SUNRIVER SERVICE DISTRICT

Managing Board – Meeting Agenda
1:00 p.m. Thursday, September 17, 2026
Sunriver Public Safety Building, Seator Hall Conference Room, 57475 Abbot Drive, Sunriver, OR
* Instructions for joining the meeting remotely are on last page of this document

Call to Order
Pledge of Allegiance
Roll Call
Public Input

Welcome and Oath of Office for new SSD Board Directors Corey Boudreau and Brian Tienken

Consent Agenda

1. Motion to approve:
    a. August 20, 2026 Regular Meeting minutes

Old Business

2. Update: Public Safety Building Construction/Drywell Project – Boos

New Business

3. Monthly Chief/Administrator's Reports
    - Administrator Holliday
    - Fire Chief Boos
    - Police Chief Rasic
4. Discussion and nominations: SSD Board Chair, Vice Chair, Treasurer, and Finance Committee Member – Fister
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 – Holliday
6. Review & Vote: Motion to approve Resolution 2026-009, Appointing Randall Iverson to the Civil Service Commission – Boos/Holliday
7. Review & Vote: Motion to approve Resolution 2026-010, Appointing Richard Brissenden to the Civil Service Commission – Boos/Holliday
8. Review & Vote: Motion to approve Resolution 2026-011, Establishing Board Signature Authority - Holliday
9. Review & Discussion: Six-Year Financial Outlook
10. Update: SSD Nominating Committee
11. Review & Vote: August 2026 unaudited financials – Holliday
12. Review: August 2026 SROA Board meeting – Harrison

Individuals needing special accommodation must request such services at least 48 hours prior to the meeting.
To request accommodations or services, call 541-585-1400 or email ssdadmin@sunriversdor.gov.

INSTRUCTIONS TO PARTICIPATE REMOTELY

Microsoft Teams
Join: https://teams.microsoft.com/meet/21537016645166?p=8qELSnQkLLie9SaSbF

Meeting ID: 215 370 166 451 66
Passcode: Hc9N4bC6

SUNRIVER SERVICE DISTRICT

MINUTES OF BOARD REGULAR MEETING
1:00 p.m. Thursday, August 20, 2026
Meeting In Person at Seator Hall Conference Room and Via Microsoft Teams

Call to Order: Chair Fister called the meeting to order at 1:00 PM
Pledge of Allegiance
Roll Call: Chair Fister, Vice Chair Shoemaker, Treasurer Zook, Dir. Kelley, Dir. Stephens and SROA Ex Offcio Harrison were all present.
SSD Staff: Fire Chief Boos, Police Chief Rasic, Police Lt. Van Meter, Administrator Holliday and Exec. Assistant Steinbrecher

Presentation: Jack Schafroth, Oregon Savings Growth Plan
Mr. Schafroth introduced the Oregon Growth Savings Plan as an additional voluntary retirement savings option for District employees, outlining potential benefits.

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, noted they are publicly available at www.sunriversdor.gov under Public Input or located by clicking here. He also thanked the public for their engagement, emphasizing that the District takes community feedback seriously.

Chair Fister formally acknowledged the upcoming completion of board terms for Vice Chair Shoemaker and Director Kelley on August 31, 2026. The Sunriver Service District expressed its gratitude for their years of dedicated service.

Consent Agenda

1. **Motion to approve:**
    a. July 17, 2026 Regular Meeting Minutes
    b. August 6, 2026 Special Meeting Minutes
    c. Deschutes County Legal Invoice in the amount of $18,000.00
    d. Flock Invoice in the amount of $12,000.00: invoice was adjusted to $10,000.00 per an agreement with Flock
    e. Lexipol Invoice in the amount of $10,239.53

    Chair Fister noted the District is in the middle of its three year contract with Flock, and this is the annual invoice to paid.

    Vice Chair Shoemaker 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 provided an update stating the District is currently waiting for Willow Creek Excavation to update its liability insurance coverage to finalize the contract for the drywell project. Permitting through Deschutes County is the next required step. All project permits have been approved by SROA.

3. **Annual Performance Review of Chiefs and Administrator**
   Chair Fister reported that the annual performance reviews have been completed and delivered, pending final signatures from the respective employees.

New Business

4. **Monthly Chief/Administrator's Reports**
   Fire Chief Boos
   Fire Chief Boos reviewed the Sunriver Fire Department July Activity Report, which included updates on calls for service as well as administrative and operational activities. Boos highlighted an increase in monthly call volume (362 year-to-date compared to 315 the previous year) and a decrease in turnout times, though times may rise during the warm summer months due to responses in the high lakes area. The department provided 12 mutual aid responses and received three, with ambulance billing revenue up approximately $16,000 year-over-year. Crews responded to the Round Butte and Akawa Butte fires. The department upstaffed for Red Flag Days; however, it did not qualify for an Oregon State Fire Marshal grant because budgeted revenues exceeded the minimum threshold. The Civil Service Commission Committee has two open positions with active recruitment underway. National Night Out was a successful community event managed by Citizens Patrol.

   Police Chief Rasic
   Police Chief Rasic noted calls for service increased significantly from June and remained consistent with the prior year, alongside 31 investigations conducted in July. Labor negotiations with the Police Union remain ongoing. Oktoberfest planning with SROA and the Chamber continues. Chief Rasic has contracted with Melissa Thompson as the Police Department's new wellness coordinator. Bike Patrol recorded 1,480 contacts in July prior to winding down operations for August. Citizens Patrol contributed 120 patrol hours alongside National Night Out support. The department welcomed lateral officer Lawson and entry-level officer Pochatko. Pochatko will start the police academy later this summer. Staff completed Swiftwater Rescue training in coordination with the Fire Department. Bike Patrol and Citizens Patrol played a pivotal role in successfully locating subjects during a weekend involving three missing persons reports. Sunriver Police Department hosted the Build a Better Oregon Committee/video team and a shred event, as well as attended the Community BBQ and Community Bible Church Vocational School lunch. Chiefs Rasic and Boos also met with the Rotary Club.

   Administrator Holliday
   Administrator Holliday reviewed the monthly administrative report with the Board, including updates on financial activities, human resources, and operations. She reported working on the FY 27 budget adjustments, reserve study finalization, PERS coordination, and the FY 26 audit with Moss Adams. An Equal Pay analysis is being conducted with an external HR provider. She sent SROA the final draft of the payment terms addendum for the Rules & Regulations contract. The Public Safety Building received the "Build a Better Oregon" award. Chair Fister and Administrator Holliday attended Coffee with Commissioner Phil Chang in Sunriver.

5. **Adding the Oregon Savings Growth Plan (OSGP) as a Voluntary Retirement Savings Option for District Employees**
   Administrator Holliday led a discussion regarding the implementation of the OSGP after Mr. Schafroth's presentation earlier in the meeting. The Board raised some questions regarding plan insurance protections and administrative overhead, and Administrator Holliday agreed to follow up with additional details.

DRAFT

Police Lt. Van Meter left the meeting at 01:48 p.m.

6. **Motion to Approve the FY27 Budget Adjustments for Fund 715 and Fund 716.**
   Administrator Holliday presented proposed budget adjustments, highlighting a projected surplus for FY 26 driven by unexpected revenues, including conflagration funds, Social Security payroll adjustments, and police academy/training reimbursement. A $500,000 Reserve Fund transfer from Fund 715 (Operating) to Fund 716 (Reserve) was proposed to elevate reserve funding. Adjustments also incorporated revenue from the SROA Rules and Regulations contract, and expenses for the SSD Executive Assistant position moving from part-time to full-time and bike patrol. Pending approval, the adjustments will be forwarded to Deschutes County for final action on September 9.

   Treasurer Zook moved to approve the FY27 Budget Adjustments for Fund 715 and Fund 716, seconded by Vice Chair Shoemaker. The motion passed unanimously.

7. **Motion to Approve Resolution 2026-007, Updating the Fire Reserve Wage Scale**
   Administrator Holliday and Fire Chief Boos presented an updated wage scale for the Fire Reserve program to support fall recruitment efforts, aligning closely with Bike Patrol wages. The resolution requires subsequent review by the Civil Service Commission following Board approval.

   Dir. Kelley moved to approve Resolution 2026-007, seconded by Treasurer Zook. The motion passed unanimously.

8. **Motion to approve June and July Unaudited Financials**
   Administrator Holliday presented the unaudited year end financials for FY26 and the July 2026 financials.

   FY 2026 Year End Financials
   <u>Fund 715</u>
   Revenue:
   Administrator Holliday highlighted that property tax collections came in strong for the year. Conflagration reimbursements and ambulance billing were much higher than expected. The miscellaneous income includes Social Security Reimbursement from a prior year payroll issue and the police academy/training reimbursement for an officer that left for Deschutes County. Additionally, Court Fines and Fees came in much higher than anticipated for the year.

   Expenses:
   Police Department salaries and benefits, and materials and services are under budget.

   Fire Department salaries and benefits were on track. Administrator Holliday noted that a significant portion of overtime was covered by Conflagration funds; excluding Conflagration-related overtime, the line item was under budget. Materials and Services were also under budget.

   Bike Patrol expenses were higher than anticipated; however, the District is being reimbursed for these expenses. Materials and Services came in under budget.

   Administration salaries, benefits, and Materials and Services were all under budget.

The total 715 fund came in underbudget.

Fund 716

Administrator Holliday reported that the fund is on track, with all line items coming in at or below budget.

Fund 717

Administrator Holliday reported that the fund came in under budget. The Drywell project was deferred to the next fiscal year, with funds already set aside for the project.

Dir. Stephens moved to approve the June 2026 Unaudited Financials; seconded by Vice Chair Shoemaker. The motion passed unanimously.

July 2026 Unaudited Financials

Fund 715

Revenue:

The contract payments for SROA Rules and Regulations/Bike Patrol will be added as part of the budget adjustment and reflected in the September Financial Report, as well as the 716 Capital Reserve Transfer. Ambulance revenue is off to a good start.

Expenses:

Administrator Holliday noted the Workers' Compensation line item for each department is an annual expense that has already been paid and, therefore, will not change throughout the fiscal year.

Police Department salaries, benefits, materials and services are under budget.

Fire Department salaries and benefits are slightly over budget due to overtime related to fires, which is expected to be reimbursed through Conflagration funds. Materials and services remain minimal.

Bike Patrol expenses will be reflected in next month's financials following the budget adjustment.

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

Fund 716

Administrator Holliday reported that the fund is on track, with Police being the only department to purchase a capital item to date—the LRAD sound system.

Fund 717

Administrator Holliday reported there are no changes to the fund yet. A majority of the expenses will be from the Drywell project and loan payments.

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

DRAFT

9. **SROA June Board Meeting Minutes**
   Ex-Officio Board Member Harrison 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.

<u>Other Business</u>

Two Board members, Fire Chief Boos and Administrator Holliday attended the SDAO annual conference in Redmond earlier this month. They all shared it was very informative.

Treasurer Zook moved to adjourn; seconded by Vice Chair Shoemaker. The motion passed unanimously.

Meeting adjourned at 2:34 p.m.
Submitted by Ashley Steinbrecher

DRAFT

Deschutes County
117 NW Lafayette Avenue
PO Box 6005
Bend, OR 97703
541-388-6575
cdd@deschutes.org
Website: deschutes.org/cd

Building Permit

Commercial Plumbing

Permit Number: 247-26-004854-PLM

Permit Issued: September 10, 2026
Application Date: September 02, 2026
Project: Sunriver PSB - South Apron

TYPE OF WORK

Plumbing Specialty Code Edition: 2023

Category of Construction: Other
Type of Work: Alteration
Submitted Job Value: $0.00
Description of Work: Storm drainage improvements and paving restoration.

JOB SITE INFORMATION

Worksite Address
57475 ABBOT DR
SUNRIVER OR 97707

Parcel
191132BD00202

Owner: SUNRIVER OWNERS ASSOCIATION
Address: PO BOX 3278
SUNRIVER, OR 97707

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
	Engineer	76554PE	(000) 000-0000

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Ways to Schedule Inspections

Oregon ePermitting App

Search the iOS or Android app store for **'epermitting'** or by scanning the QR code below to get instant inspection results.

Oregon ePermitting Website

Schedule or track inspections online at **BuildingPermits.Oregon.gov**.

Easy Scheduling Website

Start by visiting **BuildingPermits.Oregon.gov** > click on Schedule > click on Easy Inspection Scheduling or by scanning the QR code below.

For agencies that offer same-day inspection scheduling, the cut off is 7:00 AM.

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

Per R105.7 and R 106.3.1, a copy of the building permit and one set of approved construction documents shall be available for review at the work site.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

PERMIT FEES

Fee Description	**Quantity**	**Fee Amount**
Catch basin or area drain	2	$59.00
Manholes	2	$59.00
Storm sewer - Total linear feet	47	$101.50
State of Oregon Surcharge -Plumb (12% of applicable fees)		$26.34
	Total Fees:	$245.84

Note: This may not include all the fees required for this project.

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

MONTHLY REPORT TO DISTRICT MANAGING BOARD

September 17, 2026
Mindy Holliday

Financial

- The FY27 budget adjustment was approved by the Deschutes County Board of Commissioners on September 9.
- Completed the six-year financial projection to provide a comprehensive view of anticipated revenues and expenditures; review and discussion later in the agenda.
- Continued working with PERS to resolve outstanding issues.
- Continued FY26 year-end financial closeout activities and worked with Moss Adams to gather requested documentation and respond to questions in preparation for the annual audit. The audit engagement letter was included in the Board packet for review.
- The payment terms addendum for the SROA Rules & Regulations contract will return to the Board next month. SROA has proposed minimal changes, which their Board will consider for approval at its meeting this week.
- Continued management of QuickBooks Online transactions, including reconciliation of PERS statements, accounts payable and receivable, payroll liabilities, and oversight of District cash flow between First Interstate Bank accounts and Oregon Treasury LGIP funds.

Human Resources

- Participated in Police CBA meetings and shared supporting information and financials to support the District's offer.
- Met with the District's contracted consultant regarding the Equal Pay Analysis and are currently collecting the requested information.
- Continued revising and updating the Employee Handbook.

Operations

- Worked to finalize the contract for the Drywell Project and gathered the required documentation.
- Met with new Board members and several current Board members.
- Participated in the SDIS insurance evaluation conducted on site.
- Met with the Deschutes County Emergency Management Department to gain access to and receive an orientation on the SRALERTS system.
- Participated in an SSD Executive Session.
- Participated in the Nominating Committee meeting; an update will be provided later in the meeting as part of the agenda.
- Participated in a professional development webinar on PERS Side Account expiration

Communication with Those Charged with Governance During Planning

To the Board of Directors
Sunriver Service District

In connection with our engagement to audit the financial statements of Sunriver Service District (the District) as of and for the year ended June 30, 2026, professional standards require that we communicate with you certain items including our responsibilities with regard to the financial statement audit and the planned scope and timing of our audit. We would also appreciate the opportunity to meet with you to discuss this information further since two-way communication can provide valuable information in the audit process. It is our understanding that Jim Fister, Board Chair, is the appropriate person within the District's governance structure with whom to communicate.

