed out and is mobile friendly as well. Owners can request a paper copy to complete which are then mailed back directly to the consultant in an envelope provided with the survey.

GM Lewis added that in the surveys that have been done since he has been at SROA, we have had approximately 65-70% of owners who take the time to complete the survey, which is phenomenally high. As such, statistically it is a very accurate representation of the community. Once the results are complete, they are provided to the Board, posted on the SROA website and made available to any owner who would like to come to the Administration office and review them.

ADMISSIONS MODEL WORKGROUP UPDATE

As of the end of July, there is a combined total of 6,170 Member Preference Program (MPP) and extended and commercial MPP cards purchased for the year, which is 82 cards below where we were last year. We will see that number increase during the month of August.

The Recreation Plus Program (RPP) currently has 878 homes or condominiums enrolled in the program, which is down by 19 from last year at this time. Once we get through July, purchases into that program generally slow down for the season however some of that has been offset by the increase in gate revenue.

SHARC admissions year-to-date for MPP are 25,818 which is 5,191 more than last year at the end of July. RPP admissions are at 88,795, which is 3,665 more than the same time last year. Gate admissions are at 16,448, which is up 1,488 from a year ago. Total admissions are 131,061 compared to 120,717 in 2025.

Assistant GM Kessaris added that the staff has received a lot of positive feedback this year on the quality of front desk staff and lifeguards resulting in a very good user experience. Vice President Hays noted that over 131k visitors is a lot of people that our staff have served in just seven months, which is fantastic.

Assistant GM Kessaris reported the Member Pool has had 8,873 visitors compared to 8,301 in 2025, a difference of 572. Guest admissions and merchandise revenue totaled $12,855 down $2,622 from 2025 however some of that is attributed to which terminal merchandise was rung up, as one is member pool and one is tennis/pickleball. We are up in revenue overall so it all balances out.

Guest passes redeemed year-to-date total 7,037 at SHARC and 501 at the Member Pool.

Assistant GM Kessaris noted that after Labor Day, the Member pool will go to a Thursday through Sunday for recreation swims.

MPP revenue is currently at $637,120 against the budget of $687,250 and RPP is at $2,601,928 against the budget of $2,662,500. Gate revenue is at $494,829 against the budget of $693,550. The five shade structure rentals have currently generated $20,000 in revenue and are averaging an 85-90% usage rate.

Event revenue is at $62,506 for the year versus $93,419 at this time last year. Some of that is attributed to the fact that some money for the Home Expo held in the spring actually came in December of 2025 so it is not reflected here. There is $104,065 in business currently on the books for the rest of 2026 which also includes Uncorked, and Oktoberfest. Staff continues to get inquiries about booking space and is focusing on booking more holiday and/or company parties. Mr. Kessaris noted that from the end of July through most of October, every weekend except one is booked in the event space. Through mid-August 350 events have taken place at SHARC which encompasses clubs and organizations, fitness, weddings, private member events, family reunions, etc.

Pickleball is down $7,531 versus budget, however we are actually higher in revenue versus expenses. Some of it has to do with timing and will be reflected in August.

The Reef Café at SHARC opened Memorial Day weekend and at the end of July had sales of $300,833 an increase of $88,637 when compared to July of 2025. The hours for the café are 10 A.M. – 7 P.M., seven days a week.

FIRE PROTECTION WORKGROUP UPDATE

GM Lewis reported the workgroup has held two meetings with their third scheduled for next week. While the first meeting served as an introductory opportunity, the second meeting focused more on ideas, and comments and concerns helping to create a hierarchy of issues that the workgroup wants to address over the next several meetings as there are too many to address in one meeting. The things that rose to the top are evacuation, defensible space, and home hardening.

Both fire and police representatives were present at the second meeting and Police Lieutenant Van Meter spoke to how the current evacuation process is set up. The workgroup suggested some additional things they believe should be considered and also touched on the topic of defensible space which will be the main focus of their meeting next week.

The workgroup understands that recommendations that come out of their efforts will have to be vetted through other bodies such as the Design Committee in relation to home hardening, the Covenants Committee if changes to the rules and regulations are recommended and Natural Resources if changes are recommended to the Ladder Fuels Reduction (LFR) program. There is a lot of good energy in the group and there has been a lot of good interaction by this committed group of homeowners. GM Lewis noted there is a section on the SROA website, www.sunriverowners.org under the Owners tab dedicated to this project and that includes the workgroups directive, agendas, meeting notes, etc.

Director Jacknow added that when the workgroup is ready to present to the Board, she would like to see one standard format created and utilized by all workgroups, taskforces, or committees suggesting something similar to what Communications Director Keith Wallach presented to the Finance Committee yesterday and which the Board will see later today regarding switching the website hosting for SROA and SHARC.

Vice President Hays commented that she sat in on two days of Ladder Fuel Reduction (LFR) Magistrate hearings this past week and expressed her kudos to Magistrate Jo Zucker and Natural Resources Director Patti Gentiluomo for their professionalism and organization as they did a phenomenal job.

Key takeaways for her were that LFR is important to owners but there was a lack of awareness or understanding by some owners despite having received many, many notices over a two-three year period regarding the need to address their property. Many seem to be relying on their contractors who in some cases are not completing the job in a satisfactory fashion. In short, despite all we are doing from a communications standpoint, it's an uphill battle with some people to bring their property into compliance and help make the community safer for everyone. It's not an easy job and Vice President Hays encouraged the Natural Resources department to keep doing what they are doing and know that there are many people who support their efforts.

At Vice President Hays' request, Natural Resources (NR) Director Patti Gentiluomo commented that while many of our owners do the necessary work, keep in touch with the NR department and have NR staff come out for a site visit to ensure they are in compliance, there are others who unfortunately don't pay attention until they are cited.

Staff tries very hard to use these hearings as an educational opportunity with owners to provide them with all the information available regarding LFR in print, on the website, via diagrams, photographs, mailings, and articles in the Scene on a regular basis. For a lot of owners that information really resonates but for others not so much. We also have an interpretive garden in front of the Administration building with examples of the different plants people are being asked to remove and/or reduce for those who need that visual.

Director Jacknow expressed her appreciation for the NR staff coming to her property to educate her about knapweed in its different stages of growth and suggested maybe some short videos that could be posted on the website. Those might prove helpful for owners in identifying correctly what they need to remove from their property. Director Harrison added that is one of the things that the Fire Protection workgroup is already talking about. NR Director Gentiluomo commented that short videos on plant identification are something that NR staff are already working on with the Communications department.

RULES & REGULATIONS TASKFORCE UPDATE

The taskforce recently held their ninth meeting and they will meet again on August 25th. To date the taskforce has reviewed the entire document and then broken into sub-groups that worked on certain sections of the document. Those sub-groups came back to the full taskforce and made their recommendations and the entirety of the taskforce considered all of those comments.

A clean draft was created with all the comments received and that is what the taskforce is now reviewing to determine if there are any additional changes that need to be made. This also provided a chance for final discussions and debates among the taskforce members. They are close to making a recommendation of the

changes they feel are necessary which will go to the Covenants Committee for review and any edits the committee feels might need to be made.

After that review, the document will be ready to come to the Board for consideration, which GM Lewis believes will be towards the end of the year. If the Board approves a first reading of the document, it will then be posted to the SROA website for 60 days to allow for owner input and comments.

Director Lekas, who is on the taskforce, commented that there has been a lot of good discussion and that they are working hard to make the document clear and concise for owners. There are some things where the rule is hard to enforce such as e-bikes and the taskforce realizes that. Director Lekas believes the Board will need to be part of a plan to communicate all the changes once the document has been approved.

GM Lewis noted that all the taskforce information can be found on the SROA website, www.sunriverowners.org under the Owners tab. Additionally, owners can provide input on this document anytime they choose to by emailing info@srowners.org. They do not have to wait until the first reading has been brought to the Board.

SUNRIVER "COLLEGE" DISCUSSION

GM Lewis reported this idea is something he borrowed from Deschutes County having participated in giving presentations when he worked at the County. The program is intended to provide information to owners on how the different SROA departments function and how SROA functions as a whole.

The hope is that through education, owners will become community ombudsman for SROA and be more enticed to volunteer for various positions essential to the overall success of the Association, including the Board of Directors, standing committees, taskforces, workgroups and special projects.

This is an interactive educational process with time for Q&A but is not intended to discuss in depth suggestions or recommendations for operational changes, as this would not be the appropriate venue. Community partners may be asked to participate in some meetings as necessary according to their interaction with SROA operations.

The program will be active January through June each year, with one meeting per month. Each meeting will have an agenda and specific curriculum that could include Board/committee/staff classroom instruction on a specific topic(s), as well as site visits to SROA facilities to view operations. The meetings should occur at a time of day that will allow for maximum participation.

The program is open to Sunriver owners in good standing with approximately 25 participants enrolled. Owners can submit applications, but should be enrolled on a first-come, first-served basis to ensure fairness to all. Depending on the number of applicants and level of interest, the number can be increased/decreased as necessary. The goal is to not have so large of a group that the instruction and interaction becomes cumbersome.

The proposed curriculum would include:

- Overall Governance
- Budgeting and Funding
- Departmental Operations (two meetings)
- Facility Tours
- Methods of Owner Input

The program will take the participation of various SROA staff, Board and committee members. It would be helpful to have the assistance of the Owner Enrichment committee in conjunction with Sunriver You, which is the official educational component of the OEC as designated by the Board a few years ago. The program could include both in-person and virtual components, however due to some of the curriculum requiring in-person (such as facility tours), it may not be possible for all meetings.