As stated in our engagement letter dated June 3, 2026, we are responsible for conducting our audit in accordance with auditing standards generally accepted in the United States of America for the purpose of forming and expressing an opinion about whether the financial statements that have been prepared by management, with your oversight, are presented, in all material respects, in conformity with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

We will also report on whether the schedule of revenues, expenditures and changes in fund balance – budget to actual – general fund, presented as required supplementary information, and the combining and individual sub-fund schedules, and the schedule of property tax transactions, presented as supplementary information, are fairly stated, in all material respects, in relation to the financial statements as a whole.

We will also provide the District with the following nonattest services:

1. Assist you in drafting the financial statements and related footnotes as of and for the year ended June 30, 2026.

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested.

Baker Tilly Advisory Group, LP and Baker Tilly US, LLP, trading as Baker Tilly, are members of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities. Baker Tilly US, LLP is a licensed CPA firm that provides assurance services to its clients. Baker Tilly Advisory Group, LP and its subsidiary entities provide tax and consulting services to their clients and are not licensed CPA firms.

Our audit will include obtaining an understanding of the District and its environment, including its internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Material misstatements may result from errors, fraudulent financial reporting, misappropriation of assets, or violations of laws or regulations that are attributable to the District or to acts by management or employees acting on behalf of the District. We will communicate to you at the conclusion of our audit, significant matters that we believe are relevant to your responsibilities in overseeing the financial reporting process, including any internal control-related matters that are required to be communicated under professional standards.

We expect to begin our audit on approximately September 21, 2026, complete testing by October 2, 2026, and issue our report no later than October 30, 2026.

During the planning of the audit, we have identified the following areas of audit focus:

Existence of cash and investments, property tax revenue recognition, additions to capital assets, disclosures and payments made for bonds payable, valuation of actuarially determined liabilities, completeness and understandability of the financial statements, and compliance with Oregon minimum standards.

Your client service team includes:

- Amanda Moore, Principal
- Kevin Mullerlile, Director
- Paola Lopez, Senior

This information is intended solely for the information and use of the Board of Directors of Sunriver Service District and is not intended to be, and should not be, used by anyone other than these specified parties.

Respectfully,

Baker Tilly US, LLP

Eugene, Oregon
September 10, 2026

SUNRIVER FIRE DEPARTMENT / Memorandum

Date: September 14th, 2026
To: SSD Board of Directors
From: Bill Boos, Fire Chief

Subject: **SSD Board Meeting – September 17th, 2026**

A) Calls for Service

- Emergency response update

B) Administrative Update

- Drywell Project
- Oregon Fire Defense Board meeting
- Central Oregon Fire Chiefs meeting
- Met with Bill Weymer from the SROA wildfire task force
- Special Districts Insurance Services toured the building
- Western Fire Chiefs' finance committee meeting
- Met with Scot Larson from Visit Central Oregon

C) Operations Update

- Chief Bjorvik deployed on the Paradise Fire
- Muriatic Acid incident at The Pines
- Lifepack monitors arrived and training has begun
- Blue Card training
- Rope rescue training

D) Community Events

- Folds of Honor golf tournament

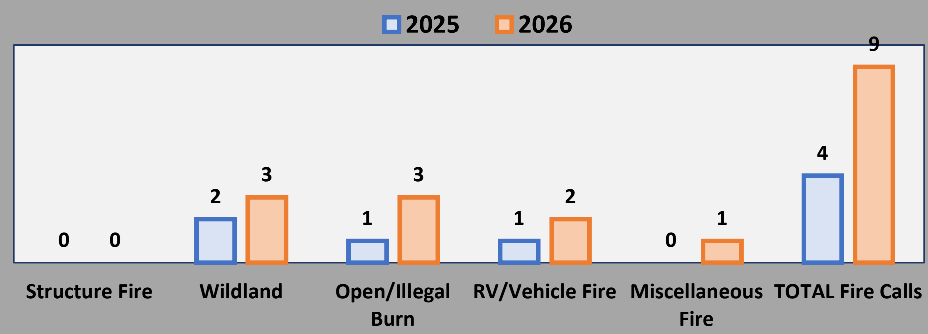
SUNRIVER FIRE DEPARTMENT DASHBOARD

Community ~ Honor ~ Integrity ~ Pride

August
Comparison Statistics

August	2025	2026
Total Monthly Calls	78	70

FIRE RESPONSES

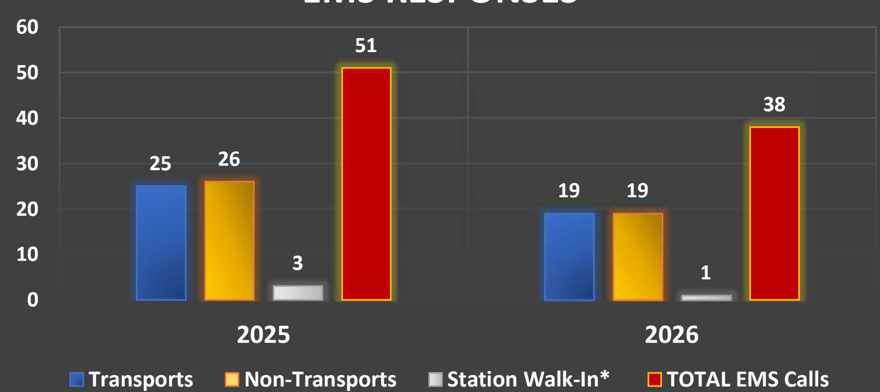


RESPONSE TIMES (Min:Sec)

	2025	2026
Turn-Out Time (Dispatched to Enroute)	1:51	2:05
Response Time (Enroute to Arrived)	7:16	10:46
Scene to Back In Service	39:26	48:47

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

EMS RESPONSES

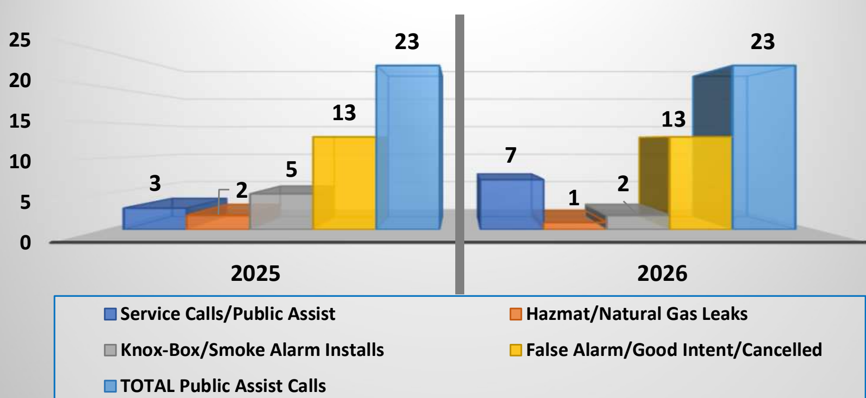


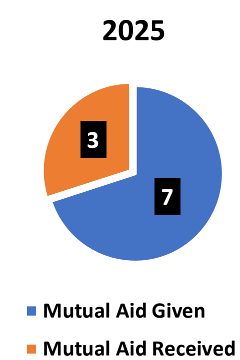
*Walk-ins are included in Transport / Non-Transport Totals

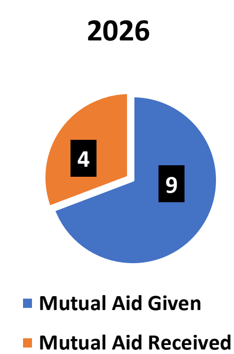
August	2025	2026
TRAINING HOURS	134	146.3

August	2025	2026
MOTOR VEHICLE CRASHES	3	0

PUBLIC ASSIST CALLS







	2025	2026
TOTAL CALLS (YTD)	393	432

August 2025 Ambulance Billing	$ 61,666.60
August 2026 Ambulance Billing	$ 46,298.40

SUNRIVER POLICE DEPARTMENT

MEMORANDUM

TO: SSD BOARD OF DIRECTORS

FROM: PETE RASIC, CHIEF OF POLICE

DATE: SEPTEMBER 17, 2026

SUBJECT: AUGUST 2026 ACTIVITY REPORT

Calls for Service:

See attached August 2026 calls for service (656 total calls)

- 29 investigations in August, 4 occurring outside of Sunriver.
- There were 30 total calls generated in Caldera Springs/Crosswater. SPD officers responded to 1.

Administrative Update:

- Contract negotiations with POA (ongoing)
- Planning meetings with Chamber and SROA for Oktoberfest
- County Emergency Management meeting on update to Evacuation Plan
- Consult with Deschutes 911 on security monitor install
    - Special Districts Insurance Services, Safety & Security Grant application submitted to fund this project.
- SROA consult regarding Circle 3 tunnel construction and traffic plan
- Command staff meeting
- Natural Hazard Mitigation Plan town hall meeting

Operations:

- Officers Jobert and Lawson progressing through field training
- Officer Pochatko in week 7 at DPSST Academy
- Bicycle Patrol concluded seasonal patrol (Sept 13)
- Sgt. Voll provided training to CP on searching for missing persons

Bike Patrol:

Total 1863 incidents

- 27 Bike Collisions
- 39 Lost/Found Property
- 13 Missing Persons
- 561 Public Assist
- 21 Officer Assist
- 111 Community Policing Contact
- 20 Animal
- 31 Parking Warnings
- 4 Parking Citations
- 442 Helmet Warnings
- 94 Riding on Roadway
- 36 Skating/Blading
- 174 Riding through Tunnels
- 161 EBike / Scooter
- 0 Vehicle on Pathway
- 129 Other

Citizen Patrol:

- 137 total volunteer hours in August
    - 240 Bike Patrol Miles
    - 30 Public Assistance
    - 20 House Checks
    - 45 Patrol Hours

Community Events:

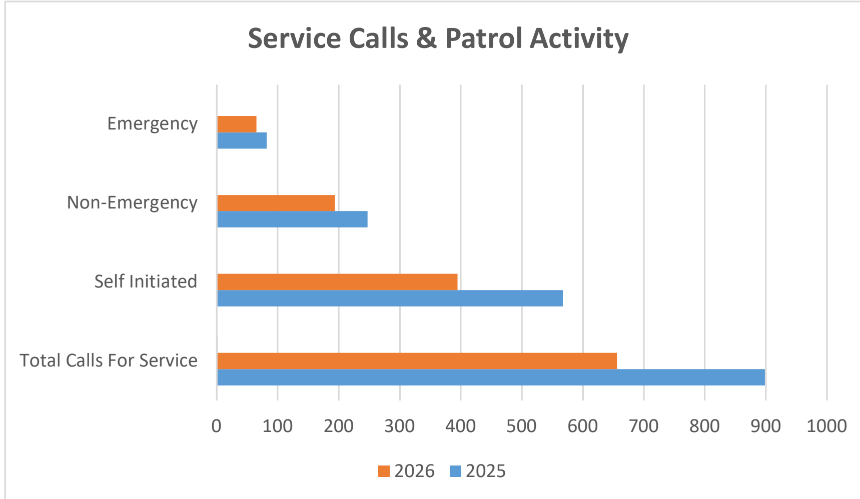
- National Night Out
- SROA Wildfire Prevention meeting
- Visit Central Oregon w/ Chief Boos

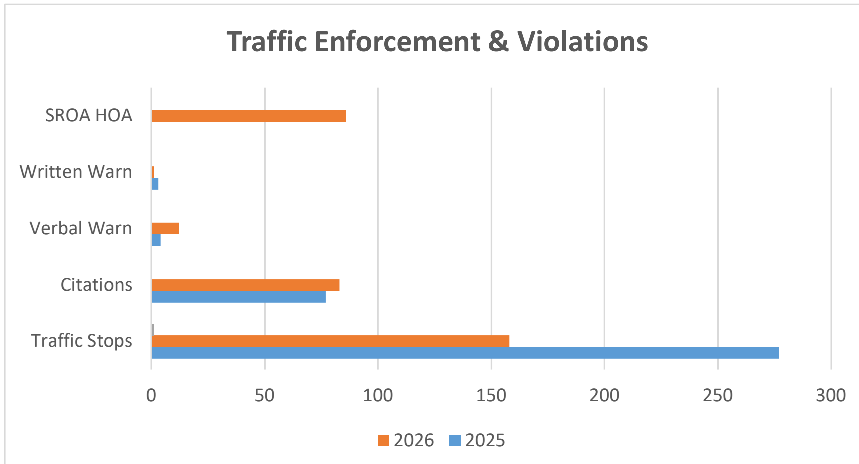
SRPD August 2026

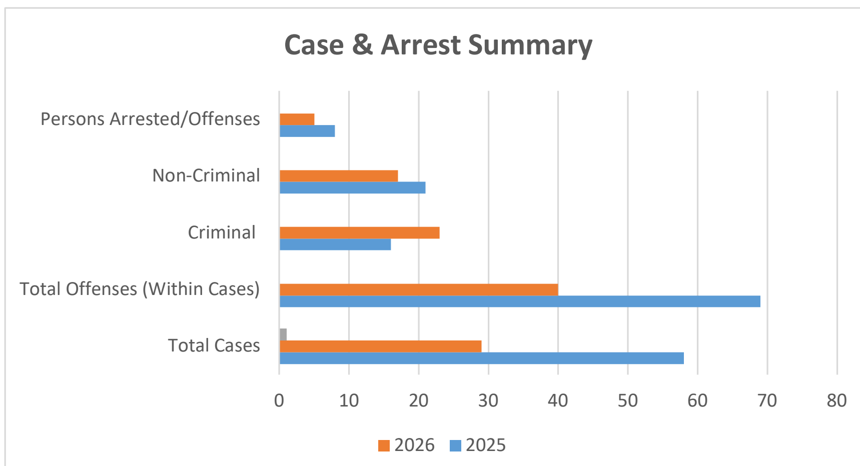
Overview of Service Calls and Patrol Activity		
Service Calls	**2025**	**2026**
Total Calls For Service	898	656
Self Initiated	567	395
Non-Emergency	247	194
Emergency	82	65

Traffic Enforcement & Violations		
Outcome	**2025**	**2026**
Traffic Stops	277	158
Citations	77	83
Verbal Warn	4	12
Written Warn	3	1
SROA HOA		86

Case & Arrest Summary		
Category	**2025**	**2026**
Total Cases	58	29
Total Offenses (Within Cases)	69	40
Criminal	16	23
Non-Criminal	21	17
Persons Arrested/Offenses	8	5







Incident Analysis Report

Summary By Incident Type

Print Date/Time:	09/11/2026 11:52				Sunriver Police Department
Login ID:	dc911sd\brittanyfo	**From Date:**	08/01/2026 00:00	**ORI Number:**	OR0090500
Incident Type:	All	**To Date:**	08/31/2026 23:59	**Officer ID:**	All
Call Source:	All			**Location:**	All

Incident Type	Number of Incidents
Alarm	13
Animal Control Problem	23
Assist	36
Bar or Security Check	77
Bicycle Accident	3
Burglary	2
Code 6	32
Code or Ordinance	12
Community Policing	53
Criminal Mischief	1
Dispute	1
Domestic	3
DUII	11
Harassment	1
Hazard	21
Hit and Run	1
Info	1
Intoxicated	2
Juvenile	16
Lobby	3
Missing	9
MVA Injury	2
MVA Non Injury	3
MVA Unk	3
Noise	11
Parking	42
Person Stop	1
Property	29
Stalking	1
Suicidal Subject	1
Suspicious or Prowler	25
Theft	11
Traffic Complaint	19
Trespass	4
TS	158
Unknown	5
Unwanted	3
UUMV	1

Incident Analysis Report

Summary By Incident Type

Print Date/Time: 09/11/2026 11:52
Login ID: dc911sd\brittanyfo
Incident Type: All
Call Source: All

From Date: 08/01/2026 00:00
To Date: 08/31/2026 23:59

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

Incident Type	Number of Incidents
Weapon	1
Welfare Check	15
Total:	656

SUNRIVER SERVICE DISTRICT
Managing Board
Resolution to Authorize Participation in the Oregon Savings Growth Plan
2026-008

Whereas, the Sunriver Service District (hereinafter "District") was created on June 12, 2002 by Order No. 2002-085 of the Deschutes County Commissioners; and

Whereas, the Deschutes County Commissioners, acting as the Governing Board of the Sunriver Service District on June 26, 2002 in Agreement No. 2002-147 did specify that the Sunriver Service District provide, law enforcement, fire prevention and protection services, emergency medical services including ambulance, security services by contract; and

Whereas, the Deschutes County Commissioners, acting as the Governing Body of the District, on June 26, 2002 in the Memorandum of Understanding Contract No. 2002-201 and Agreement No. 2002-147, as amended on January 31, 2005 under Document 2005-011, did delegate managing authority for the District to the District Managing Board (hereafter "Board") created within those documents; and

WHEREAS, the District desires to provide eligible employees with an additional voluntary retirement savings benefit; and

WHEREAS, the Oregon Savings Growth Plan (OSGP) is a governmental 457(b) deferred compensation plan available to eligible public employees;

Therefore, the District is authorized to participate in the Oregon Savings Growth Plan as a voluntary employee retirement savings benefit, and the District Administrator is authorized to execute required documents and take all necessary administrative and payroll actions to implement participation in OSGP in accordance with applicable law and OSGP requirements.

Dated 17th day of September 2026.

____
Jim Fister, Chair

RESOLUTION FOR INCLUSION UNDER THE STATE OF OREGON DEFERRED COMPENSATION PLAN

oregon
SAVINGS GROWTH PLAN

LOCAL GOVERNMENT PROGRAM

The ____(Governing Body) of ____________________________

____(Employer), pursuant to the provisions of Oregon Revised

Statutes (ORS) 243.474, which provides in part that:

"A local government that establishes a deferred compensation plan may invest all or part of the plan's assets through the deferred compensation investment program established by the Oregon Investment Council (OIC) under ORS 243.421,"

Hereby determines to be included in the State of Oregon Deferred Compensation Investment Program, also known as the Oregon Savings Growth Plan, established by the OIC under ORS 243.421 and administered by the Public Employees Retirement Board according to ORS 243.435 for its eligible personnel.

Be it further resolved that the proper officers are herewith authorized and directed to take all actions and make such reductions and submit such deferrals as are required by the Public Employees Retirement Board of the State of Oregon pursuant to ORS 243.478 (1), and

Be it further resolved that Employer agrees to be bound by the terms and conditions of the contracts between the State, its investment providers and record keeping company, and the "Plan Document" as identified in ORS 243.401 to 243.507 and TPA services as amended from time to time. Specifically, without limitation, Employer agrees to appoint its governing body as Trustee of its Plan, as required by Section 457(g) of the Internal Revenue Code (IRC), 26 USC 457(g)(2). The Employer certifies it is an "eligible employer" under IRC Section 457(e)(1) and has received a copy of the Plan Document and TPA Services.

Be it further resolved that Employer shall submit a certified copy of this resolution and "Notification Memo" to the State of Oregon, Public Employees Retirement System (PERS) as the Plan Administrator.

Be it further resolved that the Governing Body and Employer, recognize the PERS Board's responsibility for maintaining the integrity of the Plan and hereby agree to cooperate fully with the Plan Administrator in accordance with procedures established by PERS, including without limitation in processing requests for withdrawal in case of an unforeseeable emergency as defined in IRC Sec. 457(b)(5) and Treasury Regulations 1.457-2(h)(4) and (5).

DESIGNATION OF AGENT

The person in the following position is hereby designated as the agent in matters pertaining to the State of Oregon Deferred Compensation Investment Program.

Title ____

Agent ____

Address ____

____

Phone Number ____

E-mail address ____

Office Hours ____

Payroll Agent ____

Payroll E-mail address ____

Phone Number ____

Fax Number ____

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CERTIFICATION

I hereby certify that the foregoing resolution is a true, correct and complete copy of the resolution duly and regularly passed by the ______________________________(Governing Body) of ______________________ (Employer Name) of ________________(County) on the __________day of ____________________ and that this resolution has not been repealed or amended, and is now in full force and effect.

Dated this ________ day of ____________________ , ____________ .

X ______________________________ ______________________________

Governing Body Authorized Signature Title

Mailing Address

NOTIFICATION MEMO

Employer Name	Daytime Phone
Address	County
City, State, Zip	Federal Identification Number
Number of Employees	PERS Employer Number
Employer Representative (Name)	

PAYROLL DATA

1. Deferral will be submitted by ACH. Back-up documentation containing the participants' demographic information and deferral amounts must be included.

2. Normal payday (i.e., every Thursday, every other Friday, etc): ______________________________

a) Attach payday schedule for a calendar year

b) Number of employees on this pay mode: ______________________________

3. Participants are able to indicate upon enrollment whether deferral amount shall be indicated in dollar amount or as percentage of salary per pay period.

4. The initial and amended payroll reduction authorization, forms and Letters of Transmittal should be sent to:

Name	Title

5. Payroll Reduction Listing that will be sent prior to each pay day should be sent to:

Name	Title

Print Form Clear Fields

PLAN TRUST – DECLARATION

oregon
SAVINGS GROWTH PLAN

Local Government Entity

ARTICLE I - PURPOSE

Employer, which is a local government entity in Oregon and an "eligible employer" under Section 457(e)(1) of the Internal Revenue Code (IRC), 26 USC 457(e)(1), desires to establish an "eligible deferred compensation plan" ("the Plan"), as defined in Section 457(b) of the Internal Revenue Code, for employees performing services for Employer ("Employer" or "Plan Sponsor"). Employer is the Plan Administrator, and its governing body is the Plan Trustee. The Plan is a "local government deferred compensation plan" as defined in ORS 243.401(9) that is administered by the Public Employees Retirement System. A Third Party Administrator (TPA) may be contracted to offer administrative services.

ARTICLE II - ACCOUNTS HELD IN TRUST

All amounts of compensation deferred under the Plan, all property and rights purchased with such amounts and all income attributable to such amounts, property, or rights shall be held in trust for the exclusive benefit of Participants and their beneficiaries.

ARTICLE III - INVESTMENT

Employer shall offer a diversified investment program(s) for employees participating ("Participants") in the Plan. All or any portion of each Participant's Account may be, but shall not be required to be, invested by Employer in the options designated by Participant. Employer shall have absolute and uncontrolled discretion with respect to the option or options, in which the Account as defined in Article IV, shall be invested.

ARTICLE IV - DEFERRAL

The compensation that a Participant would otherwise receive for the pay period shall be reduced by the amount specified by the Participant enrollment form, or through instructions communicated via the PERS/OSGP website, telephone, or other approved method(s) prescribed by the Deferred Compensation Office. The amount of the reduction shall be contributed to Participant's Deferred Compensation Account (the "Account").

ARTICLE V - CHANGE IN AMOUNT OF DEFERRAL

The amount of compensation to be deferred under the Plan may be increased or decreased at any time in accordance with Plan procedures. Any such revision shall be effective for any calendar month by salary reduction only if an agreement providing for the deferral has been entered into before the first day of the month in which the compensation is paid or made available.

ARTICLE VI - MAXIMUM DEFERRAL

Except as provided in Article XIV, the following limitations shall apply: In no event shall the amount deferred for any Participant's taxable year exceed the lesser of (i) the certain amount specified by the Internal Revenue Service or (ii) 100 percent of Participant's includible compensation for the taxable year for services performed for Employer.

ARTICLE VII - TIMING OF DEFERRAL

Compensation may be deferred for any calendar month by salary reduction only if an agreement providing for the deferral has been entered into before the first day of the month in which the compensation is paid or made available.

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ARTICLE VIII - EMPLOYER'S OBLIGATION; FEES AND CHARGES

Employer's sole obligation to the Participant at any time shall be equal to the value of the Account at such time. The Participant's Account shall be reduced by any charges or fees incurred in liquidating any investment in which the Account is invested, including any interest penalty for early withdrawal of amounts deposited in any financial institution. In addition, the Plan may charge each Participant an annual administrative fee of up to two (2) percent of the Account.

Loan: If employer chooses to participate in the Plan's loan program, participants may be eligible to borrow funds from their OSGP account.

ARTICLE IX - NON-ASSIGNMENT

Except as required by the terms of a domestic relations order as defined in IRS Private Letter Ruling 9145010, July 31, 1991, the Internal Revenue Code, as may be amended, and Plan provisions, Participant may not assign, anticipate, alienate, sell, transfer, pledge, or in any way encumber any of the rights Participant may have in the Employer's 457 Plan, as may be amended. Employer shall reject and refuse to honor any such purported action with respect to such rights. The interest of Participant or any beneficiary designated by Participant in Participant's Account or in any obligation established by this Plan-Trust Declaration shall not be subject to the claims of Participant's creditors or to legal process on behalf of Participant's creditors or be liable for the debts of any beneficiary.

ARTICLE X - AVAILABILITY OF DEFERRED FUNDS

In no event will any amount payable under this Plan be paid or made available to Participant before the Participant incurs a Severance from Employment or is approved for an Unforeseeable Emergency or De Minimis distribution which are defined below. In no event may a Participant's Beneficiary or alternate payee under a QDRO receive a De Minimis distribution or a distribution for an Unforeseeable Emergency.

Severance from Employment shall be determined in the manner prescribed by the Internal Revenue Service. For purposes of this Plan, Participant will have a Severance from Employment on ceasing to render services for the Plan Sponsor, including services as a temporary employee. If a Participant returns to work with the Plan Sponsor, the Participant is no longer eligible for distributions except as otherwise expressly allowed under the Plan and the Internal Revenue Code. "Unforeseeable Emergency shall mean severe financial hardship to Participant resulting from a sudden and unexpected illness or accident of Participant or of Participant's dependent (as defined in Section 152(a) of the Internal Revenue Code), loss of Participant's property due to casualty, or other similar extraordinary and unforeseeable circumstances arising as a result of events beyond Participant's control. The circumstances that will constitute an Unforeseeable Emergency will depend upon the facts of each case, but in any case, payment may not be made to the extent that such hardship is or may be relieved: (i) through reimbursement of compensation by insurance or otherwise, (ii) by liquidation of Participant's assets, to the extent the liquidation would not itself cause severe financial hardship, or (iii) by cessation of deferrals under the Plan."

De Minimis Distribution. If a Participant's account has less than $5,000 and the Participant has not contributed to the Plan for a minimum of two years, the Participant may request that the account balance be distributed to the Participant. A Participant may elect this option only once.

Unforeseeable Emergency. Upon the occurrence of an Unforeseeable Emergency, as defined above, Participant may request an Unforeseeable Emergency Withdrawal in a manner prescribed on a form supplied by the Deferred Compensation Office. If the Deferred Compensation manager, or the manager's designee, approves the request, a distribution will be made in an amount consistent with the terms of this Plan and Agreement and reasonably needed to satisfy the emergency need.

Loan. If employer chooses to participate in the Loan Program, participants may be eligible to borrow funds from their OSGP account.

Distribution After Severance from Employment. Upon Participant's Severance from Employment, as defined above, Employer shall direct the record keeper to pay Participant the value of Participant's Account in the manner specified in Article XII.

ARTICLE XI - PAYMENT UNDER THE PLAN

(a) Upon Participant's Severance from Employment, as defined in Article X, Employer shall authorize payment to the Participant in accordance with Plan procedures; or

(b) Upon the occurrence of an Unforeseeable Emergency, as defined in Article X. Participant may submit an Unforeseen Emergency Withdrawal Request on a form supplied by the Employer or TPA. The request, if approved, will be for only the amount of payment as is consistent with the terms of this Plan document and reasonably needed to satisfy the emergency need.

ARTICLE XII - DISTRIBUTIONS

The distribution form, which must be completed by a Participant upon severance of employment when the Participant requests a distribution from the Plan, provides for the time and manner in which the value of the Participant's Account is to be paid following Severance from Employment. The Participant may make or change an election regarding the manner in which payments are to be made by completing and executing the "Manner of Payment" portion of the distribution form and delivering by mail or in person to the OSGP office at least 30 days before the payment commencement date. The "Payment Commencement Date" portion and the "Manner of Payment" portion of the distribution form shall become effective when executed by both Participant and Employer. The payment commencement date must be at least 30 days after the termination date. If the Participant turned 70½ in 2019 or earlier and still has a balance in the Plan, they are required to take a Required Minimum Distribution (RMD) by April 1st of the calendar year following the calendar year in which they reached 70½. Beginning in 2020 or later, if the Participant has a balance in the Plan, they are required to take a Required Minimum Distribution (RMD) by April 1st of the calendar year following the calendar year in which they reach 72, or when they separate from service, whichever is later. The manner of payment selected must satisfy the requirements of Section 401(a)(9) of the Internal Revenue Code. If a Participant fails to elect a payment commencement date by the required beginning date as defined in OAR 459-050-0080, payments shall be made in accordance with IRC 401(a)(9). Account balances of less than $1,000 shall be distributed as a lump sum within one year after the termination date.