At the end of the program, participants will be acknowledged for their involvement and rewarded in some manner. Hopefully, after going through this "college" some owners will feel better informed about the Association and be enticed to volunteer on a committee, taskforce or workgroup or run for a position on the Board.

The Board held a discussion on this proposal and agreed that this would be a great opportunity and will be proven to be well worth the time and effort that will go into it. Knowledge is power and providing this opportunity to owners will give them a greater connection to SROA and the community. It also builds on the concept of board development and goes to several of the guiding principles in the Strategic Plan. All were in agreement that the GM should move forward with this proposal.

Director Jacknow suggested that as this would be a pilot program, it might be better to start small, maybe a group of 12-15 people instead of 25-30 and she feels it's important to choose people who will be willing to provide feedback, which the rest of the group agreed with. At the end of the program she would like to have some of the attendees come to a board meeting and share with the Board what they learned.

Director Beard suggested allowing the additional 12-15 people that might want to participate beyond the 12-15 chosen, to attend virtually so they too can receive this information.

BOARD WORK PLAN/CAPITAL PLANNING MEETING FORMAT

GM Lewis commented that this meeting that will be held on Wednesday, September 16th and is a two part meeting. First will be addressing the Board's 2027 work plan which will be followed by the capital planning portion. GM Lewis referenced the pertinent documents that were sent to the Board members, including the three new members back in July.

Following the same format as last year's meeting, Board members should come prepared with their top three to five items they think the Board and/or SROA should focus on next year. SROA department heads will do the same and those will all be compared with the items identified in the Strategic Plan. There is naturally overlap of some the items identified and which touch all three legs of the stool so to speak. Those are the items that rise to the top for the work plan. This discussion and approach works well as it influences the budget for the next year and really assists staff in developing their budgets.

Since the capital transfer fee (CTF) measure did not pass, there are really no big projects planned for 2027 as there are no funds to pay for them. The items that are in reserves for replacement for 2027 will be addressed along with anything that may be included in the operating budget. There could be things such as more shade structures or something else that are not big ticket items but there will not be the need to discuss bigger projects such as the pathway between Circles 2 & 3, an indoor pickleball/tennis facility, etc.

Regardless of the fact that the CTF did not pass, GM Lewis feels it is still important for the Board to discuss and do a more formal capital improvement planning process for 2027. Some of the feedback received during the election was that some owners were frustrated that there was not such a document available despite the numerous meetings that were held describing the projects that had been identified as most important. GM Lewis referenced the method used to formulate the Infrastructure and Amenities Master Plan (IAMP) and recommended that type format be utilized to address creating a capital improvement plan. While the IAMP did not include the amount of money that would be required for individual amenity or infrastructure projects, he believes a capital improvement plan should include the amount of money that would be necessary to complete different projects.

President Burke, who participated on and very much enjoyed being on the IAMP taskforce recommended providing the score sheet that the taskforce utilized for this assignment as it was very helpful. Public Works Director Mark Smith added that the IAMP might serve as a good launch spot for the capital planning as a lot of necessary information and background is already there. Owner Bob Stillson, who was also on the IAMP

taskforce commented that it was a good experience and noted that the taskforce eliminated some projects that had been proposed such as the promenade between the Resort and the Village and an entrance experience on the Cottonwood Road entry. There were other things, but the things that were more important for the community as a whole rose to the top in that plan as well.

2027 BUDGET GUIDELINES

GM Lewis commented that this was brought up last year and again last month by Director Jacknow who noted the importance of staff having guideline in place prior to beginning to work on their 2027 budgets so they know what the Board's expectations are. It also, in Director Jacknow's words, puts guardrails on things for staff and owners to a certain degree by illustrating what is doable and what is not based on the funds available.

It would be helpful to give staff some basic parameter direction as the budget is being prepared. An example would be having Controller Healy provide some different scenarios using different percentages of maintenance fee increases, what they would generate and what staff would have to work with.

Director Jacknow added that given our current financial situation, we are going to need to be more conservative in terms of revenue next year and there is also inflation to deal with. Having Controller Healy model that will answer some of those questions and how much can we afford in terms of our reserve contribution. While we haven't received the full reserve study report yet, Controller Healy shared some information from the first draft at the Finance Committee meeting on Thursday and it illustrates that we don't currently have the capacity to fund large capital projects. Providing these guardrails to staff ahead of time is helpful for everyone as it avoids wasting time later on in the budget process and also gives us a clear sense of what can be afforded.

Director Jacknow added that she believes the Board will need to be much more attuned when considering any new capital projects. Projects such as the rentable shade structures at SHARC that increase revenue or a new website host that the Board will hear about shortly and which will decrease expenses are the things that will rise to the top for consideration.

GM Lewis added that he believes what comes out of these guidelines from a staff perspective is maintaining the quality and level of service we have, maintaining our facilities, operating all the programs we have as efficiently and cost effectively as possible. Looking at it from an owner perspective, we will get questions about why don't we build this or add that and the answer will just have to be a flat out no. This is not a negative per se, it's realistic in creating the budget for next year.

Controller Joe Healy echoed Director Jacknow's comments, adding the more input and communication we receive the clearer the path ahead. The Finance Committee is a very engaged group of individuals and the more direction and input we can get from them to distribute out to the managers the better. Managers will be receiving their year-end forecasts very soon, which will forecast where their departments are expected to finish up for this year, then that starts building into next year.

Controller Healy continued that the goal is always to keep maintenance fees and other fees as low as possible while maintaining the level of service owners expect and providing for our staff as well. It's a balancing act that happens every year and there are give and takes along the way. The engagement of the Board and Finance Committee are both very important to the process.

GM Lewis circled this back to the importance of the work plan and capital planning meeting as we get into budget guidelines and as it makes the budgeting process more efficient. It is also very instructional for the owners if they have questions as to why something was or was not budgeted for, as it is all documented.

Assistant GM Kessaris believes the more information the managers have ahead of time regarding the expectations of the Board and Finance Committee the better. Mr. Kessaris works with a number of the departments within the Association and providing that guidance to compartmentalize the thoughts and keep

the focus on key items. Additionally, he feels there are some opportunities on the revenue side of things that could be considered and that staff will be looking at in addition to where expense savings can be realized.

Public Works Director Mark Smith added that in his department there are often times things that are out of our control such as utilities, fuel, pool chemicals, etc. This limits some of the flexibility for some of the line items in his budget. IT Director Brian Monroe-Allison agreed noting that the cost of licensing fees that we are required to maintain is up to the provider. Same for things such as Microsoft Office, hardware and security, if those fees increase we have no say in that. Communications Director Keith Wallach echoed those thoughts noting a number of programs that the Communications Department uses seem to increase every year.

Treasurer Pederson added that a significant portion of the budget is for personnel in order to provide the services that owners want. Then you start adding in the cost of the things we don't have control over such as utilities, pool chemicals, asphalt, natural gas, gas for vehicles, etc. that are necessary to keep our facilities and the community at a certain standard. That doesn't leave a lot of room for cost cutting unless we consider closing some facilities. While there may be some dollars realized by cost cutting Treasurer Pederson does not believe big amounts of money will be realized to put to other kinds of uses without some kind of an additional source of revenue.

President Burke commented that when Treasurer Pederson gives his treasurer's report at the Annual Meeting on Saturday, one of his slides will illustrate some of the items/amenities that will not be on the table for discussion during the 2027 budget process. Treasurer Clark will also mention some of the things such as licensing, utilities, etc. that are out of the Association's control but still have to be maintained. Controller Healy added that another thing we have no control over is the cost of employee health insurance rates. The Board and Finance Committee have always been very forward thinking and supportive about taking care of the staff and providing good benefits, which definitely helps with employee retention, but it is another example of something that can go up dramatically and over which we have no input.

Director Jacknow is happy that SROA is fully staffed, however on the flip side every industry and finance organization she has worked for will always lean on a little bit of attrition to provide a little bit of wiggle room when there are increases in costs. We did experience some of that at SROA in the past few years as open positions were not filled and offset some other expenses. Again, while she is happy that we are fully staffed, it does mean that things are going to be tight so some hard decisions are going to have to be made.

GM Lewis added that we are now roughly where we were back when he started at SROA in early 2020. Due to the pandemic, 16 employees were terminated. Gradually, most of those positions have been brought back over time. Because Sunriver is 99% built out and the boundaries of the property are not expanding, we currently have the number of staff required to provide the level of service desired. If amenities that require additional personnel are built in the future, then we will have to address that but for now we are pretty stable.

Vice President Hays added that she's not sure owners are aware of what all their maintenance fees pay for. As a not for profit corporation, we can't go over budget. What we may have to consider, and it may be unpopular with owners, is that yes, we do provide a level of service that is expected and often times we give it for free with some of our processes. We may have to consider some type of cost recovery charge to recoup the costs associated with some of the services that are currently being provided.

OTHER BUSINESS
SROA WEBSITE

GM Lewis commented on the huge amount of communication we try to provide via our SROA and SHARC websites and through social media. While our website contains a wealth of knowledge, over time technology changes and more efficient ways to do things come along that might also be more cost effective compared to what we are currently doing.

Communications Director Keith Wallach joined the discussion noting that the current SROA website is fairly old and lacks some user experience and accessibility and long-term platform cost savings that we could achieve by moving to a different platform.