ARTICLE XIII - DISTRIBUTION TO BENEFICIARIES

If the Participant dies after having begun to receive distributions, the distribution of benefits must continue to the designated beneficiary at least as rapidly as under the schedule of payments elected by Participant. If Participant dies before having begun to receive distributions, Participant's entire Account must be distributed by December 31 of the calendar year that contains the fifth anniversary of Participant's death, unless the designated beneficiary elects within 60 days after the date the Deferred Compensation Office is notified of the Participant's death to have one of the following special rules apply:

(a) ***IF THE BENEFICIARY IS PARTICIPANT'S SURVIVING SPOUSE:*** If the beneficiary is a surviving spouse, distributions must begin no later than December 31 of the year in which the Participant would have reached age 72, or the year that contains the first anniversary of the Participant's death, whichever is later. The entire account must be paid over a period that does not exceed the surviving spouse's life expectancy.

(b) ***IF THE BENEFICIARY IS A PERSON OTHER THAN THE SURVIVING SPOUSE:*** If the beneficiary was designated by the Participant, distributions must begin no later than December 31 of the year that contains the first anniversary of Participant's death. The entire Account must be paid over a period which does not exceed the beneficiary's life expectancy.

(c) ***IF THE BENEFICIARY WAS NOT DESIGNATED BY THE PARTICIPANT:*** As defined in section 401(a)(9) of the Internal Revenue Code, the Participant's entire interest must be distributed to the Estate.

ARTICLE XIV - CATCH-UP ELECTION

Participants nearing normal retirement age may make up some or all of any deferrals they did not make during previous years of eligibility. For purposes of this Article, "normal retirement age" shall have the meaning given to that term under the retirement system of the plan sponsor. A Participant may elect to make additional catch-up contributions using either of the options listed below. These options may not be exercised simultaneously.

(a) The earliest a Participant may exercise this catch-up option is three years before the Participant reaches normal retirement age. Within one to three years prior to the Participant's normal retirement, the Participant may make additional contributions, such that the sum of normal contributions and catch-up contributions does not exceed the lesser of:

- (i) twice the dollar amount in effect under Internal Revenue Code section 457(b)(2)(A) or
- (ii) the sum of the maximum contribution level available to the employee plus so much of the maximum contribution level as was not previously used.

(b) A Participant who has attained age fifty (50) before the close of the pay year may defer an amount in addition to the maximum contribution level, not to exceed the lesser of:

- (i) the dollar amount stated by the Internal Revenue Service; or
- (ii) compensation as defined in IRC 415(c) less any other elective deferrals for the year.

ARTICLE XV - PLAN-TO-PLAN TRANSFERS OUT OF THE PLAN

If Participant has a Severance from Employment under this Plan, and becomes employed by another Employer that sponsors a plan that accepts eligible rollover distributions under the Internal Revenue Code, including but not limited to an "eligible deferred compensation plan" under Section 457, Participant may request a transfer of his or her Account to the new Employer's plan. Such a transfer is subject to the terms and conditions of the plan receiving the funds.

ARTICLE XVI - ACCEPTANCE OF DEFERRALS FROM ANOTHER PLAN

Compensation deferred by a Participant pursuant to another eligible plan, including but not limited to plans established under sections 401(k) and 403(b) of the Internal Revenue Code, IRAs, and a governmental employer's "eligible deferred compensation plan" within the meaning of Section 457 of the Internal Revenue Code, may be accepted by this Plan. Such amounts shall be credited to the Participant's Account established pursuant to this Plan-Trust Declaration and shall be subject to all the terms and provisions of the Plan, Oregon Revised Statutes, and the Oregon Administrative Rules, as they may be amended from time to time.

ARTICLE XVII - REVOCATION

Participant may revoke participation in the Plan by providing telephonic instructions, by issuing instructions via the PERS/OSGP Internet site, or any other method that is in accordance with Plan procedures. Any revocation shall be effective only for compensation earned after the last day of the calendar month in which the revocation is submitted. Revocation of participation in the Plan will not accelerate payment of amounts deferred. Payment will occur only upon the occurrence of one of the specific events detailed in this Plan document.

ARTICLE XVIII - DOMESTIC RELATIONS ORDER

The Plan will comply with domestic relation orders as defined in IRS Private Letter Ruling 9145010, July 31, 1991, and as required under Plan provisions, Oregon law, the Internal Revenue Code, rules and regulations, as they may be amended from time to time.

ARTICLE XIX - COMPLIANCE WITH INTERNAL REVENUE CODE SECTION 457

This Plan document is intended to comply with and to be administered in a manner consistent with Section 457 of the Internal Revenue Code. The provisions of this Plan documents shall be interpreted in accordance with this intent. If requested by the Employer, the Participant agrees to cooperate in correcting any inconsistency in the administration of the Plan and Agreement under Section 457 of the Internal Revenue Code. The Plan shall be administered in accordance with Oregon law, the Internal Revenue Code, and applicable rules and regulations, as they may be amended from time to time.

ARTICLE XX - AMENDMENT OF PLAN-TRUST DECLARATION

Subject to the requirements of ORS 243.474 through 243.478, the Employer may amend this Plan-Trust Declaration at any time and without the consent of any other person. Any amendment must be in writing, and may be required if necessary to maintain compliance with Oregon law, the Internal Revenue Code, rules and regulations, as they may be amended from time to time. However, any amendment that would diminish the protection of Article II, "Account Held in Trust" is absolutely void.

NOW THEREFORE, in recognition of the premises recited above, and in consideration of the provisions stated by this Plan-Trust Declaration, and intending to be legally bound by this written Plan-Trust Declaration, the Employer as the Plan Administrator and the Plan-Trustee signed below.

Employer's Signature (Do not print)	Plan Trustee's Signature (Do not print)
Printed Name	Printed Name
Title	Title
Date	Date

800 Summer Street N.E., Suite 200, Salem, OR 97310 / (503) 603-7632 / growyourtomorrow.com/employers

SUNRIVER SERVICE DISTRICT
Managing Board
Appointing Randall Iverson to the Civil Service Commission
Resolution 2026-009

Whereas, the Sunriver Service District was created on June 12, 2002 by Order No. 2002-085 of the Deschutes County Commissioners; and

Whereas, the Deschutes County Commissioners, acting as the Governing Board of the Sunriver Service District on June 26, 2002 in Agreement No. 2002-147 did specify that the Sunriver Service District provide, law enforcement, fire prevention and protection services, emergency medical services including ambulance, security services by contract; and

Whereas, the Deschutes County Commissioners, acting as the Governing Board of the Sunriver Service District on June 26, 2002 in the Memorandum of Understanding Contract No. 2002-201 and Agreement No. 2002-147 did delegate managing authority for the Sunriver Service District to the District Managing Board created within these documents; and

Whereas, the District Managing Board desires to appoint Randall Iverson to serve on the Civil Service Commission; and

Whereas, Randall Iverson has agreed to serve as a Commissioner on the Civil Service Commission for a three-year term; and

Now, therefore, it is resolved by the District Managing Board that Randall Iverson is hereby appointed as Commissioner to a three-year term on the Civil Service Commission, commencing September 17, 2026, and expiring September 16, 2029.

Dated 17th day of September 2026.

____

Jim Fister, Chair

SUNRIVER SERVICE DISTRICT
Managing Board
Appointing Richard Brissenden to the Civil Service Commission
Resolution 2026-010

Whereas, the Sunriver Service District was created on June 12, 2002 by Order No. 2002-085 of the Deschutes County Commissioners; and

Whereas, the Deschutes County Commissioners, acting as the Governing Board of the Sunriver Service District on June 26, 2002 in Agreement No. 2002-147 did specify that the Sunriver Service District provide, law enforcement, fire prevention and protection services, emergency medical services including ambulance, security services by contract; and

Whereas, the Deschutes County Commissioners, acting as the Governing Board of the Sunriver Service District on June 26, 2002 in the Memorandum of Understanding Contract No. 2002-201 and Agreement No. 2002-147 did delegate managing authority for the Sunriver Service District to the District Managing Board created within these documents; and

Whereas, the District Managing Board desires to appoint Randall Iverson to serve on the Civil Service Commission; and

Whereas, Richard Brissenden has agreed to serve as a Commissioner on the Civil Service Commission for a three-year term; and

Now, therefore, it is resolved by the District Managing Board that Richard Brissenden is hereby appointed as Commissioner to a three-year term on the Civil Service Commission, commencing September 17, 2026, and expiring September 16, 2029.

Dated 17th day of September 2026.

____

Jim Fister, Chair

SUNRIVER SERVICE DISTRICT

Managing Board

Establishing Signature Authority

2026-011

Whereas, the Sunriver Service District (hereinafter "District") was created on June 12, 2002 by Order No. 2002-085 of the Deschutes County Commissioners; and

Whereas, the Deschutes County Commissioners, acting as the Governing Board of the Sunriver Service District on June 26, 2002 in Agreement No. 2002-147 did specify that the Sunriver Service District provide, law enforcement, fire prevention and protection services, emergency medical services including ambulance, security services by contract; and

Whereas, the Deschutes County Commissioners, acting as the Governing Body of the District, on June 26, 2002 in the Memorandum of Understanding Contract No. 2002-201 and Agreement No. 2002-147, as amended on January 31, 2005 under Document 2005-011, did delegate managing authority for the District to the District Managing Board (hereafter "Board") created within those documents; and

Whereas, the Board wishes to update signature authority per District Financial Policy,

Now, therefore it is resolved by the Board that all current members of the Board and the Administrator are authorized signatories of the District's financial accounts whose names are listed with the signatures below, and

Therefore, it is further resolved by the Board that this Resolution supersedes Resolution 2025-014 previously adopted.

Dated this 17th day of September, 2026.

______________________________	______________________________
Jim Fister Director	Corey Boudreau Director
______________________________	______________________________
Brian Tienken Director	Jill Stephens Director
______________________________	______________________________
Mindy Holliday Administrator	Kent Zook Director

Sunriver SD Fund 715 Six-Year Projection										
									Proposed Growth/Increases	**Notes**
		FY'27	**FY'27-BP**	**FY'28**	**FY'29**	**FY'30**	**FY'31**	**FY'32**		
CY Property Tax		$6,630,897	$6,630,897	$6,829,824	$7,034,718	$7,245,760	$7,463,133	$7,687,027	1.03	Sunriver is maxed out for growth, only able to get the state mandated 3%
Other Revenue		$543,750	$543,750	$630,750	$731,670	$848,737	$984,535	$1,142,061	1.16	Average yearly increase from last 4 fiscal years
Total Revenue		**$7,174,647**	**$7,174,647**	**$7,460,574**	**$7,766,388**	**$8,094,497**	**$8,447,668**	**$8,829,087**		
Personnel Salary		$3,745,231	$3,745,231	$3,857,588	$3,973,315	$4,092,515	$4,215,290	$4,341,749	1.03	Assumed 3% COLAs
Personnel Health Care		$1,087,664	$1,087,664	$1,152,924	$1,222,099	$1,295,425	$1,373,150	$1,455,539	1.06	Increased 6% this year
Personnel PERS		$1,188,899	$1,188,899	$1,248,344	$1,310,761	$1,376,299	$1,445,114	$1,517,369	1.02	Increased 4% over the next two years (added a 2% increase as an average) Assuming an increase of 4% in FY 28 and 30
Other Burden		$87,708	$87,708	$92,970	$98,548	$104,461	$110,729	$117,373	1.03	Increases are based on wage increases
Workers' Comp Ins		$135,841	$135,841	$143,991	$152,631	$161,789	$171,496	$181,786	1.06	Increases based on claims/payouts, as well as average market increase
Bike Patrol		$55,645	$11,129	$11,463	$11,807	$12,161	$12,526	$12,902	1.03	Assumed 3% increase (contract with SROA only increases 3% per year) Only using 20% of total cost, as that is District paid
M&S		$1,135,855	$1,135,855	$1,169,931	$1,205,029	$1,241,179	$1,278,415	$1,316,767	1.03	Increase at only 3% per year
Total Requirements		**$7,436,841**	**$7,392,325**	**$7,677,210**	**$7,974,189**	**$8,283,828**	**$8,606,720**	**$8,943,485**		
Reserve Contributions		$500,000	$500,000	$150,000	$150,000	$150,000	$150,000	$150,000		Reserve Fund Study shows this amount should be much more
Contingency										
Sur/Def		-$762,195	-$717,679	-$366,636	-$357,801	-$339,331	-$309,052	-$264,397		
Ending NWC	$4,443,740	$3,681,545	$3,726,061	$3,359,425	$3,001,624	$2,662,293	$2,353,241	$2,088,844		
REQUIRED OPS CAPITAL		$3,098,684	$3,080,136	$3,198,837	$3,322,579	$3,451,595	$3,586,133	$3,726,452		
Ops Rsv Sur/Def		**$1,345,056**	**$1,363,604**	**$527,224**	**$36,846**	**-$449,971**	**-$923,840**	**-$1,373,211**		

Sunriver Service District

Statement of Financial Position

As of Aug 31, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
715-0000-100-1001 CASH FIB OPERATING	333,504.96
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	2,973,291.54
716-0000-100-1006 CASH LGIP ACCOUNT- RSVE 5521	3,173,912.43
717-0000-100-1006 CASH LGIP - PUBLIC SAFETY BLDG	337,569.36
Total for Bank Accounts	**$6,818,278.29**
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	113,144.66
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	37,622.87
715-0000-100-1179-1 DUE FROM FUND 717-1	-19,763.04
Undeposited Funds	0.00
Total for Other Current Assets	**$151,683.84**
Total for Current Assets	**$6,969,962.13**
Total for Assets	**$6,969,962.13**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
715-0000-200-2001 ACCOUNTS PAYABLE	0.00

Sunriver Service District

Statement of Financial Position

As of Aug 31, 2026

	Total
Total for Accounts Payable	**$0.00**
Other Current Liabilities	
000000 Suspense	0.00
715-0000-200-2005-1 PERS ACCRUAL-1	-1.92
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	3,713.59
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	-57.80
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	160,815.99
715-0000-210-2100-1 MEDICARE TAXES-EMPLYR-1	-0.01
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	37,622.87
717-0000-200-2017-1 717 DUE TO FUND 715-1	-19,763.04
Total for Other Current Liabilities	**$265,017.71**
Total for Current Liabilities	**$265,017.71**
Total for Liabilities	**$265,017.71**
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	-1,230,461.87
Total for Equity	**$6,704,944.42**
Total for Liabilities and Equity	**$6,969,962.13**