We currently use Granicus for our platform, which comes with a significant cost. Granicus is really designed more as a government platform and is more typically used by large city municipalities. The current cost of Granicus is about $25k per year just in a maintenance fee. That does not include any support from their team for daily maintenance updates and things like that. It is strictly to have access to that platform. As a result, a lot of the Communications departments staff time is consumed doing workarounds to make this platform work for us and our use case. Updates are slow and require an unnecessary amount of effort from both Keith and the rest of his team. Simply put it is a poor fit that no longer aligns to what SROA's needs are.

The goal is to create an easier, faster, much more user-friendly digital experience for visitors to the sites as well as staff.

Our current website challenges include:

- Accessibility & Compliance
  - Not aligned with modern ADA/Web Content Accessibility Guidelines (WCAG)
- User Experience
  - Navigation is inconsistent and information is difficult to find
  - Mobile experience needs improvement across all avenues including user experience & user interaction
- Content Management
  - Large document library that is not easy to navigate
  - Duplicate & outdated content needs to be culled
  - Difficult department workflows and update processes for simple updates and tasks

What success looks like with the proposed change:

Owners and visitors will be able to more easily access documents, forms and information and receive notification that their online submissions have been received by SROA.

SHARC guests will have a better recreation and event experience with more concise user experience pathways.

Staff will have access to simpler updates via customized content management system (CMS) that works with us not against us.

For the organization it will provide improved accessibility, security, and maintainability at a lower cost.

The project investment will cost $21k which is a one-time all inclusive scope. This would eliminate the ongoing $25k costs of Granicus and lower long-term platform expenses in the nominal range per month, similar to a standard website hosting fee.

The return on investment will be faster content updates, reduced support requirements, better owner and visitor experience and a 20% time savings for the Communications department.

The timeline would be approximately 13-17 weeks until launch. Several phase including discovery & strategy, information architecture and user experience, design, development & migration, QA & accessibility testing, and finally training and launch. Depending on how things go, the overall timeline could possibly be reduced.

The recommendation from the Communications Department is to use the services of SOFIA web design and to proceed with one on one assistance with:

- Granicus to Web flow migration

- Full redesign of SROA & SHARC websites
- Accessibility remediation
- Content migration and cleanup
- Staff training and launch support

This will provide lower costs overall, a better front and backend experience, and a stronger long-term digital foundation for growth.

Mr. Wallach commented that technology changes quickly and this format will allow SROA to more easily keep up with changes and adapt more easily while allowing owners, staff and visitors to the SROA websites a much easier way to navigate the sites and find what they are looking for.

The Board had several questions and positive comments for Mr. Wallach and are supportive of this change. In light of the financial challenges ahead in 2027, an opportunity to save money is always welcome. Additionally, the Board appreciated Mr. Wallach's concise and informative presentation.

OTHER BUSINESS
RIVER ROAD TUNNEL PROJECT
MEADOW ROAD PROJECT

Public Works Director Mark Smith informed the Board about the upcoming tunnel project on River Road near the Nature Center. The pathway through the tunnel will close to pedestrian and bicycle traffic on August 31st. A signed detour route will be available for pathway users.

Beginning on September 8th, River Road traffic will be reduced to a single lane through the project area. Temporary traffic signals will direct vehicular traffic through the work zone. Motorists should expect delays of up to ten minutes during peak construction periods.

Due to pathway closures, access to the Nature Center will be limited to vehicular traffic through detours only. All pedestrian access will remain closed during construction.

The Nature Center, Resort, Sunriver Stables and the airport have all been notified and owners will be notified as well. A meeting is scheduled with the police and fire departments for next week.

That project is scheduled to be completed by late November, weather permitting.

The Meadow Road project is another significant undertaking that will be happening on the main part of Meadow Road up to where it separates into two directions.

That road will be undergoing a full depth reclamation process and it has been determined that there is room to realign that road to allow for an eventual pathway. This road has long been cited as one of the main areas in Sunriver where an additional pathway would address ongoing safety issues of walkers and bikers on Meadow Road.

This project will follow approximately the same timeline as the River Road tunnel project. Owners in the area will be notified of the work in advance.

EXECUTIVE SESSION

Director Mobley moved to recess the public meeting and reconvene in executive session under the authority given in the SROA Bylaws, Article 4, Section 11 to confer with legal counsel regarding pending and threatened litigation as well as the negotiation of contracts with third parties. These deliberations will not be disclosed to owners because they are subject to a claim of attorney client privilege. Seconded by Director Lekas, the motion passed unanimously.

The public meeting recessed at 11:45 A.M.

The public meeting reconvened 12:09 P.M.

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

Director Lekas moved to adjourn the meeting. Seconded by Director Beard, motion passed unanimously.

The meeting adjourned at 12:10 P.M.

A video of the entire public meeting can be viewed on the Sunriver Owners Association's YouTube page.

Respectfully submitted,

Keith Mobley, Secretary

SUNRIVER OWNERS ASSOCIATION
ANNUAL MEETING
BENHAM HALL @ SHARC
August 15, 2026

DIRECTORS PRESENT: Bill Burke, Keith Mobley, Clark Pederson, Pam Hays, Linda Beard and Dale Harrison; Absent: Brad Banta, Holly Lekas, and Veronica Jacknow.

STAFF: James Lewis, Keith Kessaris, Becki Sylvester, Jacki Bue, Keith Wallach, Susan Berger, Mark Smith, Jesus Mendoza & Joe Healy

The Annual meeting of the association's members was called to order at 1:00 pm

Owners in attendance: 60

WELCOME

President Burke welcomed everyone present and thanked them for attending the meeting today and then briefly reviewed today's agenda. President Burke also announced that anyone wanting to address the Board today during the Owners Forum should fill out one of the information sheets on the tables and return it to a staff member.

President Burke then introduced the current Board of Directors; Bill Burke, Keith Mobley, Clark Pederson, Linda Beard, Pam Hays and Dale Harrison. President Burke noted that non-resident Directors Banta, Jacknow, and Lekas were not able to attend today's meeting due to prior commitments.

INTRODUCTION OF 2026/27 SROA BOARD OFFICERS

Pam Hays – President
Veronica Jacknow – Vice President
Brad Banta – Treasurer
Kara Kerker - Secretary
John Vogel – Assistant Treasurer
Linda Beard – Assistant Secretary

BOARD SERVICE RECOGNITION

President Burke commented that he would like to recognize outgoing Board Treasurer Clark Pederson who joined the Board six years ago. He has served as Treasurer for five of those six years, which includes chairing the Finance Committee and is incredibly important to how we budget, what our operations are, trying to look into the future, etc. Treasurer Pederson is a very knowledgeable individual and in addition to serving on the Finance Committee he has frequently served on various taskforces and work groups. Thank you Treasurer Pederson for all you have done during your tenure on the Board of Directors.

Secretary Keith Mobley has been volunteering for SROA in different capacities for more than nine years. Mr. Mobley is a retired attorney and Captain in the Navy and he served as special assistant to two former presidents of Oregon State University. Mr. Mobley also served as city attorney for the town of Antelope during the Rajneesh period. Mr. Mobley has vast experience and has contributed not only on the Board but on numerous taskforces and workgroups. Thank you Director Mobley for your service to the Sunriver community.

Treasurer Pederson recognized President Burke who has been a very important member of the Board for the past six years. President Burke also has served on a variety of taskforces and work groups and has committed a significant amount of time to the Association and the community. Last year, Mr. Burke agreed to be president and he has done a fabulous job running the Board. Thank you President Burke for you commitment to SROA and all you have contributed during your time on the Board.

ANNOUNCEMENT OF 2026 ELECTION RESULTS

President Burke reported on the results of the annual election that closed on Saturday, August 8th. The three individuals elected to a three-year term on the Board that will begin at the close of this meeting today and end at the close of the Annual Meeting in 2029 are:

John Hitt
Kara Kerker
John Vogel

President Burke congratulated all three of these folks and welcomed them to service on the Board. President Burke also commented on the recent addition of Holly Lekas who is fulfilling the last year of the position that was vacated earlier this year, noting that he feels SROA will have a very strong and talented Board of Directors moving forward.

President Burke also reported that the capital transfer ballot measure was defeated with 1,885 no votes and 632 yes votes. This information was posted on the SROA website on Saturday, August 8th following the close of the election.

President Burke commented that he thinks that even the most ardent opponents to this particular ballot measure are not opposed to future amenities and are concerned about how to fund future projects. President Burke added that one of the primary issues raised in the 2030 Strategic Plan is how Sunriver remains relevant in a competitive market in Central Oregon into the future.

TREASURERS REPORT

Treasurer Pederson started by noting that it has been his pleasure serving on the Board and as Treasurer for the Board of Directors for the past several years. Treasurer Pederson is happy to report that the Sunriver Owners Association is in sound financial shape. While not an accountant, Treasurer Pederson is very much a numbers guy with a background in investments and investment advising.

Treasurer Pederson recognized and commended SROA Controller Joe Healy and his staff members Brooke Smalley and Lawrie Dieckhoff for all they do to keep the bills paid, assist owners with their TDS accounts, assist with the annual audit, facilitate payroll, etc.