Color Legend:
Areas to discuss
Areas already discussed

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

	August 2026				July 2026 - August 2026		FY27		
	Actual	Budget	Over (Under) Budget	% of Budget	Actual	Budget	FY 27 Budget	Over (Under) Budget	% of Budget
Revenue									
715-1000-311-1000 PROPERTY TAX COLLECTIONS	11,430.47	549,241.42	(537,810.95)	2.08%	-	1,098,482.83	6,590,897.00	(6,590,897.00)	0.00%
715-1000-311-1500 PRIOR YR TAX COLLECTIONS	9,302.40	3,333.33	5,969.07	279.07%	-	6,666.67	40,000.00	(40,000.00)	0.00%
715-1000-331-1200 GRANT REVENUE	0.00	-	-		-		-	-	0.00%
715-1000-335-2100 CONFLAG REIMBSMT-STATE	0.00	7,083.33	(7,083.33)	0.00%	-	14,166.67	85,000.00	(85,000.00)	0.00%
715-1000-342-1400 CONTRACT PAYMENTS	9,387.52	2,916.67	6,470.85	321.86%	9,387.52	5,833.33	35,000.00	(25,612.48)	26.82%
715-1000-342-3100 AMBULANCE CHARGES	48,652.22	33,333.33	15,318.89	145.96%	125,655.59	66,666.67	400,000.00	(274,344.41)	31.41%
715-1000-342-3120 BAD DEBT EXPENSE	-6,492.97	(17,916.67)	11,423.70	36.24%	(57,252.41)	(35,833.33)	(215,000.00)	157,747.59	26.63%
715-1000-342-3200 FIRE/AIRLIFECHARGES	224.00	291.67	(67.67)	76.80%	665.50	583.33	3,500.00	(2,834.50)	19.01%
715-1000-342-3300 BIKE PATROL CHARGES	16,600.16	3,750.00	12,850.16	442.67%	16,600.16	7,500.00	45,000.00	(28,399.84)	36.89%
715-1000-343-1300 MISC. INCOME POLICE	0.00	416.67	(416.67)	0.00%	40.00	833.33	5,000.00	(4,960.00)	0.80%
715-1000-343-1301 MISC. INCOME FIRE	0.00	20.83	(20.83)	0.00%	-	41.67	250.00	(250.00)	0.00%
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	2,222.55	2,083.33	139.22	106.68%	6,076.53	4,166.67	25,000.00	(18,923.47)	24.31%
715-1000-361-1100 INTEREST INCOME	11,339.66	10,416.67	922.99	108.86%	24,482.64	20,833.33	125,000.00	(100,517.36)	19.59%
715-1000-365-1000 GEMT REVENUE	849.00	2,916.67	(2,067.67)	29.11%	849.00	5,833.33	35,000.00	(34,151.00)	2.43%
716-0000-361-1100 INTEREST INCOME-RSVE	10,743.76	8,333.33	2,410.43	128.93%	21,453.48	16,666.67	100,000.00	(78,546.52)	21.45%
716-0000-391-5000 TRANSFERS IN REVENUE	0.00	41,666.67	(41,666.67)	0.00%	-	83,333.33	500,000.00	(500,000.00)	0.00%
717-0000-392-1200 PROCEEDS F/A DISPOSITION		1,833.33	(1,833.33)	0.00%		3,666.66	22,000.00	(22,000.00)	0.00%
717-0000-311-1400 LEVY PROCEEDS	2,849.57	74,824.17	(71,974.60)	3.81%	-	149,648.34	897,890.00	(897,890.00)	0.00%
717-0000-361-1100 INTEREST INCOME - PS BLDG	1,147.34	4,166.67	(3,019.33)	27.54%	2,286.40	8,333.33	50,000.00	(47,713.60)	4.57%
Total Revenue	**$ 118,255.68**	**$ 728,711.42**	**$ (610,455.74)**	**16.23%**	**$ 152,675.61**	**$ 1,457,422.84**	**$ 8,744,537.00**	**$ (8,591,861.39)**	**1.75%**
Gross Profit	**$ 118,255.68**	**$ 728,711.42**	**$ (610,455.74)**	**16.23%**	**$ 152,675.61**	**$ 1,457,422.84**	**$ 8,744,537.00**	**$ (8,591,861.39)**	**1.75%**

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

Color Legend:
Areas to discuss
Areas already discussed

Expenditures

	August 2026				July 2026 - August 2026		FY27		
	Actual	Budget	Over (Under) Budget	% of Budget	Actual	Budget	FY 27 Budget	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%	24,048.16	23,848.16	143,089.00	(119,040.84)	16.81%
715-4000-422-1141 POLICE SERGEANT	19,167.76	20,688.92	(1,521.16)	92.65%	38,335.52	41,377.83	248,267.00	(209,931.48)	15.44%
715-4000-422-1142 POLICE CAPTAIN	10,858.93	10,350.83	508.10	104.91%	21,209.51	20,701.67	124,210.00	(103,000.49)	17.08%
715-4000-422-1143 POLICE PATROL OFFICER	42,625.26	48,133.33	(5,508.07)	88.56%	79,505.64	96,266.67	577,600.00	(498,094.36)	13.76%
715-4000-422-1144 CORPORAL	17,858.04	19,196.67	(1,338.63)	93.03%	35,770.56	38,393.33	230,360.00	(194,589.44)	15.53%
715-4000-422-1145 POLICE COMMUNITY SERVICE OFFICER	0.00	1,250.00	(1,250.00)	0.00%	5,775.26	2,500.00	15,000.00	(9,224.74)	38.50%
715-4000-422-1155 POLICE OVERTIME	5,542.29	3,333.33	2,208.96	166.27%	8,803.11	6,666.67	40,000.00	(31,196.89)	22.01%
715-4000-422-1815 ADMINISTRATIVE EXECUTIVE ASSISTANT	6,629.28	6,675.67	(46.39)	99.31%	13,889.05	13,351.33	80,108.00	(66,218.95)	17.34%
715-4000-422-1901 VACATION PAY POLICE	0.00	2,083.33	(2,083.33)	0.00%	-	4,166.67	25,000.00	(25,000.00)	0.00%
Total 715-4000-422-0000 POLICE DEPT SALARIES	**$ 114,705.64**	**$ 123,636.16**	**$ (8,930.52)**	**92.78%**	**$ 227,336.81**	**$ 247,272.32**	**$ 1,483,634.00**	**$ (1,256,297.19)**	**15.32%**
715-4000-422-2000 POLICE DEPT BENEFITS									
715-4000-422-2110 LIFE/DISABILITY/SEC 125	736.24	676.00	60.24	108.91%	1,526.63	1,352.00	8,112.00	(6,585.37)	18.82%
715-4000-422-2150 HEALTH/DENTAL INSURANCE	40,259.25	38,356.33	1,902.92	104.96%	74,111.00	76,712.66	460,276.00	(386,165.00)	16.10%
715-4000-422-2201 FICA/MEDICARE	2,518.86	1,762.50	756.36	142.91%	4,008.14	3,525.00	21,150.00	(17,141.86)	18.95%
715-4000-422-2301 PERS/Ee & Er	34,201.54	39,460.83	(5,259.29)	86.67%	68,191.75	78,921.66	473,530.00	(405,338.25)	14.40%
715-4000-422-2501 UNEMPLOYMENT INS	20.98	83.33	(62.35)	25.18%	37.84	166.67	1,000.00	(962.16)	3.78%
715-4000-422-2505 OREGON PAID LEAVE	471.64	486.25	(14.61)	97.00%	882.48	972.50	5,835.00	(4,952.52)	15.12%
715-4000-422-2601 WORKERS' COMP INS	0.00	3,117.00	(3,117.00)	0.00%	38,754.18	6,234.00	37,404.00	1,350.18	103.61%
Total 715-4000-422-2000 POLICE DEPT BENEFITS	**$ 78,208.51**	**$ 83,942.24**	**$ (5,733.73)**	**93.17%**	**$ 187,512.02**	**$ 167,884.48**	**$ 1,007,307.00**	**$ (819,794.98)**	**18.62%**
715-4000-422-3399 CONTRACT SERVICES	20,938.53	10,070.50	10,868.03	207.92%	77,649.54	20,141.00	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	833.32	5,000.00	(2,226.50)	55.47%
715-4000-422-4260 DRY CLEANING-UNIFORMS	0.00	25.00	(25.00)	0.00%	-	50.00	300.00	(300.00)	0.00%
715-4000-422-4325 VEHICLE R & M	1,199.13	2,083.33	(884.20)	57.56%	1,199.13	4,166.66	25,000.00	(23,800.87)	4.80%
715-4000-422-4330 EQPMT R&M - (Non Office)	0.00	83.33	(83.33)	0.00%	-	166.66	1,000.00	(1,000.00)	0.00%
715-4000-422-5010 DUES & MEMBERSHIPS	0.00	333.33	(333.33)	0.00%	49.98	666.66	4,000.00	(3,950.02)	1.25%
715-4000-422-5020 PROFESSIONAL LICENSES & FEES	0.00	125.00	(125.00)	0.00%	-	250.00	1,500.00	(1,500.00)	0.00%
715-4000-422-5040 EDUCATION & TRAINING	0.00	916.67	(916.67)	0.00%	-	1,833.34	11,000.00	(11,000.00)	0.00%
715-4000-422-5390 COMMUNICATION SERVICES	1,100.08	1,250.00	(149.92)	88.01%	1,100.08	2,500.00	15,000.00	(13,899.92)	7.33%
715-4000-422-5510 PRINTING/BINDING	0.00	104.17	(104.17)	0.00%	867.75	208.34	1,250.00	(382.25)	69.42%
715-4000-422-5820 TRAVEL EXPENSES	0.00	875.00	(875.00)	0.00%	12.99	1,750.00	10,500.00	(10,487.01)	0.12%
715-4000-422-6101 AMMUNITION	0.00	291.67	(291.67)	0.00%	-	583.34	3,500.00	(3,500.00)	0.00%
715-4000-422-6122 PUBLIC EDUCATION SUPPLIES	1,199.87	208.33	991.54	575.95%	2,023.33	416.66	2,500.00	(476.67)	80.93%

Color Legend:

Areas to discuss

Areas already discussed

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

	August 2026				July 2026 - August 2026		FY27		
	Actual	Budget	Over (Under) Budget	% of Budget	Actual	Budget	FY 27 Budget	Over (Under) Budget	% of Budget
715-4000-422-6134 GEN'L SUPPLIES	172.22	416.67	(244.45)	41.33%	529.02	833.34	5,000.00	(4,470.98)	10.58%
715-4000-422-6135 POLICE VOLUNTEER SUPPLIES	0.00	41.67	(41.67)	0.00%	95.00	83.34	500.00	(405.00)	19.00%
715-4000-422-6155 OFFICE SUPPLIES	55.94	100.00	(44.06)	55.94%	55.94	200.00	1,200.00	(1,144.06)	4.66%
715-4000-422-6161 POSTAGE/FREIGHT	0.00	100.00	(100.00)	0.00%	85.26	200.00	1,200.00	(1,114.74)	7.11%
715-4000-422-6197 UNIFORMS	2,487.53	1,541.67	945.86	161.35%	6,910.82	3,083.33	18,500.00	(11,589.18)	37.36%
715-4000-422-6220 FUEL	3,644.51	3,833.33	(188.82)	95.07%	3,644.51	7,666.66	46,000.00	(42,355.49)	7.92%
715-4000-422-6320 MEETING SUPPLIES	0.00	141.67	(141.67)	0.00%	797.53	283.34	1,700.00	(902.47)	46.91%
715-4000-422-6650 MINOR TOOLS & EQUIPMENT	70.09	666.67	(596.58)	10.51%	291.29	1,333.34	8,000.00	(7,708.71)	3.64%
715-4000-422-6665 OFFICE EQPMT(MINOR)	0.00	125.00	(125.00)	0.00%	-	250.00	1,500.00	(1,500.00)	0.00%
TOTAL POLICE DEPARTMENT M&S	**$ 30,867.90**	**$ 23,749.68**	**$ 7,118.22**	**129.97%**	**$ 98,085.67**	**$ 47,499.34**	**$ 284,996.00**	**$ (186,910.33)**	**34.42%**

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

Color Legend:
Areas to discuss
Areas already discussed

	August 2026				July 2026 - August 2026		FY27		
	Actual	Budget	Over (Under) Budget	% of Budget	Actual	Budget	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%	24,048.28	23,848.16	143,089.00	(119,040.72)	16.81%
715-5500-425-1023 ASST CHIEF	11,594.32	11,878.92	(284.60)	97.60%	23,188.64	23,757.84	142,547.00	(119,358.36)	16.27%
715-5500-425-1151 FIRE CAPTAIN	29,861.76	32,166.33	(2,304.57)	92.84%	59,283.62	64,332.66	385,996.00	(326,712.38)	15.36%
715-5500-425-1152 FIRE ENGINEER	26,974.00	29,726.42	(2,752.42)	90.74%	52,816.42	59,452.84	356,717.00	(303,900.58)	14.81%
715-5500-425-1153 FIREFIGHTER/PM	37,690.30	50,340.33	(12,650.03)	74.87%	82,237.43	100,680.66	604,084.00	(521,846.57)	13.61%
715-5500-425-1155 FIRE OVERTIME	62,596.98	22,916.67	39,680.31	273.15%	111,708.16	45,833.34	275,000.00	(163,291.84)	40.62%
715-5500-425-1158 FIRE RESERVE	960.00	4,166.67	(3,206.67)	23.04%	2,662.50	8,333.34	50,000.00	(47,337.50)	5.33%
715-5500-425-1885 ADMINISTRATIVE EXECUTIVE ASSISTANT.	5,903.70	6,774.83	(871.13)	87.14%	11,913.92	13,549.66	81,298.00	(69,384.08)	14.65%
715-5500-425-1901 VACATION PAY FIRE	0.00	2,083.33	(2,083.33)	0.00%	-	4,166.66	25,000.00	(25,000.00)	0.00%
Total 715-5500-425-0000 FIRE DEPT SALARIES	**$ 187,605.20**	**$ 171,977.58**	**$ 15,627.62**	**109.09%**	**$ 367,858.97**	**$ 343,955.16**	**$ 2,063,731.00**	**$ (1,695,872.03)**	**17.82%**
715-5500-425-2000 FIRE DEPT BENEFITS									
715-5500-425-2110 LIFE/DISABILITY/SEC 125.	977.05	775.42	201.63	126.00%	1,954.10	1,550.84	9,305.00	(7,350.90)	21.00%
715-5500-425-2150 HEALTH/DENTAL INSURANCE.	42,008.25	47,374.92	(5,366.67)	88.67%	86,516.50	94,749.83	568,499.00	(481,982.50)	15.22%
715-5500-425-2201 FICA/MEDICARE.	2,919.23	2,403.08	516.15	121.48%	5,381.02	4,806.17	28,837.00	(23,455.98)	18.66%
715-5500-425-2301 PERS/Ee & Er.	61,211.57	55,086.58	6,124.99	111.12%	118,325.77	110,173.17	661,039.00	(542,713.23)	17.90%
715-5500-425-2501 UNEMPLOYMENT INS.	32.31	41.67	(9.36)	77.54%	60.17	83.33	500.00	(439.83)	12.03%
715-5500-425-2505 OREGON PAID LEAVE	801.69	662.92	138.77	120.93%	1,477.03	1,325.83	7,955.00	(6,477.97)	18.57%
715-5500-425-2601 WORKERS' COMP INS.	0.00	8,182.25	(8,182.25)	0.00%	94,906.44	16,364.50	98,187.00	(3,280.56)	96.66%
Total 715-5500-425-2000 FIRE DEPT BENEFITS	**$ 107,950.10**	**$ 114,526.84**	**$ (6,576.74)**	**94.26%**	**$ 308,621.03**	**$ 229,053.68**	**$ 1,374,322.00**	**$ (1,065,700.97)**	**22.46%**
715-5500-425-3399 CONTRACT SERVICES..	4,587.31	5,591.67	(1,004.36)	82.04%	10,823.59	11,183.33	67,100.00	(56,276.41)	16.13%
715-5500-425-3410 EMPLOYEE MEDICAL EXPENSES.	100.00	2,500.00	(2,400.00)	4.00%	291.00	5,000.00	30,000.00	(29,709.00)	0.97%
715-5500-425-4325 VEHICLE R & M.	4,574.22	5,000.00	(425.78)	46.50%	4,574.22	10,000.00	60,000.00	(55,425.78)	7.62%
715-5500-425-4330 EQPMT R&M(NON OFFICE).	2,325.20	1,233.33	1,091.87	0.00%	2,325.20	2,466.66	14,800.00	(12,474.80)	15.71%
715-5500-425-5010 DUES & MEMBERSHIP	75.00	183.33	(108.33)	0.00%	75.00	366.66	2,200.00	(2,125.00)	3.41%
715-5500-425-5020 PROFESSIONAL LICENSES & FEES.	0.00	666.67	(666.67)	0.00%	-	1,333.34	8,000.00	(8,000.00)	0.00%
715-5500-425-5040 EDUCATION & TRAINING.	113.14	1,850.00	(1,736.86)	6.12%	113.14	3,700.00	22,200.00	(22,086.86)	0.51%
715-5500-425-5390 COMMUNICATION SERVICES.	676.28	833.33	(157.05)	81.15%	676.28	1,666.67	10,000.00	(9,323.72)	6.76%
715-5500-425-5510 PRINTING/BINDING.	0.00	41.67	(41.67)	0.00%	-	83.33	500.00	(500.00)	0.00%
715-5500-425-5820 TRAVEL EXPENSES.	260.99	625.00	(364.01)	41.76%	355.99	1,250.00	7,500.00	(7,144.01)	4.75%
715-5500-425-6110 FIRE CUSTODIAL SUPPLIES	346.37	1,166.67	(820.30)	29.69%	413.23	2,333.34	14,000.00	(13,586.77)	2.95%
715-5500-425-6122 PUBLIC EDUCATIONAL SUPPLIES	0.00	216.67	(216.67)	0.00%	1,605.00	433.34	2,600.00	(995.00)	61.73%
715-5500-425-6134 GENERAL SUPPLIES	826.14	666.67	159.47	123.92%	933.90	1,333.34	8,000.00	(7,066.10)	11.67%
715-5500-425-6143 MEDICAL SUPPLIES	2,631.47	2,916.67	(285.20)	90.22%	6,144.38	5,833.34	35,000.00	(28,855.62)	17.56%

Color Legend:
Areas to discuss
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Sunriver Service District
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L
August 2026 and YTD July 2026 - August 2026

	August 2026				July 2026 - August 2026		FY27		
	Actual	Budget	Over (Under) Budget	% of Budget	Actual	Budget	FY 27 Budget	Over (Under) Budget	% of Budget
715-5500-425-6155 OFFICE SUPPLIES.	0.00	41.67	(41.67)	0.00%	-	83.34	500.00	(500.00)	0.00%
715-5500-425-6161 POSTAGE/FREIGHT OUT	0.00	41.67	(41.67)	0.00%	-	83.34	500.00	(500.00)	0.00%
715-5500-425-6188 SPECIAL SUPPLIES	2,283.45	833.33	1,450.12	274.02%	2,283.45	1,666.66	10,000.00	(7,716.55)	22.83%
715-5500-425-6197 UNIFORMS.	0.00	1,250.00	(1,250.00)	0.00%	-	2,500.00	15,000.00	(15,000.00)	0.00%
715-5500-425-6200 PERSONAL PROTECTIVE EQUIPMENT	495.00	2,585.00	(2,090.00)	19.15%	495.00	5,170.00	31,020.00	(30,525.00)	1.60%
715-5500-425-6220 FUEL.	2,951.89	2,083.33	868.56	141.69%	2,951.89	4,166.66	25,000.00	(22,048.11)	11.81%
715-5500-425-6320 MEETING SUPPLIES.	0.00	41.67	(41.67)	0.00%	31.50	83.34	500.00	(468.50)	6.30%
715-5500-425-6650 MINOR TOOLS & EQUIPMENT.	0.00	583.33	(583.33)	0.00%	-	1,166.66	7,000.00	(7,000.00)	0.00%
715-5500-425-6665 OFFICE EQPMT(MINOR).	386.99	733.33	(346.34)	52.77%	386.99	1,466.66	8,800.00	(8,413.01)	4.40%
715-5500-425-6666 FIRE TRAINING	250.00	725.00	(475.00)	34.48%	250.00	1,450.00	8,700.00	(7,250.00)	2.87%
TOTAL FIRE DEPARTMENT M&S	**$ 22,883.45**	**$ 32,410.01**	**$ (9,526.56)**	**70.61%**	**$ 34,729.76**	**$ 64,820.02**	**$ 388,920.00**	**$ (352,990.24)**	**8.93%**

Color Legend:
Areas to discuss
Areas already discussed

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

	August 2026				July 2026 - August 2026		FY27		
	Actual	Budget	Over (Under) Budget	% of Budget	Actual	Budget	FY 27 Budget	Over (Under) Budget	% of Budget
BIKE PATROL									
715-6800-428-0000 BIKE PATROL DEPT SALARIES & BENEFITS									
715-6800-428-1145 PATHWAY RANGER	13,209.06	4,013.33	9,195.73	329.13%	28,436.44	8,026.67	48,160.00	(19,723.56)	59.05%
715-6800-428-2201 FICA/MEDICARE..	1,287.64	307.08	980.56	419.32%	2,341.11	614.17	3,685.00	(1,343.89)	63.53%
715-6800-428-2501 UNEMPLOYMENT INS..	6.95	8.33	(1.38)	83.43%	12.70	16.67	100.00	(87.30)	12.70%
715-6800-428-2505 OREGON PAID LEAVE	67.33	16.67	50.66	403.90%	122.41	33.33	200.00	(77.59)	61.21%
715-6800-428-2601 WORKERS' COMP INS..	0.00	83.33	(83.33)	0.00%	1,219.33	166.67	1,000.00	219.33	121.93%
Total 715-6800-428-0000 BIKE PATROL DEPT SALARIES & BENEFITS	**$ 14,570.98**	**$ 4,428.74**	**$ 10,142.24**	**329.01%**	**$ 32,131.99**	**$ 8,857.50**	**$ 53,145.00**	**$ (21,013.01)**	**60.46%**
715-6800-428-3410 EMPLOYEE MEDICAL EXPENSE	0.00	83.33	(83.33)	0.00%	-	166.67	1,000.00	(1,000.00)	0.00%
715-6800-428-6134 GENERAL SUPPLIES.	0.00	41.67	(41.67)	0.00%	-	83.33	500.00	(500.00)	0.00%
715-6800-428-6197 UNIFORMS..	0.00	41.67	(41.67)	0.00%	-	83.33	500.00	(500.00)	0.00%
715-6800-428-6650 MINOR TOOLS & EQUIPMENT…	0.00	41.67	(41.67)	0.00%	-	83.33	500.00	(500.00)	0.00%
TOTAL BIKE PATROL DEPARTMENT M&S	**$ 0.00**	**$ 208.34**	**$ (208.34)**	**0.00%**	**$ 0.00**	**$ 416.67**	**$ 2,500.00**	**$ (2,500.00)**	**0.00%**

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

Color Legend:
Areas to discuss
Areas already discussed

	August 2026				July 2026 - August 2026		FY27		
	Actual	Budget	Over (Under) Budget	% of Budget	Actual	Budget	FY 27 Budget	Over (Under) Budget	% of Budget
ADMINISTRATION									
715-9700-425-0000 ADMIN SALARIES & BENEFITS									
715-9700-425-1815 ADMINISTRATIVE EXECUTIVE ASSISTANT	5,723.77	5,905.50	(181.73)	96.92%	7,047.63	11,811.00	70,866.00	(63,818.37)	9.95%
715-9700-425-1888 DISTRICT ADMINISTRATOR	10,515.38	10,583.33	(67.95)	99.36%	21,030.76	21,166.66	127,000.00	(105,969.24)	16.56%
715-9700-425-2100 LIFE/DISABILITY/SEC 125..	62.02	100.25	(38.23)	61.87%	124.04	200.50	1,203.00	(1,078.96)	10.31%
715-9700-425-2150 HEALTH/DENTAL INSURANCE..	3,385.50	4,907.42	(1,521.92)	68.99%	6,771.00	9,814.83	58,889.00	(52,118.00)	11.50%
715-9700-425-2201 FICA/MEDICARE...	187.16	239.08	(51.92)	78.28%	553.44	478.17	2,869.00	(2,315.56)	19.29%
715-9700-425-2301 PERS/Ee & Er..	2,887.52	4,527.50	(1,639.98)	63.78%	5,690.94	9,055.00	54,330.00	(48,639.06)	10.47%
715-9700-425-2501 UNEMPLOYMENT INS...	2.15	12.50	(10.35)	17.20%	4.14	25.00	150.00	(145.86)	2.76%
715-9700-425-2505 OREGON PAID LEAVE	51.62	66.00	(14.38)	78.21%	103.28	132.00	792.00	(688.72)	13.04%
715-9700-425-2601 WORKERS COMP INS	0.00	20.83	(20.83)	0.00%	190.03	41.67	250.00	(59.97)	76.01%
Total 715-9700-425-0000 ADMIN SALARIES & BENEFITS	**$ 22,815.12**	**$ 26,362.41**	**$ (3,547.29)**	**86.54%**	**$ 41,515.26**	**$ 52,724.82**	**$ 316,349.00**	**$ (274,833.74)**	**13.12%**
715-9700-425-3320 AUDIT SVCS/RESERVE STUDY	475.00	1,283.33	(808.33)	37.01%	475.00	2,566.66	15,400.00	(14,925.00)	3.08%
715-9700-425-3370 LEGAL	18,670.50	2,625.00	16,045.50	711.26%	20,241.90	5,250.00	31,500.00	(11,258.10)	64.26%
715-9700-425-3399 CONTRACTUAL SERVICES	5,209.82	11,082.83	(5,873.01)	47.01%	26,717.42	22,165.67	132,994.00	(106,276.58)	20.09%
715-9700-425-3410 EMPLOYEE MEDICAL EXPENSES..	0.00	41.67	(41.67)	0.00%	-	83.34	500.00	(500.00)	0.00%
715-9700-425-4110 WATER & SEWER..	539.65	500.00	39.65	107.93%	539.65	1,000.00	6,000.00	(5,460.35)	8.99%
715-9700-425-4210 GARBAGE..	658.78	708.33	(49.55)	93.00%	830.78	1,416.66	8,500.00	(7,669.22)	9.77%
715-9700-425-4220 CUSTODIAL/JANITORIAL SVCS	2,760.18	1,041.67	1,718.51	264.98%	2,914.23	2,083.34	12,500.00	(9,585.77)	23.31%
715-9700-425-4320 BLDG/GROUNDS MAINTENANCE	125.00	666.67	(541.67)	18.75%	1,796.00	1,333.34	8,000.00	(6,204.00)	22.45%
715-9700-425-4460 BUILDING RENTAL	0.00	3,333.33	(3,333.33)	0.00%	-	6,666.66	40,000.00	(40,000.00)	0.00%
715-9700-425-5010 MEMBERSHIP & DUES	0.00	872.50	(872.50)	0.00%	645.00	1,745.00	10,470.00	(9,825.00)	6.16%
715-9700-425-5040 EDUCATION & TRAINING..	0.00	360.42	(360.42)	0.00%	999.00	720.84	4,325.00	(3,326.00)	23.10%
715-9700-425-5050 BANK/TRUSTEE CHARGES	0.05	62.50	(62.45)	0.08%	0.25	125.00	750.00	(749.75)	0.03%
715-9700-425-5204 INSURANCE PREMIUMS	0.00	10,166.67	(10,166.67)	0.00%	-	20,333.34	122,000.00	(122,000.00)	0.00%
715-9700-425-5390 COMMUNICATIONS SERVICES	809.51	916.67	(107.16)	88.31%	2,236.15	1,833.33	11,000.00	(8,763.85)	20.33%
715-9700-425-5401 PUBLIC NOTICES	0.00	208.33	(208.33)	0.00%	-	416.67	2,500.00	(2,500.00)	0.00%
715-9700-425-5820 TRAVEL & MEALS	37.55	416.67	(379.12)	9.01%	37.55	833.33	5,000.00	(4,962.45)	0.75%
715-9700-425-6134 GENERAL SUPPLIES..	419.53	208.33	211.20	201.38%	577.39	416.67	2,500.00	(1,922.61)	23.10%
715-9700-425-6155 COPIER CHGS	473.79	583.33	(109.54)	81.22%	864.05	1,166.66	7,000.00	(6,135.95)	12.34%
715-9700-425-6161 POSTAGE/ FREIGHT	0.00	83.33	(83.33)	0.00%	-	166.66	1,000.00	(1,000.00)	0.00%
715-9700-425-6210 ELECTRICITY..	1,543.67	1,833.33	(289.66)	84.20%	1,543.67	3,666.66	22,000.00	(20,456.33)	7.02%
715-9700-425-6240 NATURAL GAS..	165.00	1,000.00	(835.00)	16.50%	165.00	2,000.00	12,000.00	(11,835.00)	1.38%
715-9700-425-6335 DISTRICT FUNCTIONS	0.00	291.67	(291.67)	0.00%	101.02	583.34	3,500.00	(3,398.98)	2.89%
715-9700-425-6665 OFFICE EQUIPMENT	0.00	208.33	(208.33)	0.00%	29.00	416.66	2,500.00	(2,471.00)	1.16%