Pederson provided a summary of the Association's financials noting that SROA is a $14.5 million dollar operation. In 2025, we ended the year with a small surplus of $29k and he also noted that SROA has not ended the year with a deficit for a number of years. While we always strive to end the year with a surplus, it is not a significant amount of money that can provide us a lot more capital to use for any other kinds of purposes. Year-to-date for 2026 we do have a $33k deficit but we believe that will come in line before the end of the year.

Through the end of 2025 total assets equaled over $41 million dollars and include SHARC, the Administration building, Member Pool, rolling stock, pickleball and tennis courts, etc. Noting that the Association does not have any debt, the total liabilities in 2025 equaled $4.8 million. That includes pre-paid maintenance fees and Recreation Plus Program fees which are deducted from on a monthly basis, along with earned vacation pay and some other temporary items. Retained earnings through the end of last year totaled $36.5 million. Cash balances included unrestricted cash which is the operating fund and restricted cash which is the Association's reserve funds. We will have some big items coming up in the fall in the form of the completion of this year's ladder fuels reduction on commons and some significant fall road work. At the end of 2025, the reserves totaled $18.7 million and this year we are at $21 million.

Shifting to the income statement, Treasurer Pederson reported that just over half of the Association's income comes from the maintenance fees paid by owners. That totaled $8.5 million in 2025. Program revenue from such things as the Recreation Plus Program (RPP), Member Preference Program (MPP), gate admissions,

Scene advertising, etc. all contributed to another $5,424,653 million in 2025. Other revenue is things like the interest made on our reserves, the percentage SROA receives from the Café proceeds at SHARC, and other miscellaneous items. When added to the above it added up to $14,685,066 million in 2025.

Shifting to expenditures, the major portion of our expenditures are salaries and burden for staff, of which we have 51 full-time employees. During the summer we add an additional 40-50 employees for the summer months. Expenditures also includes material and services such as paying to have our audit done every year, clearing snow off the road and pathways, ladder fuels reduction on commons, tunnel replacements, purchasing fuel, etc. A commitment was made a number of years ago to replace one tunnel each year and those generally cost approximately $500k. This year we are doing the River Road tunnel which is much trickier due to the soil stability and higher water table in that area which will drive the cost up to approximately $640k.

Additionally, expenditures include insurance costs, legal costs, and the contribution we make to the Reserve Fund every year and which is in place for replacement of current assets. This includes the things that have a life of three to thirty years and are scheduled for replacement at the end of their useful life. When that time comes we do reassess every item to determine if there is more useful life left or not and when it makes sense, we will push some items beyond the original target date. Bottom line, the Board, Finance Committee and staff are very careful with your money.

Treasurer Pederson encouraged all owners who receive a letter from the Natural Resources Department that they have ladder fuels on their property that they need to address to please do so and do it in a timely manner. This makes the entire community safer and it is a very important responsibility of all owners in Sunriver. The Natural Resources Department gives owners 18 months to address these issues before they receive a citation and sadly a good number of owners have been appealing those fines to the Magistrate instead of just doing the work. This puts all of the homes in Sunriver at greater risk of fire.

Moving to the balance sheet, Treasurer Pederson noted that our cash and investments are over $18,762,557 at the end of 2025 and our receivables were at $467,447 which are primarily prepaid items such as merchandise, fuel, and cinders that are not yet used but are included in the current assets. Our fixed assets prior to depreciation are all of our buildings and equipment. Accumulated depreciation is the depreciation on those assets. Our total assets at the end of last year were $41,358,664 and does not include common land or the roads, which we also own.

As we look at liabilities, our total accrued liabilities and deposits were $840k, a good portion of which is vacation pay, payroll taxes and things such as deposits made on projects in the Community Development Department.

Cash balances totaled $18,762,557 at the end of 2025. Treasurer Pederson noted that there were some letters to the editor of the Scene that referenced that number and it's important to know that is not exactly an available cash balance. In the operating fund for 2025, $3,765,403 of that was the money that was flowing in and out to pay for accounts payable, payroll, etc. The Reserve account is the largest place holder for those funds at $13,394,408 which is be used for keeping up our current amenities and assets we already enjoy and potentially funding new amenities.

At the end of 2025, the Rainy Day Reserve fund totaled $106,422. This account was set up to be used if SHARC has to be shut down for an extended period of time due to wildfire, smoke, or a pandemic after a 10% cut to the budget has occurred first. For the owners that chose the 15-year option on the special purpose assessment to build SHARC, their last payment will be in December of this year. That money goes directly into the SHARC reserve fund and can only be used for SHARC and nothing else. That account will be coming to a close at some point in the future as there will not be monies coming in to replenish it. Once that account is depleted all SHARC expenditures for repairs and equipment will be coming out of the general fund and general reserve account.

A full reserve study was completed this summer, something that occurs every three years, and we anticipate

having the full report back in September. Everything that has a useful life of three to 30 years is included on the list along with what the replacement cost and estimated life is for each of those items. There is no room in that reserve for any large capital projects. In the past, the Member Pool and the circles near the grocery store in the Village were funded out of the reserves, but we no longer have excess assets available there. We have a commitment spelled out in the Consolidated Plan of Sunriver that requires us to be 70-100% funded on our reserves by 2042. We are on track and are funded within that range currently but if we add any assets, those would be added to that overall total. We will stay on track to meet our goal as long as we don't take out huge amounts of principal for new projects. The only way we will be able to do any sizeable projects is through an additional funding source. The Board heard the owners loud and clear that they did not feel the capital transfer fee was the way to go, so the question now is what is the best way to generate those funds.

Deferred revenue is again some of those prepaid things such as for Recreation Plus and Member Preference Program participation and maintenance fees not yet earned. Treasurer Pederson also reviewed the SHARC Reserve fund, and the Rainy Day Fund that is in place should the need arise.

We have had to deal with a number of unplanned budget expenditures this year. In the maintenance and repairs category, we had to make repairs to the Administration building HVAC system @ $8,500, a vent exhaust modification on the pool boilers @ $9,500, a public works loader diesel repair @ $4,330 and an increase in the cost of pool chemicals @ $5,000.

Additionally, our legal expenses are currently at $139,492 against an annual budget of $110,000. Our total legal expenses in 2025 were $76,085. Treasurer Pederson pointed out that it is the result of two owners who have caused $80,578 of that expenditure. One of those was a lawsuit that was recently withdrawn. This was the Persida Myers vs SROA, SR Resort & Fronk & Co which was withdrawn with prejudice meaning she cannot file that lawsuit again. The expenditures for that situation were $40k. Another owner has cost SROA the remaining $40k to date. That is only the financial cost. Our staff ends up spending a significant amount of time dealing with these issues which takes important time away from their normal duties. Unfortunately, these are things that are out of our control but that we must deal with.

Treasurer Pederson also thanked the Finance Committee who are all volunteer owners asking those in attendance to please stand and be recognized. This group of talented individuals donate hours of their time and ask the tough questions. They work hard and help guide Controller Healy and the staff. Treasurer Pederson acknowledged the remarkable job they do and thanked them all for their service.

PRESIDENTS REPORT

President Burke reported that approximately five years ago the Board started looking at the workload for board officers and created a liaisons & assignments matrix. In addition to serving on the Board, the board members all serve in board liaison positions for the all of the standing committees in Sunriver with the exception of the Election and Nominating committees. Additionally, in the past several years we have had a number of taskforces and work groups that generally have one to three board members participating on them as the breadth and scope of things change in Sunriver.

We also have an ex-officio position on the Sunriver Service District (SSD) Managing Board after we lost the two voting positions SROA previously held on that Board through action by the Deschutes County Commissioners a couple of years ago. Director Harrison stepped into that ex-officio position in June and is doing a terrific job.

We also have the Admissions Model workgroup that meets monthly to discuss recreation statistics as well as pricing for all revenue generators for SROA. This is a good group for our new board members to participate in as it provides the opportunity for them to learn about the way the Association operates. We try to balance things out so board members can serve in these additional duties where they feel most comfortable.

President Burke thanked the outgoing board members wives, Diane Uto, Catalina Noon and Rita Pederson for their support over the past few years while their husbands devoted many hours to SROA, although in his case, his wife appreciates when he is not just hanging around the house!

President Burke recognized the contribution of all of the owners who volunteer on the five different SROA standing committees as well as the numerous taskforces, work groups, war on weeds, etc. These 120 people are recognized on a yearly basis with a small token of SROA's appreciation in the form of a letter from the President of SROA as well as a nominal gift card to a local coffee shop. President Burke encouraged Sunriver owners to volunteer for a position on a standing committee or taskforce/workgroup noting the wealth of knowledge and expertise in our community. The Association truly runs on volunteerism and information about the standing committees can be found on the SROA website, www.sunriverowners.org > Owners > SROA Committees, where owners can complete a volunteer service form indicating where they would like to volunteer. Those committees include Covenants, Design, Election, Finance, and Owner Enrichment.

President Burke acknowledged that since August of 2025, 138 owner comments, questions, requests, and suggestions have been submitted to the Board during the board work sessions and board meetings. These encompass a variety of topics including wildfire mitigation, golf access, rising water/sewer rates, pathway safety, rule compliance, Resort financial contributions to SROA, the capital transfer fee and the Member Pool. These comments have come to the Board via in person comments at board work sessions and board meetings, via email submissions on the SROA website and in person at the monthly meetings. The Board appreciates this input and all owners requesting a response receive one from one or more of the Board members and/or staff.

GENERAL MANAGERS REPORT

SROA General Manager James Lewis thanked those in attendance for taking the time to come to today's meeting noting that he has been with SROA for six and a half years now and he has learned a lot about Sunriver in that time. GM Lewis started right when COVID hit and one of the first things he was required to do was to terminate 16 employees during his second month due to the shutdown of a lot of our operations. SROA went primarily to a virtual model with very few employees actually coming to the office to handle phone calls, AP, snow plowing, etc. Following the pandemic GM Lewis actually got to start meeting people noting what a great community Sunriver is and how happy he is to serve as general manager. While challenging at times, it is also a very rewarding job especially when he is given the opportunity to work together with owners to solve problems and create things that benefit the community.

GM Lewis thanked the entire Board, including the three outgoing members as well as the new members whose terms will start at the close of today's meeting. As President Burke pointed out, it takes a lot of those owners time; it is not just two meetings a month. It is serving on committees and/or taskforces and returning phone calls and emails to owners all of which require a significant commitment of time. GM Lewis also thanked the volunteers who serve the Sunriver community on committees, taskforces, work groups etc. These folks are providing the comments and input on behalf of the entirety of the community and we are lucky to have a lot of very intelligent, caring owners who give back to Sunriver by volunteering.

When a taskforce or workgroup is created, the intent is to gather individuals that represent the entirety of Sunriver. That includes permanent residents, second homeowners, and rental property owners. As these folks may all have different opinions on a given topic, we try to bring those folks all together during these processes.

GM Lewis thanked the entire staff of SROA, specially mentioning the department heads, some of whom were in attendance today; Assistant GM Keith Kessaris, HR Director Kelly Allen, Community Development Director Jacki Bue, Controller Joe Healy, IT Director Brian Allison, Communications Director Keith Wallach, retiring Communications Director Susan Berger, Natural Resources Director Patti Gentiluomo, Public Works Director Mark Smith, Recreation Director Scott Reese, and Executive Assistant Becki Sylvester. In addition to these people there are many other employees including managers and supervisors, part-time and seasonal employees who all work to provide the level of service Sunriver owners and guests expect. Every position is important and without these individuals, we would not be able to operate as effectively and efficiently as we do.

Some of these individuals have been here many, many years and they make the general managers job much

easier due to the wealth of knowledge and degree of caring they have for the community. Additionally, contrary to becoming complacent, these individuals are regularly coming up with new ideas to make Sunriver better for all of the owners.

GM Lewis spoke about some of the operational accomplishments over the past year. Some of the recommendations from the Pathway Safety taskforce were implemented for summer of 2026, including additional signage and updated pathway messaging. A GIS-based pathway wayfinding application was created in-house and implemented this summer.

The work of the Sunriver Rules & Regulations taskforce is ongoing but is nearing completion. This group is reviewing the entire document which has been changed here and there over the years but has not had a full update for many, many years. This taskforce anticipates bringing their recommendations to the Board later this year for a first reading and if approved by the Board those recommendations will be posted on the SROA website for a 60 day period to allow for owner comments/input.

The Fire Protection workgroup held their first meeting in July. They will hold their third meeting next week. Essentially this a group of owners who are looking at everything SROA does for fire protection. This includes rule enforcement, clearing on commons, home hardening, what other communities are doing, and best practices and guidelines. This is a workgroup which will continue to meet on an ongoing basis as opposed to a taskforce that has a specific task with a start and finish date.

Other operational accomplishments include a small remodel of the Member Services office at SHARC to provide a more efficient operating environment, the SHARC amphitheater beautification project, rentable shade structures at SHARC, the shade structures that were installed at Pickleball Hill, the hiring of a compliance officer for SROA to assist with rules compliance and an extended operating season at the Member Pool.

GM Lewis spoke to rules and regulations enforcement noting that a new contract agreement was reached with the Sunriver Service District (SSD) Police Department for 2026 and beyond. Rules enforcement is a very important element of this community. There is overlap between what the police department are contracted to do and what SROA does. While the police enforce some SROA rules they also enforce criminal statutes and a lot of other things besides SROA rules. SROA works with the police department who are out in the community 24 hours a day and are the ones who respond to noise, parking, etc. complaints via the agreement they have with SROA.

Earlier this year, SROA hired Brett D'Alessandro for a new position, compliance officer. That is not to say we didn't do compliance prior to that as SROA issued close to 1,100 citations in 2025. The SROA compliance officer works in conjunction with the Natural Resources and Community Development departments along with the Sunriver Magistrate. Mr. D'Alessandro started in May and GM Lewis commented he is happy to report the number of phone calls he personally is receiving from owners questioning why SR rules are not being enforced has dropped dramatically.

It is important to note that SROA is always looking for compliance rather than punitive actions with ladder fuels reduction (LFR), noxious weeds, and SROA rules/design, etc. GM Lewis reported that owners are given numerous opportunities to come into compliance with the issue/issues on their individual property and he urged all owners to take the time to do the work to protect both your property and property values as well as the community as a whole.

GM Lewis next spoke about the ongoing TDS internet transition to high speed fiber. There are approximately 600 more drops, which is the line that goes from the street to individual homes, to complete and they anticipate having those done by the end of October. More than 1,600 owners have connected to the new service and are now being billed for their internet only at $35 per month which SROA bills the owners for, and it was emphasized this is for internet only. If owners have television or telephone services from TDS, they will continue to pay TDS for those services.

There are currently another 1,400 to 1,500 homes that are ready to be activated and TDS is waiting for those people to call and make an appointment for the technician to come to their home and install their new equipment. All homes are to be activated by the end of this year. GM Lewis also commented that it is important for owners to make this appointment and get connected to the new service as in early 2027, coaxial internet service will be deactivated and those owners will be left with no internet service at all. SROA has been actively reaching out to the owners who are eligible to activate their service encouraging them to make an appointment to have their new service connected.

GM Lewis' next topic was the ongoing and owner identified projects that were brought up and/or requested at last year's Annual meeting. We need a new source for funding due to the failed capital transfer fee measure or we will be unable to fund new amenities.

We do have a couple of big projects scheduled for after Labor Day from our reserves. One of these projects is the River Road tunnel replacement. The construction will commence right after the three-day weekend and should be completed in November.

Some of the projects which have come from owners, but for which funding is not currently, includes a new pathway along Meadow Road, a pathway between Circles 2&3, Fort Rock Park upgrades, development of Cottonwood Regional Park, and a year-round indoor recreation facility. At SHARC, proposed projects include a remodel of the Café, expansion of the fitness center and a remodel of the owner living room patio.

On the horizon, GM Lewis reported the Board will be holding a special meeting on September 16th to discuss capital project planning and potential funding. Approximately six to seven years ago, the Infrastructure and Amenities Plan (IAMP) was initially developed by a taskforce who utilized a scoring template to rate projects/amenities suggested by owners via the comprehensive owner survey as well as input via board meetings and letters to the board. While the IAMP plan included a number of the projects that owners were requesting regularly, it did not identify the costs associated which each of the suggested projects/amenities.

There will be a comprehensive owner survey conducted in the first quarter of 2027. These surveys are very important in assisting the Board and staff on knowing what is important to owners and where they stand on different issues and GM encourages everyone to complete it. Sunriver does this survey in an online format although owners can request that a paper copy be sent to them if they are not comfortable doing it online. Sunriver sees an exceptional turnout for these surveys with approximately 65-70% of Sunriver owners providing their valuable input on these surveys, which is a phenomenal response.

A taskforce to revisit the IAMP and structure it to have costs included will be formed in the coming months. They will utilize the scoring matrix that was used before and the taskforce will be made up of a blend of full-time and part-time owners as well as rental property owners and community stakeholders as needed/necessary. The taskforce will use the results of the owner survey to assist them in coming up with their recommendations that will be presented to the Board for consideration for implementation over the next five to ten years as funding becomes available.

GM Lewis reviewed the individual departments of SROA noting that everything is intended to administer our governing documents and it is for the benefit of owners and the community. SROA employees take a lot of pride in their work and some specific projects were highlighted.

The Accounting department was happy to report the Association received a clean audit for 2025. Accounting staff continues to educate and assist owners in transitioning to the SROA billing for TDS for their internet services. Controller Heally assisted with the on-site full reserve study that was done earlier this summer.

The Administration department staff handles all day-to-day callers and visitors to SROA, assisting and directing them to the help they are seeking as well as booking the parks, short-term RV parking and facilitating special parking permits. Our HR director assisted with succession hires for the Communications Director, Public Works Fleet manager, SHARC events manager, IT Director and the new Compliance Officer position. Additionally, a Human Resources Information System (HRIS) was implemented to provide improved

efficiencies and enhance end user experience. SROA has 55 full-time and 104 part-time/summer seasonal employees. We do a wage/salary study every three years with the next one scheduled for 2027.

The Communications Department hired Keith Wallach to replace retiring director Susan Berger. The department continued our outreach to owners via the Scene, websites, eblasts, live/video forums, social media, posters, bulleting boards, etc. Year to date, the SROA website has had 96k visits, SHARC is at 152k and 33 eblasts have been sent out. In late 2026, early 2027 both the SROA and SHARC websites will be redesigned and the Sunriver Style website will receive a revamp. GM Lewis noted that communication is necessarily a two-way street and encouraged all owners to make sure SROA and the Communications Department have their most current information on file.