Color Legend:
Areas to discuss
Areas already discussed

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

	August 2026				July 2026 - August 2026		FY27		
	Actual	Budget	Over (Under) Budget	% of Budget	Actual	Budget	FY 27 Budget	Over (Under) Budget	% of Budget
715-9700-491-9616 TRANSFER TO RESERVE FUND	0.00	41,666.67	(41,666.67)	0.00%	-	83,333.33	500,000.00	(500,000.00)	0.00%
TOTAL ADMINISTRATION DEPARTMENT M&S	**$ 31,888.03**	**$ 80,161.58**	**$ (48,273.55)**	**39.78%**	**$ 60,713.06**	**$ 160,323.16**	**$ 961,939.00**	**$ (901,225.94)**	**6.31%**

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

Color Legend:
Areas to discuss
Areas already discussed

	August 2026				July 2026 - August 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%	-	93,000.00	558,000.00	(558,000.00)	0.00%
716-4000-422-9424 AUTO - POLICE DEPARTMENT		15,641.67	(15,641.67)	0.00%		31,283.34	187,700.00	(164,257.09)	12.49%
716-4000-422-9435 POLICE EQUIPMENT	0.00	2,129.17	(2,129.17)	0.00%	23,442.91	4,258.34	25,550.00	(25,550.00)	0.00%
716-4000-425-9430 FIRE EQUIPMENT	0.00	9,250.00	(9,250.00)	0.00%	-	18,500.00	111,000.00	(111,000.00)	0.00%
716-4000-501-9701 CONTINGENCY...	0.00	6,250.00	(6,250.00)	0.00%	-	12,500.00	75,000.00	(75,000.00)	0.00%
TOTAL 716 M&S	**$ 0.00**	**$ 79,770.84**	**$ (79,770.84)**	**0.00%**	**$ 23,442.91**	**$ 159,541.69**	**$ 957,250.00**	**$ (933,807.09)**	**2.45%**
717 PSB FUND									
717-4000-422-9225 CONSTRUCTION	1,190.00	14,166.67	(12,976.67)	8.40%	1,190.00	28,333.34	170,000.00	(168,810.00)	0.70%
717-4000-422-9460 LOAN PAYMENT	0.00	70,453.33	(70,453.33)	0.00%	-	140,906.66	845,440.00	(845,440.00)	0.00%
TOTAL 717 M&S	**$ 1,190.00**	**$ 84,620.00**	**$ (83,430.00)**	**1.41%**	**$ 1,190.00**	**$ 169,240.00**	**$ 1,015,440.00**	**$ (1,014,250.00)**	**0.12%**
Total Expenditures	**$ 612,684.93**	**$ 825,794.42**	**$ (213,109.49)**	**74.19%**	**$ 1,383,137.48**	**$ 1,651,588.83**	**$ 9,909,533.00**	**$ (8,526,395.52)**	**13.96%**
Net Operating Revenue	**$ (494,429.25)**	**$ (97,083.00)**	**$ (397,346.25)**	**509.29%**	**$ (1,230,461.87)**	**$ (194,166.00)**	**$ (1,164,996.00)**	**$ (65,465.87)**	**105.62%**
Net Revenue	**$ (494,429.25)**	**$ (97,083.00)**	**$ (397,346.25)**	**509.29%**	**$ (1,230,461.87)**	**$ (194,166.00)**	**$ (1,164,996.00)**	**$ (65,465.87)**	**105.62%**
Expense Category Summary - FUND 715									
Personal Service	525,855.55	524,873.97	981.58	100.19%	1,164,976.08	1,049,747.96	6,298,488.00	(5,133,511.92)	18.50%
Materials & Service	85,639.38	94,862.94	(9,223.56)	90.28%	193,528.49	189,725.85	1,138,355.00	(944,826.51)	17.00%
Transfer to Reserve Fund		41,666.67	(41,666.67)	0.00%	-	83,333.33	500,000.00	(500,000.00)	0.00%
Totals	**611,494.93**	**661,403.58**	**(49,908.65)**	**92.45%**	**1,358,504.57**	**1,322,807.15**	**7,936,843.00**	**(6,578,338.43)**	**17.12%**
Expense Category Summary - FUND 716									
Materials & Service	-	73,520.84	(73,520.84)	0.00%	23,442.91	147,041.69	882,250.00	(858,807.09)	2.66%
Contingencies	-	6,250.00	(6,250.00)	0.00%	-	12,500.00	75,000.00	(75,000.00)	0.00%
Totals	**-**	**79,770.84**	**(79,770.84)**	**0.00%**	**23,442.91**	**159,541.69**	**957,250.00**	**(933,807.09)**	**2.45%**
Expense Category Summary - FUND 717									
Materials & Service	1,190.00	14,166.67	(12,976.67)	8.40%	1,190.00	28,333.34	170,000.00	(168,810.00)	0.70%
Debt Payment	-	70,453.33	(70,453.33)	0.00%	-	140,906.66	845,440.00	(845,440.00)	0.00%
Totals	**1,190.00**	**84,620.00**	**(83,430.00)**	1.41%	**1,190.00**	**169,240.00**	**1,015,440.00**	**(1,014,250.00)**	**0.12%**

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	$73,307.90
Total OT	$111,708.16
FY 26/27 OT Budget	$275,000.00
Regular OT Percent of Budget	26.66%
Conflag Fire OT Percent of Budget	13.96%
Total OT Percent of Budget	40.62%

SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS WORK SESSION
SROA BOARD ROOM
July 17, 2026

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

DIRECTORS VIA ZOOM: Veronica Jacknow & Brad Banta

DIRECTOR ABSENT: Dale Harrison

STAFF PRESENT: James Lewis, Keith Kessaris, Keith Wallach, Brett D'Alessandro, Joe Healy, Jacki Bue, Richie Villagrana, Scott Jackson, and Patti Gentiluomo

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

OWNERS IN ATTENDANCE (not including Board members): 4

OWNERS FORUM

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

Paul Conte, 7 & 8 McKenzie Lane submitted three letters and commented on several issues. 1.) Mr. Conte commented on the audio recording, meeting minutes and the process for recording what happens at the Design Committee meetings. Mr. Conte believes the meeting summaries are not fully reflective of the actual meetings. 2.) Mr. Conte commented that four of his questions/issues raised at previous board meetings have not been addressed, which include asking the Board to take action on the petition submitted regarding owner golf privileges, tree protections at the Winners Circle pocket park, audio recordings of a Design Committee meeting that involved his properties and the Design Committee's response or lack of response to questions he submitted to them. Mr. Conte also requested the Board not approve the Second Reading of the proposed changes to the Design Manual of Rules & Procedures due to lack of notice or owners ability to comment.

Aaron Coldiron, 4 Hoodoo Lane, commented on the proposed Capital Transfer Fee stating that there is not a capital plan in place so he doesn't know exactly how the money will be used. Mr. Coldiron suggested that if there were a solid plan, that would better explain to owners how the funds would be spent.

Kristin Otto, 8 Camas Lane, commented on the proposed Capital Transfer Fee. Ms. Otto is supportive of the underlying reason to generate funds to support Sunriver amenities but is opposed to the CTF. Ms. Otto noted that when purchasing multiple homes in Sunriver, that would cause the same owner to pay the fee multiple times. Ms. Otto suggested alternatives such as increasing yearly maintenance fees (dues) and charging a rental fee.

Josh Lawson, 1 Umpqua Lane, Mr. Lawson submitted four letters commenting on four issues. 1.) The owners directory having been listed on the SROA website for a day, citing that the information is private and only for use by owners. 2.) Mr. Lawson believes that it is difficult for owners to submit comments or participate virtually in SROA Board meetings and that there should be an owners portal to self-check or update their information 3.) Mr. Lawson believes letters submitted to the Board should be fully read into the record rather than just summarized at the meeting or in the Scene. 4.) Mr. Lawson believes that the practices for owners to register to speak virtually at the board meetings is an attempt to discourage owners participation at meetings.

GM Lewis noted that all the letters received were forwarded to the Board in their entirety via email and they will all become part of the formal record of the meeting. Owners have the ability to request to see that record at the Administration office if they choose. President Burke added that the length of some letters the Board receives well exceed the three minute time limit assigned to input during the owners forum so there are some practical issues that apply as well.

DESIGN RULE COMPLIANCE UPDATE

GM Lewis reminded the Board of the position that was approved in this year's budget with the intent to assist both the Natural Resources and Community Development staffs who have a significant number of enforcement issues that come in that may not necessarily be tied to those departments, but by virtue of those complaints or issues coming into SROA they have ended up addressing them. Brett D'Alessandro was hired for that position in May and has been working with those staffs to offload some of that work in addition to proactively being out in the community himself and receiving the phone calls of concerns/complaints by neighbors or other community members. Adding this position has allowed the staff members of those two departments to be more successful in completing their primary job duties and also fulfills the owner's directive as part of the Strategic Plan in relation to whether or not SROA is enforcing its own rules. As has been said many times, what SROA is seeking is compliance, not to be punitive.

Community Development Director Jacki Bue added that Brett has taken over a large percentage of those time-consuming items which has allowed her staff time to focus on their other job duties such as final inspections, reviewing plans, and spending the necessary time needed with owners when they submit projects, etc. Even in the short amount of time Mr. D' Alessandro has been here, Ms. Bue has noticed the increase in the ability of her staff to be out in the field dealing one-on-one with people on a more relaxed basis. Natural Resources (NR) Director Patti Gentiluomo echoed those comments noting Brett has been a true asset to the NR department and has gone through the full immersion process which allows her staff to focus on other compliance programs.

Using a spreadsheet, Mr. D' Alessandro illustrated how he tracks individual issues that come before him noting that image is an important thing in Sunriver and proper documentation is essential when dealing with a violation. Since late May he has taken on over 80 total cases and while he has learned a lot through thoroughly reviewing the governing documents for Sunriver, his on the job learning continues. While a number of issues he has addressed have been resolved satisfactorily, there are some where he continues to dialogue and work with owners to bring their property into compliance. Voluntary compliance is always the goal, but if that does not work there are processes in place to address those issues.

Mr. D' Alessandro has found these encounters with owners and/or contractors seem to be most successful when he is able to have direct contact as opposed to sending a letter or email. A lot of the time, it's an educational opportunity, sometimes of things they are not aware of, and he has had better success at achieving the end goal when he can communicate verbally with the owner why a particular rule is in place. Brett plans to expand upon this approach moving forward in the future noting that most of the time owners are understanding. Although there are some unique challenges with the job he is embracing that and enjoying his work.

GM Lewis, at President Burke's request, commented on the Nuisance Property rule that was put in effect back in 2020 as the result of a request from the Sunriver Service District (SSD) to have a tool in which to monitor properties, mostly nightly rentals, where the majority of the rule violations such as parking, after quiet hours noise, etc. were occurring. Some houses, especially really large houses, were becoming chronic problems. A Rules Education & Awareness Taskforce was formed and the Nuisance Property rule was created. This rule became part of the Rules & Regulations in early 2021. If a property received two or more citations within a 30-day period, or four or more citations within a 180-day period, issued to the owner or their guests that property was deemed a nuisance property holding the owner of the property ultimately responsible for actions on their property. The police department was responsible for logging interactions with nuisance properties in a data base that was set up for them by SROA for that specific use. Dialog would then occur with either the property manager or directly with the owner about the complaint/complaints being received. Due to a lot of turnover in the police department in recent years, there has been lapse in enforcement of that rule and it is something SROA is currently working with the police department on. There has been a significant reduction in the number of complaints received as owners, especially with some of these really large homes, as owners became educated about the rules in place and the fact that they could ultimately be held responsible. Additionally, the majority of the property managers have been very responsive in dealing with complaints as they don't want the owner to be notified of an issue at their property because it does not reflect well on the property management company.

Mr. D' Alessandro also provided a number of photos illustrating some of the issues he is addressing such as parking, trash strewn around, RV's parking for longer than the 48 hours allowed, fire pits, contractors driving on commons to remove trees, noxious weeds, house paint issues, firewood stacks, and more. One of the main issues Mr. D' Alessandro is currently dealing with is vehicles not being parked on the designated parking area, which mostly happens on rental properties. He added that he feels the owners of those properties should be doing more to inform their guests prior to arrival about how many cars a driveway can accommodate so guests can make arrangements to put any vehicles over what the designated parking can hold into one of the short-term RV lots. He has found that a lot of the renters have no idea about the parking rule as the person they rented from did not inform them and this can really put a damper on someone's vacation.

Mr. D' Alessandro relayed that approximately 25% of his interactions are the result of a neighboring property or concerned community member reaching out to him, about 50% are things he sees while looking at another property or driving around the community and another 25% are things brought to his attention by other SROA staff members.

Mr. D' Alessandro answered a number of questions posed by the Board and heard suggestions on the possibility of using Zoom to interact with out of town owners in real time as well as ways to perhaps improve the spreadsheet presented today by category and number of instances he encounters.

President Burke noted that Mr. D' Alessandro works a Wednesday through Sunday shift so he is here on the weekends when there is a lot of activity occurring especially in the summer months. Owners who may be concerned about something should call the SROA office during the week or if it is after hours, the Sunriver police department. Director Banta noted that just the knowledge that there is now someone assigned to these type items is most likely motivating for owners and actually prompted him to make sure the tarps on his property were in compliance with the colors allowed.

GM Lewis added that all the documentation and information that Mr. D' Alessandro gathers in response to an issue is what the magistrate needs to ensure that a thorough investigation was done into whatever the issue is and while also taking into consideration any extenuating circumstances before it goes to a citation situation. While staff has always been proactive on design items, ladder fuels and noxious weeds, we haven't been able to be as proactive on a number of the things Brett is now tasked with addressing. GM Lewis further commented that he feels the addition of the position is already proving successful as it is freeing up Community Development staff to do more final inspections, review plans in a timelier fashion, contribute to the changes to the Design Manual of Rules & Procedures and meet with owners to review projects they are undertaking. It is also being realized by the decrease in the number of calls to the GM or owners coming to board meetings questioning why certain rules are not being enforced. Vice President Hays commented she believes the personal touch with owners makes a big difference in achieving what is necessary and Director Mobley added he feels the Board made the right decision in approving this position.