Community Development reports there are only 57 vacant, residential lots left in Sunriver. The revised Design Manual of Rules & Procedures which is a living document and was approved in 2025, made some revisions in July 2026, which included new rules for outdoor electronics and tree trunk wraps. Changes to the manual have facilitated a more efficient process for remodels, additions, hot tubs, decks, and general maintenance to be expedited in a much shorter timeframe. Additionally, thanks to GIS, staff field data collection has increased department efficiency. Construction compliance related issues have increased with more cases moving to the Magistrate and Judicial Council level. GM Lewis noted that the Design Committee is the authority for decision making, using and relying on the Design Manual.

The IT Director position was recently filled by Brian Allison-Monroe who came to SROA from Central Oregon Community College and is off to a great start. Our IT employees are the underlying support team for everything SROA does. Team members have created a GIS Pathway Wayfinding application that has been used 12,145 times since launching in March 2026. New fiber locations have been implemented to increase reliability and network speed. Security has been increased with multi-factor authentications for external and internal logins. Gate hardware is being modernized for easier access options.

The Natural Resources department mailed more than 4,300 pieces of correspondence for ladder fuels reduction (LFR) and noxious weeds including postcards, courtesy letters, notices of deficiencies, citations, contract area notifications, etc. Thanks to GIS, field data collection has increased staff efficiency. 142 acres of LFR and tree thinning on commons occurred this year, following the six-year rotation cycle. Compliance has been a challenge and there has been an increase in citations, with more than 135 citations issued in the past year. The Natural Resources Director is also participating on the Fire Protection workgroup. GM Lewis also noted that there will be a review of the Noxious Weeds Plan in 2027.

The Public Works (PW) department is finally fully staffed again much to the relief of the PW Director Mark Smith. PW crews have updated 26 kiosk signs, created seven new signs for major entry points, installed wayfinding signs and completed a lot of pathway striping and improved sight lines in-house. Maintenance on 40 miles of roads and 5.77 miles of pathways was completed earlier this year. The PW staff was restructured for better facility and fleet needs following Sam Bieber's retirement in July after over 28 years with SROA. A GIS based program has been developed for owners to observe the monthly LFR pickup routes. Additionally, the SHARC amphitheater received a beautification project carried out by PW staff to provide a better visual experience for people who rent that space for weddings, reunions, etc.

GM Lewis reported that the River Road tunnel project will be commencing soon and due to the soil conditions and high water table at that location, this project will be more complicated than our standard tunnel replacements. Traffic will be reduced to one lane after Labor Day and a timer automated traffic light will be installed. The pathway will be completely closed in that area, so the only way to access the Nature Center, Stables, Mariana, and airport will be by vehicle and those stakeholders have been notified.

In 2027, as part of the reserves allocations, the Circle 3 tunnel is scheduled for replacement. Consideration is being given to evaluating a Theater Drive realignment as part of that project. Additionally on the schedule for exploration in 2027 is creating a Cottonwood Rd. entry experience.

Our Recreation department is full staffed with the Events Manager & Coordinator positions being filled earlier

this year. In response to owner input, the Member Pool will stay open for the month of September as part of a pilot program. New shade structures were installed at Pickleball Hill which have proven to be very popular and well received. New rentable shade structures were installed at SHARC and have been very popular all summer. Tennis & pickleball remain popular with 400 players competing in the Sunriver Solstice tournament in June. Turf Tunes Sunday concerts were popular again this year as was the Uncorked event. Plans are currently underway for the second Oktober Fest event on the weekend of September 19th and the Fungi Fest that will be held in October.

GM Lewis referenced the SROA Code of Civility that was adopted several years ago reading it for the audience: *"It is a violation of Sunriver rules for any person to treat SROA staff or volunteers in a disrespectful or inconsiderate manner. No improper conduct, abuse and/or harassment, defined as a course of conduct which intimidates, alarms or puts SROA's s staff or volunteers in fear of their safety shall be tolerated. Improper conduct includes but is not limited to: obscenities, written, verbal or physical threats and/or gestures directed at SROA staff or volunteers. Sanctions imposed apply to the offending individuals(s) only, and not, for example, any other members of a party that did not participate in the improper conduct or behavior."*

GM Lewis reported that every year, he has had to write letters to owners regarding adhering to the code of civility. Fortunately, so far he has only had to issue one citation which was earlier this summer. Most people, once reminded of their behavior, will more readily agree with the adopted code for proper behavior and often times even call and apologize for the behavior that caused them to receive a letter from the general manager.

GM Lewis again thanked everyone for attending today and commented that we must all work together to maintain Sunriver as an outstanding community that continues to live up to SROA's mission statement. GM Lewis encouraged owners to get involved with their Association by volunteering, asking questions, and being part of the solution.

OWNERS FORUM

(Owners wishing a response to their questions/comments were asked to complete a card including their contact details and the nature of their inquiry.)

President Burke announced that owners are asked to keep their comments to three minutes or less. Responses will not be provided today, however if you requested follow-up on the sheet you submitted, a Board member or staff will follow-up with you.

GM Lewis read into the record a letter from Debbie Baker, 6 Golden Eagle relative to the sound defeat of the capital transfer fee while also voicing support for future amenities but through a more transparent, engaged process whereby all owners share in the cost of new amenities.

Jerry Young, 5 Puma Ln, noted he has been an owner for over 30 years and thanked the Board for their service. Mr. Young disagrees with the requirement that owners have to purchase a Member Preference Program pass in order to use the SROA amenities and feels that should be included as part of his monthly maintenance fees. Mr. Young would not have a problem with maintenance fees increasing to absorb that but disagrees with having to pay a separate fee.

Sharon Konopa, 10 Raccoon Lane, thanked the outgoing board members for their hard work and dedication to Sunriver commenting that their institutional knowledge of the community will be greatly missed. Ms. Konopa also thanked the incoming board members for their willingness to take on all the duties it takes to fulfill the position and thanked GM Lewis and his staff for looking out for owners investments in their homes and for the communities assets. Ms. Konopa also commended the Board and staff for pursuing the capital transfer fee and the educational outreach to the community over the past year. There was support in the form of 632 owners who voted for it but the failure does not solve the problem identified of inadequate funding available for future capital improvements/projects. Ms. Konopa hopes this will remain a priority for the Board and she encouraged them to keep the conversation regarding identifying an alternative funding mechanism going in the months ahead. Ms. Konopa suggested a rental fee, increased fees for larger homes, and raising

the maintenance fees to the maximum 6% allowed without a vote of the owners as mechanisms to raise additional capital dollars. She noted an owners "poll" that was referenced at the SROA Board meeting this morning by the facilitator of the Sunriver Owners Facebook page noting that that the facilitator reported 24% of members voted for different amenity changes that included nine different options to choose from. That poll was actually only responded to by approximately 75 of the 550 members of that group. Ms. Konopa also wanted it noted that the Facebook group does not represent all owners in Sunriver and actually did not even represent all of the 550 members in this latest poll.

Gregg Slater, 13 Fir Cone Lane noted the need for an improved and more visible capital project selection process that clearly defines what projects/amenities owners are voting to approve funding for. Mr. Slater also encouraged the Board to make it easier to provide input to the Board as well as encouraging them to err on the side of too much information whether via short surveys or otherwise. Mr. Slater, having participated on the Pathway Safety taskforce is concerned about the increasing risk of liability for SROA regarding pathway conflicts specifically, e-bikes and e-scooters. These conflicts are rising especially when it involves fast moving e-bikes, e-scooters or other electronic devices and he feels it is just a bad accident waiting to happen. Mr. Slater would encourage a more visible awareness in the Rules & Regulations on this issue.

Michelle Walsh, 5 Fifteenth Tee Lane, attended her first annual meeting last year and since then has watched a number of the Board meetings remotely. Ms. Walsh feels much more educated on SROA's finances and thanked Treasurer Pederson for his diligence and openness in sharing information. Ms. Walsh noted she voted in favor of the capital transfer fee as she felt a half of one percent was reasonable especially light of the fact that the price of everything is rising. Ms. Walsh again asked the Board to set aside some funds in 2027 to bring in professional support to assist with a rewrite of the Consolidated Plan of SR which she feels is outdated and was written at a time that the Resort was a better partner. Ms. Walsh also requested that SROA hold the Resort to the same standards as homeowners including remediation for damage incurred by their guests.

Brian Walsh, 5 Fifteenth Tee Lane, commented that he does not feel the Resort currently pays their fair share of community expenses. Mr. Walsh recommended forming a taskforce to review all the data related to the Resort noting the vacation rental across from his property that is large enough to accommodate three families at a time. He feels these larger properties that are rented most all the time, should pay more than a small cabin that the only the owner uses occasionally.

Susan Kubota, 30 Tokatee Lane, questioned if the information from today's meeting will be posted on the SROA website. *The video recording of the entire meeting will be posted on the SROA website early next week and will include all the slides from today's presentation.*

There being no other business, President Burke thanked the owners who took time out of their day today to attend this meeting and invited them all to stick around and enjoy some refreshments.

The meeting adjourned at 2:37 P.M.

The Annual Meeting is available for viewing on the SROA website > www.sunriverowners.org > Owners > Board, Committee & Minutes > Annual Meeting.

Respectfully submitted,

Keith Mobley, Secretary

SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
SROA BOARD ROOM
August 15, 2026

DIRECTORS PRESENT: Bill Burke, Pam Hays, Linda Beard, Keith Mobley, Clark Pederson, Holly Lekas & Dale Harrison

DIRECTOR VIA ZOOM: Veronica Jacknow

DIRECTOR ABSENT: Brad Banta

The three new board members were also in attendance. John Hitt and John Vogel in person and Kara Kerker via Zoom.

STAFF PRESENT: James Lewis, Keith Wallach and Jesus Mendoza

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

OWNERS IN ATTENDANCE (not including Board members): 4

OWNERS FORUM

(IN PERSON SPEAKERS)

Chris Kent, 7 Indian Lane: Mr. Kent first thanked the Board for their public service for the community. Mr. Kent stated that he believes e-bikes are a very big safety concern in Sunriver and asked what is being done for the enforcement of the rules in this regard as what is currently happening is not adequate. He recently had a near miss encounter while with one of his grandchildren and believes the reckless behavior is a liability and a lawsuit waiting to happen for SROA.

(SPEAKERS VIA ZOOM)

Robert Fuller, 1 Ochoco Lane: Mr. Fuller submitted written comments that were forwarded to the Board and also spoke virtually. Mr. Fuller commented about multiple Ponderosa pine trees that he would like to remove on his property and his request and response from the Natural Resources (NR) Department. Mr. Fuller stated that he obtained an arborist's report and also cited defensible space guidelines that all support his request to remove the trees. Mr. Fuller is requesting an expedited response and approval from either the NR department or the Board.

Josh Lawson, 1 Umpqua Lane: Mr. Lawson spoke about the failure of the Capital Transfer Fee (CTF) ballot measure during the annual election. Mr. Lawson stated that the Board did not listen to owners and that a website that he operates included reasons for why owners did not support the measure and that those reasons forgo a need for a follow-up survey of owners. Mr. Lawson also stated that letters submitted to the Board need to be made available with the minutes for the board meetings and made available in full for owners to read. Mr. Lawson stated that some of his past comments were not available to owners. Mr. Lawson is hopeful that a new website design and platform will make the online process for owners easier to navigate when they wish to address the Board. Additionally, Mr. Lawson was complimentary to the pool staff members and lifeguards noting something has changed this year and owners and guests can feel it.

(All written comments to the Board become part of the permanent record as an addition to the board meeting materials for that meeting. Owners can make arrangements to read those comments at the Administrative office and they will all soon be posted on the SROA website as well.)

Director Jacknow noted the positive feedback the Board heard both yesterday and today in regard to the recreation staff and commended them on the great job they are doing. Ms. Jacknow commented she would like

for Recreation Director Scott Reese along with some of the key Recreation Department staff to come possibly to the October board work session and share what they are doing differently and how they feel the summer went from an employee standpoint.

OWNERS FORUM FOLLOW UP

Vice President Hays reported she responded to Leeanne Patterson, 11 Quelah Lane who commented on the smells caused by dying vegetation from Lake Aspen. Vice President Hays provided Ms. Patterson with quite a bit of material and has not heard back from her.

GM Lewis apologized that he failed to follow up with Randy Schneider and will do so soon. President Burke commented that he did speak with Mr. Schneider and provided him some basic information about the vector practices. *(Owners can go to fourriversmosquito.org and halfway down the main page is a "Spray Alert" link to a form owners can complete to be notified when spraying will be occurring in their neighborhood.)*

All other owners concerns from last month have been followed up on.

For concerns from this month:
Director Lekas will follow up with Michelle Walsh regarding her questions on Resort vans dropping floaters off at a location off Meadow Rd, the condition of a pond on the Woodlands golf course, and the Resort's refusal to allow a pathway easement across golf course property between Circles 2 & 3.

Vice President Hays will follow up with Dawn Prochovnic on her concerns relative to the Resort privatizing golf.

GM Lewis and new board member John Hitt will work with NR Director Patti Gentiluomo on a response to Robert & Tarra Fuller regarding their request to remove some Ponderosa pine trees.

Director Jacknow will follow up with Greg Henton regarding his concerns about e-bikes and the new e-bike signs as well as Josh Lawson's concerns about the failed capital transfer fee and letters submitted to the board.

BOARD ACTION
BOARD MEETING MINUTES FROM JULY 17 & 18, 2026

Director Mobley moved to approve the minutes from the July 17, 2026, board work session minutes as corrected. Seconded by Director Beard, the motion passed unanimously.

Director Mobley moved to approve the minutes from the July 18, 2026, board meeting minutes as corrected. Seconded by Director Beard, the motion passed unanimously.

FINANCIAL REPORT FOR JULY 2026

Director Jacknow reported that overall, for the month end of July we have an operating revenue variance of approximately $5k which equates to an approximate $55k reduction in terms of operating revenue compared to budget. In terms of expenses, we are over budget by $15k for the month and flat year-to-date. Overall, we have a deficit of $55k. Most of that is due to special programs and events, however some of that will hopefully be made of in the remainder of the year as there are a lot of revenue generating events booked at SHARC in the latter half of the year. Member Preference and Recreation Plus program sales are down a bit for the year as is Scene revenue due in part to SR Resort no longer advertising in the Scene as they have done in years prior. SHARC gate revenue is up $23k for the month and $40k for the year.

In terms of expenses, we are up a bit in salaries and wages due to the new IT director coming on board and having two communications directors through August as Ms. Berger trains Mr. Wallach to take over for her. We are finally at a place were we have all positions filled and we do experience low attrition. Road striping costs increased by $10k as the two companies who provide that service combined and they now have a bit of a monopoly in the area. This is something that will need to be taken into consideration when the 2027 budget is formulated. Additionally, due to delay in receiving the curtains for the rentable shade structures at SHARC we

are below what we expected there, but we may make that up in August and September. It was also noted that this project came in under budget for construction by approximately $7k. Despite increasing our legal budget for 2026 at the end of July, we are at 150% of our annual legal budget due mostly in part to the actions of two owners. We anticipate that we will have more legal expenses during the remainder of the year. In non-operating expenses we are slightly ahead by $47k for the month and $61k for the year in revenue. The bulk of that, $45k was due to the sale of a fully depreciated used loader in the public works department. Non-operating expenses are essentially flat for the year.

Overall, for total surplus and deficit we are at a $9k surplus for the month of July and $8k for the year.

Director Jacknow reviewed the cash and investment balances noting that we are slightly reduced on the operating fund. The capital reserve, recreation reserve and SHARC reserve increased year-over-year to over $2 million. The Board will have the reserve study report that was done this summer back in September.

The aging summary has increased a bit in terms in terms of current and over 30-days due to long-term storage billing having been sent out in July. In terms of the over 120-days, we do have an outstanding settlement agreement with an owner that will have a positive impact on that number. This will not have an impact on the legal budget as these items are coded in two different department accounts.

We also have positive and increasing balances in all three of our replacement reserve accounts.

For the month ending July 31, 2026, there was a net operating surplus of $45,645, which was $20,603 below budget. Operating revenues were under budget by $5,686, mainly due to shortfalls compared to budget in special programs/events, Member Preference Program (MPP), and Scene advertising. Operating expenses were over budget by $29,123 due to part-time labor in recreation and two Communications Directors during Susan Berger's transition. A new IT Director began work in August.

Through the first seven month of 2026, there was a net operating surplus of $15,451, which was $55,262 worse than budget. Operating revenues were under budget by $54,635 due to Recreation Plus Program (RPP) and MPP sales, special events, shade structure rental, Scene advertising, and bulk fiber connections. These shortfalls were partially offset by positive variance in interest income. SHARC gate fees, design review fees, and fines. Through the first seven months of 2026, there were 19 fewer RPP passes and 129 fewer MPP passes sold than at the same point last year. Operating expenses were over budget by $627 over the first seven months of 2026. Salaries and burden were over budget by $34,060 due to recreation labor, two Communications Directors, and overtime in public works. Materials and services were under budget by $118,396 because of saving in rules enforcement, advertising, uniforms, utilities, and contract service. Total legal fees through July were $150,845, which is 151% of the annual budget. Total interest income was $450,288 through July 31, 2026. A JK 544 loader was sold in July for $45,000. As of July 31, 2026, there was a combined operating and non-operating surplus of $1,341,250, which was $8,270 better than budget.
As of this report, 1,689 homes have been converted to the bulk fiber program.

Total assets as of July 31, 2026, were $43,072,200. Cash and investments totaled $20,400,882, a decrease of $624,420 from June. As of July 31, 2026, $20,326,097 was invested in Goldman Sach Financial Square Government Fund and US Treasuries with durations ranging from 90-days to five years, yielding an average annual yield of 3.79%. Construction in progress included the purchase of a new bobcat, SHARC shade structures, and the Pickleball Hill shade structures. The rentable SHARC shaded structures were completed in July. Long-term RV storage billing was done in July.

Director Jacknow moved to approve the unaudited SROA financial statements for the month ending July 31, 2026. Seconded by Director Lekas, motion passed unanimously.

GENERAL MANAGER REPORT

GM Lewis noted that since the Board receives his full report each month he will just be touching on some of the highlights.

- **Administration:** GM Lewis expressed his thanks to outgoing Board Directors Mobley, Burke, and Pederson for their commitment both on the Board and for this community as a whole. These three gentlemen have been on committees, taskforces, and workgroups, they have made many calls to owners and sent many emails answering owners questions and concerns. Being on the board is not just about coming to the board meetings once a month, it requires a significant level of commitment and GM Lewis is happy to have had the opportunity to work with these gentlemen. GM Lewis also welcomed the new Board Directors; John Hitt, Kara Kerker and John Vogel noting that they have big shoes to fill but their participation on SROA committees gives them a good sense of what it takes to manage SROA and provides them a good head start. Director Mobley added that in his tenure on the Board one of the best decisions he believes was made was to hire GM Lewis.
- GM Lewis continued follow-up work with SROA legal counsel regarding litigation and legal threat/challenges on multiple issues, consuming 25% of his time in July.
- GM Lewis met with Bill Burke, Tom O'Shea, and Josh Willis, SRLP about multiple Resort issues.
- GM Lewis continued ongoing meetings with TDS staff regarding the physical construction and eventual migration of owners to fiber and met with TDS (on-site) staff about the Sunriver project and on-going issues.
- GM Lewis met with the Caldera Springs HOA GM Nkonye Williams about shared issues (bikes/pathways, rule enforcement, etc.).

Accounting: Continued with the TDS bulk fiber billings and communication with owners. The accounting team along with GM Lewis had an in-person meeting with TDS staff to review issues and ways to increase service connections.

- The controller presented the July 31, 2026, financial statements to the Finance Committee.
- Annual long-term RV storage invoices were created and mailed out to owners.
- Staff processed sales of MPP and RPP passes.
- Controller Joe Healy participated in the Capital Transfer Fee proposal effort.

- **Communications:** Scene advertising was $27,117 ($22,302 in 2025).
- There were 378 reads of the July Scene online with readers from France, Canada, and the United Kingdom. Eblasts went out about the annual election, Uncorked, War on Weeds, and Owners Happy Hour at Member Pool.
- SROA/SHARC websites: 43k site visits up 42% over last year.
- Sunriver Style website: 3,727 site visits.
- Staff also worked on marketing for Oktoberfest, Fungi Fest, completed website updates for recreation, and helped facilitate ballot and election planning, campaign implementation and communication.
- Staff has met with agencies for potential SROA and SHARC website redesigns.
- Staff created a new "Adventure at Your Leisure" ongoing Scene column.

- **Community Development:** Design Committee meetings continued on a regular schedule in July. There were two projects submitted for the first meeting and one project and two re-reviews for the second meeting.
- Active projects and building permits increased to approximately 194 at the end of July, an increase from 186 in June. Applications for July were 103, slightly fewer than June at 116.
- Staff continued issuing compliance letters for design and rule violations and participated in Magistrate Hearings on violations and citations.
- Staff assisted numerous owners by phone, email, and in person to assist them with their projects.

Natural Resources: Continued 2026 ladder fuels reduction (LFR) and tree thinning contracts on SROA commons.

- Staff prepared and mailed 36 LFR Notice of Violation citations after having sent three postcard reminders that the work needed to be completed.
- Staff prepared and mailed 190 noxious weed notice of deficiency letters.
- Staff prepared and mailed 539 noxious weed courtesy notices.
- Staff performed 91 LFR inspections and 41 noxious weed inspections.
- Staff responded to numerous inquiries regarding LFR violation letters.
- Staff continued bull frog monitoring and Sun River water level monitoring.
- Staff continued planning for the 26th annual War on Weeds (WOW) that runs August 1st -14th.
- Staff responded to phone calls, emails, and walk-ins, performed site visits and processed tree removal requests.

- **IT:** New IT Director Brian Monroe-Allison started on August 3rd.
- Database responsibilities were transitioned to Jack Colpitt.
- Credit card machines that had reached end-of-life at SHARC were replaced.
- Two security camera footage pulls for incidents at SHARC were completed in collaboration with the police department. These pulls take two to three hours each.
- IT staff continued fiber network line runs.

- **Public Works (PW):** Ladder fuel pick-ups were completed for the month and staff is back to their regular schedule which will continue through October.
- Mary McCallum Park was cleaned up for the SR Community picnic.
- All restrooms were pressure washed inside and out.
- A new irrigation controller was installed at Fort Rock Park.
- The rain/windstorm on July 22nd toppled over 30 trees and created mud and debris wash onto several roads, pathways, and into tunnels. Clean-up is still underway.
- The canoe take-out road was graded and dust treated.
- All new and existing pathway striping including 18 center stripes and arrows was completed.
- The pathway from the end of Cardinal Landing Rd to the bridge was completed.
- 290 yards of construction debris has been removed from the North RV yard.
- Pathway surveys were completed at five locations to create baseline user data.
- Meadow Road has been surveyed which will allow the rebuilding of the road with enough room to accommodate a future pathway. The road rebuild is a fall project and the pathway is a future project.
- The River Rd tunnel project scope is being finalized and all stakeholders will be notified.
- Fleet Services returned the plow/sander truck to the valley for warranty work to modify the underbody plow to meet our requirements.
- A new loader and skid steer were received and outgoing machines were sold or traded.
- DOT inspections were completed on public works trucks.

- **Facilities/Aquatics:** All fire extinguishers received annual services.
- The ODL pool heater was replaced under warranty with no impact on users.
- The office/break room HVAC blower motor was replaced.
- A failed spray pad sensor was replaced.
- A rail fence was installed by the SHARC parking lot where people were parking on commons.
- The BBQ area was evaluated for replacement equipment per reserves.
- Fire suppression was tested and passed.

  Staff is working with a landscape architect to develop a conceptual park plan for the Cottonwood Regional Park per 2026 capital projects which will provide the framework for owner input.

Recreation/SHARC

- Member Services is still actively renewing memberships in July, while welcoming new homeowners to the program.
- The Uncorked Wine event was another success with over 250 people attending. There were nine wineries and seven other local vendors represented.
- SHARC has been very busy with over 1,000 people enjoying the facility daily. There was one smoke related closure and one afternoon thunderstorm closure during the month of July.
- Pickleball continues to be extremely popular, with many people very much enjoying the new shade structures at Pickleball Hill.
- Events at SHARC are getting busier with most all weekends filled with weddings, reunions, and other big celebrations through October.
- Staffing is complete for summer operations.

LIAISON AND COMMITTEE REPORTS

Copies of the minutes received from committees that met last month were included in the Board binders.

SUNRIVER SERVICE DISTRICT (SSD) REPORT

Director Harrison reported that the SSD does not hold their monthly meeting until next week.

The SSD did hold a special meeting on August 6th to address two issues; one was to approve a new executive assistant for Mindy Holiday. That position was given to Ashley Steinbrecher who previously served in the community policing position. One of Ms. Steinbrecher's responsibilities will be to assist with processing police reports with the records management system (RMS) and distribute reports to the criminal justice agency as well as maintain police records in accordance with applicable laws.

The second agenda items was to approve the contract for drywell project for the fire department.

COMMITTEE/ TASK FORCE MEMBERSHIP ACTIONS

Director Jacknow moved to approve the appointment of Kara Kerker as Secretary and John Vogel as Assistant Treasurer of the SROA Board of Directors, effective at the close of the Annual Meeting on August 15, 2026. Additionally, moved to approve the appointment of Clark Pederson to the Fire Protection Workgroup as a community member effective at the close of the Annual Meeting on August 15, 2026. Seconded by Director Lekas.

Director Hays moved to amend the motion to also approve the appointment of Linda Beard as Assistant Secretary of the SROA Board of Directors. Seconded by Director Pederson, amendment passed unanimously.

Call for the question on the original motion: motion passed with six yea votes and Directors Pederson and Beard abstaining.

BOARD ACTION
CERTIFY ELECTION RESULTS

Director Hays moved to certify the results of the 2026 SROA Election of three SROA Board members; John Hitt, Kara Kerker, and John Vogel for a three-year term beginning at the close of the Annual Meeting on August 15, 2026, and ending at the close of the Annual Meeting on August 18, 2029. Further moved to certify the outcome of the Capital Transfer Fee ballot measure that resulted in defeat with a total of 1,885 no votes, 632 yes votes, and 13 blank votes. Seconded by Director Beard, motion passed unanimously.

SHARC CLUB/ORGANIZATION APPROVAL REQUEST
SR MAHJONG CLUB

The mahjong club was not able to get the required paperwork submitted in time for this meeting so this item will be rescheduled a future meeting.

OTHER BUSINESS
RESOLUTION 2026-002
ESTABLISHED SIGNATORIES

This action is necessary today to establish signature authority for certain Board officers as defined in the SROA Bylaws and as authorized by the SROA Financial Policies to act as signatories on the SROA accounts.

Director Hays moved approval of Resolution 2026-002 designating the authorized signatories for the Association accounts effective at the close of the Annual Meeting on August 15, 2026. Seconded by Director Harrison, motion passed unanimously.

OTHER BUSINESS
RETIRING BOARD MEMBERS

Director Pederson commented that it has been a pleasure to serve two terms on the Board and he leaves knowing it is in good hands. He thanked the new Board members for their willingness to serve and noted his pleasure with working with other board members as well as GM Lewis and the SROA staff who are a remarkable and dedicated group of individuals who often get taken for granted.

Director Mobley also expressed the pleasure serving on the Board for nine years has brought him. It is due in a large measure to the people who constitute the owners at Sunriver, which is a remarkable place. While he doesn't intend to totally go away, he will be a little less accessible. Director Mobley also welcomed the new Board members and wished them the same enjoyment in serving on this Board.

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

Director Lekas moved to adjourn the meeting. Seconded by Director Beard, motion passed unanimously.

The meeting adjourned at 10:53 a.m.

A video of the entire public meeting can be viewed on the Sunriver Owners Association's YouTube page.

Respectfully submitted,

Keith Mobley, Secretary