2ND READING DESIGN MANUAL OF RULES AND PROCEDURES

This item originally came to the Board for a first reading at their April meeting after which time the proposed changes were posted to the SROA website for 60 days to allow for owner input and/or comments. The proposed changes came back before the Board at the June meeting at which time the Board sent the document back to the Design Committee for a report on how the comments submitted by owners were considered in context to the changes that are being recommended and did those comments from owners lead to any changes to the original recommendation provided back in April.

Scott Jackson, Design Review Planner with the SROA Community Development Department and Design Review Committee member Theresa Youmans were both in attendance with Ms. Youmans filling in for the Chair Charlie Meyer who was out of town and not available to attend this meeting.

Mr. Jackson first expressed his thanks to the Board for approving Brett D'Alessandro's position as Compliance Officer as it has allowed him to be more proactive on design review applications and to spend more time in the field and be a better resource to the community. Beyond what was reflected on the spreadsheet Brett showed, there is a lot more benefit coming to the department overall as a result of him being hired.

Following the June Board meeting the Design Committee met on June 28th and July 8th to review all the comments submitted during the 60-day comment period. Seven owners submitted 64 comments which ranged from simple grammatical corrections such as an additional comma to proposed additions to the list of approved paint colors along with an excessive matrix to measure color contrast. Ultimately, the Design Committee did make several modifications based off the comments submitted. Some examples include the proper use of some abbreviations, some other minor grammatical corrections, and a new addition to Section 3.18, Landscaping, in the form of trunk wraps, another type of physical tree barrier being allowed. This specific owner request was discussed by the committee who then after voting to approve these type physical protection barriers all worked together to create design criteria to ensure a minimal impact of the aesthetics across the community. Mr. Jackson noted that in all the changes approved by the committee, there is nothing that changes the purpose and intent or has significant impact as the majority were minor changes in grammar, wording, etc.

Mr. Jackson commented that the comments received that did not result in changes were still considered and resulted in robust discussion among the committee members on the different topics. One such example was the request to add prescriptive and quantitative criteria for the amount of allowable hardscape as opposed to the current language which provides a subjective criteria not allowing an excessive amount. This question is one Scott has received on several occasions and while the recommendation works in theory, unfortunately it's impractical in reality when you consider some lots are long and narrow or flag shaped, both of which require much longer driveways than smaller square lots. Therefore, a set percentage of lot size or even a maximum amount of surface area in terms of square footage would allow for an overly disproportionate hardscape on one lot as opposed to another. Ultimately, there are several design elements like this that require design committee discretion to achieve a successful design review decision which creates the need for the subjective criteria that was left unchanged.

Mr. Jackson thanked all the owners that participated. He appreciates that owners care and are engaging with the process. Ms. Youmans echoed the comments about owner participation in the process and their interest in the Design Manual, the criteria and the updating to that living document.

Ms. Youmans also commented on the fact that this revision does not include some of the home hardening and defensible space criteria that is of utmost concern to everyone. Senate Bill 1551, which became effective on June 5, 2026, prohibits deed restrictions and HOA rules that prohibit homeowners from making crucial wildfire mitigation and fire-safety upgrades. The committee believes that there are very few manual requirements that are in any conflict with home hardening and the committee is committed to mitigating any of those conflicts should they arise during a design review process. Their goal was to promote efficiency by not duplicating the efforts of the Fire Protection workgroup and the Covenants Committee. They look forward to a robust collaboration with these groups and look forward to their recommendations.

The Design Committee is now respectfully requesting approval by the Board of these proposed changes to the Design Manual of Rules & Procedures as presented at this meeting. Additionally, they would request the

Board's consent and leniency in allowing more than one opportunity for revisions to the manual per year so they enact critical changes in a timely manner.

GM Lewis added that there will likely be recommendations that come from the Fire Protection workgroup that would necessitate changes to both the Design Manual of Rules & Procedures and the SR Rules and Regulations and possibly changes to the Ladder Fuel Reduction Plan in relation to home hardening. Process wise it would be best to get that workgroup involved making specific recommendations prior to the Design Committee making any changes.

Director Banta, Board liaison to the Design Committee noted that the committee took considerable time reviewing all the comments that were submitted and he thanked the committee for their diligence and also thanked the owners that took time to submit their input. It was noted that some of the suggested changes may not have been implemented because they would have been a significant change to the existing proposed intent and that those could be considered in the next cycle of revisions. Treasurer Pederson also thanked the committee for their efforts in including a number of the suggested comments into this document and noted he will support approving the proposed changes at tomorrow's meeting.

Community Development Director Jacki Bue added the Design Committee is looking forward to reviewing this living document again maybe as early as this fall and they would like to consider having a town hall or owners forum prior to having any meetings or making any changes to get that input before they sit down to review things for possible modifications. GM Lewis added that owners are entitled to submit suggested changes and/or questions about this document at any time and we do regularly get those. Those are then added to what the staff and committee members bring to the table when they have a review of the document. Ms. Youmans added that there could be things that come out of the Fire Protection workgroup that everyone might like to see incorporated sooner than a yearly review.

ADMISSIONS MODEL WORKGROUP UPDATE

As of the end of June, we are 42 cards below where we were last year for Member Preference Program (MPP) purchases. Combined with extended household and commercial MPP purchases we are 60 below the same time in 2025 with a total of 5,557 cards updated or issued. While we had a couple weeks of warm weather in June, we also had a couple weeks with temps in the 50's and 60's meaning less people at the facilities. Our next big push will be over the July 4th weekend.

The Recreation Plus Program (RPP) currently has 866 homes or condominiums enrolled in the program, which is down by 18 from last year at this time but which we still hope to catch up to. Once we get through July, purchases into that program will really slow down.

SHARC admissions year-to-date for MPP are 20,400 which is 1,315 more than last year at the end of June. RPP admissions are at 45,475, which is 2,269 more than the same time last year. Gate admissions are at 7,995, which is up 1,047 from a year ago. Total admissions are 73,870 compared to 69,239 in 2025.

Assistant GM Kessaris reported the Member Pool which was open for Memorial Day weekend then reopened for the season on June 12th has had 2,433 visitors compared to 2,368 in 2025, a difference of 65. Guest admissions and merchandise revenue totaled $3,751 down $681 from 2025.

Guest passes redeemed year-to-date total 3,551 at SHARC and 183 at the Member Pool.

MPP revenue is currently at $561,670 against the budget of $687,250 and RPP is at $2,560,667 against the budget of $2,662,500. Gate revenue is at $218,130 against the budget of $693,550 although gate revenue really is not fully realized until July and August.

Event revenue is at $46,589 for the year versus $65,564 at this time last year. There is $84,732 in business currently on the books for the rest of 2026 which also includes Uncorked, Turf Tunes and the Oktoberfest. Staff continues to get inquiries about booking space regularly so we will hopefully pick up more business between now and the end of the year, however, Mr. Kessaris noted that from the end of July through most of October, every weekend except one is booked in the event space.

Staff is working on bringing a couple of big events into SHARC and are currently working with the Sunriver Nature Center on one of those. Since January 1st of this year, there have been 169 events that have taken place and of those 115 are either clubs related or fitness, yoga, bridge, etc. meaning the space still has to be prepped and then cleaned following each of those events. There have been 48 private events and four SROA hosted events. That equals approximately one event per day at the facility since the beginning of the year.

Pickleball is down $1,037 versus budget but that is typical as June is the kick-off month so there is more administrative, labor, burden, etc. That revenue is then made up in July, August and September. The shade structure at Pickleball Hill is complete and owners, pickleball club members, and guests are all loving it.

The Reef Café at SHARC opened Memorial Day weekend and at the end of June had sales of $113,037 a decrease of $3,900 when compared to June of 2025 which again can be partly attributable to the cool weather in the second part of June. The new hours for the café are 10 A.M. – 7 P.M., seven days a week.

FALL BOARD WORK PLAN & CAPITAL PLANNING MEETINGS DISCUSSION

GM Lewis commented that although we are only halfway through the year, we need to start planning now for the 2027 budget. For the past couple of years, the Board has held a Work Plan meeting as well as a separate Capital Planning meeting. Both of those meetings influence next year's budget and GM Lewis wants to ensure that is something the Board wants to continue to do again this year.

As a reminder, at the September board work session that SROA department heads will present their three-year budget forecast/look ahead. From September through mid-November, the Finance Committee will hold a series of meetings focused on the 2027 budget. Once satisfied they will approve it at the committee level and recommend approval from the Board, which generally happens in November.

The Work Plan meeting discussion relies on three things, first the priorities outlined in the Strategic Plan (SP), secondly what items the Board feels are really crucial for SROA to work on or include for 2027, and third what department heads bring forward as priorities for their individual departments. The overlap of the SP, Board priorities and staff recommendations are then identified and those are the things that are focused on and planned for the following year. This also is helpful for staff as it ties the budget back to those priorities.

Director Jacknow is in full support of continuing these meetings and doing an in-depth dive especially into the capital plan. A process has already been established for any carry over items from 2026 that are on the capital plan and are not completed by year end and need to be carried over into to 2027. Director Jacknow feels anything that was carried over from 2025 into 2026 that has not been completed should automatically be off the list and should not be carried over again. This is something she feels there should be a conversation about and it should be established ahead of time so department heads can be informed accordingly.

Additionally, Director Jacknow feels it is important that Controller Healy have clear budget guidelines and guardrails in place for department heads regarding what we have the capacity for in terms of percent increases especially since we don't yet know what will happen with the proposed capital transfer fee measure. GM Lewis appreciates Director Jacknow's comments as that helps the process be more efficient and eliminates debates and discussions that are not necessary. GM Lewis requested that when the department heads give their three-year projections at the September regular board work session, if there are things the Board feels should be off the table, that those be identified then as that will help staff prepare their 2027 budget more accurately.

GM Lewis commented that the Board did a work plan meeting two years ago and last year did a capital planning meeting which had not been done since the Infrastructure & Amenities Plan (IAMP) was done in 2020. There was a list of projects, many noted in the capital transfer fee (CTF) campaign, that were presented to owners starting in June and July last year in response to input from owners. A formal capital improvement plan that illustrates why some items are considered in the near-term versus long-term which factors in the need, desire, and cost was not done, however budget estimating and timelines were done and all of that information was presented to the Board during the capital planning meeting. It did influence the budget for 2026 and some items were removed completely. This second meeting is very important as it is to review potential projects, costs, and timing associated with those in detail. It differs from the work plan meeting, which is more geared toward, say programs such as the Fire Protection workgroup that was approved last year and does not have significant costs associated with it. What does influence that meeting is how the proposed capital transfer fee measure turns out. GM Lewis suggests that the Board do both meetings in back to back fashion on the same day with the first part of the meeting dedicated to the work plan and the other portion of the meeting dedicated to capital improvement projects with the caveat that the capital improvement projects will be heavily influenced by whether the CTF passes or not. The meeting should take approximately two hours or so.

Vice President Hays noted it would be important to have the budget guidelines prior to those meetings. GM Lewis commented that ideally the Finance Committee will have that discussion at their August meeting and make a recommendation to the Board with four or five key things the Board and Finance Committee want department heads to adhere to when producing their next years budget.

Treasurer Pederson added that if the CTF does pass, the Board will need to be looking at beginning a CTF taskforce made up of owners and some board members in September. GM Lewis commented if the measure does pass he would envision breaking the capital planning discussion into two parts; what a taskforce would discuss as future projects and what the board and staff would discuss such as smaller projects, like shade structures, etc. Director Jacknow commented that if the CTF passes there will not be any additional funds available until later in 2027 or 2028 so while it would be helpful to have some ideas of larger capital projects, she doesn't know if there would be the need to discuss at length. Additionally, since there will be a comprehensive owner survey in 2027, some of those ideas for larger capital items should be fed into the owner survey so the Board has a clearer picture on what the wants/needs of the owners are.

While these will be special meetings, they will be open to owners who might want to attend and like all SROA Board meetings will begin with an owners forum.

RULES & REGULATIONS TASKFORCE UPDATE

GM Lewis reported the taskforce met on Tuesday looking at the second draft of the document after having considered and discussed all the comments received from the taskforce members on the initial draft of the document. GM Lewis incorporated those into the complete second draft. There were still a few unresolved issues that the taskforce reviewed and discussed on Tuesday. That took up the entirety of the meeting so they were not able to get through the entire document, however GM Lewis feels the taskforce is comfortable with the rest of it, there were just still a few sticking points.

The taskforce meets again on August 4th to get through those unresolved items. The second piece that needs to be completed is to again review all the comments submitted by owners and explain how those did or did not influence their current draft. The taskforce would rather take a little longer than was originally anticipated and make sure they have covered everything and get it right prior to forwarding their final draft to the Covenants Committee who will look at the language and may make some refining recommendations which would come back to the taskforce prior to the final draft going to the Board for consideration of a first reading. GM Lewis believes the taskforce will hold at least two more meetings before the document is forwarded to the Covenants Committee.

FIRE PROTECTION WORKGROUP UPDATE

The Board approved the appointment of the members of the workgroup at their June meeting and the workgroup will have their first meeting on July 21st. This first meeting will serve as introductions and listening to what concerns/issues each member brings to the discussion to help prioritize the order in which issues will be addressed. The Board liaisons noted they are ready to get started. Director Beard added she is very committed to a fire wise community and expressed her appreciation for the great job being done by Patti Gentiluomo and the Natural Resources department.

ELECTION PARTICIPATION UPDATE

GM Lewis reported the electronic ballots were launched on July 6, 2026, and as of this morning 1,468 owners have voted. SROA switched to electronic voting in 2025 and the switch is working well. In last year's initial online election, we received 1,600 votes and this year we are less than two weeks in and are close to that number already. It was noted that last year's election did not include a money measure and was only for the election of three new board members.

It was also clarified that we do not know how people are voting only the total number of people that have voted so far. Reminder emails are sent out every Monday but only to those people who have not yet voted. Owners are provided a unique link and password to access their electronic ballot and they can change their ballot choices right up until the election closes at noon on Saturday, August 8, 2026. That allows people the ability to change their vote as they get more information on the ballot measure. There were approximately 100 paper ballots mailed to those owners who specifically requested a paper ballot and for the owners SROA does not have email addresses for. Those ballots will be returned directly to Election Trust who will do the counting of them.

OTHER BUSINESS

ANNUAL MEETING

President Burke brought up the annual meeting that will be held on August 15th. The Board will have their regular board meeting here in the board room at 9 A.M. that morning and the Annual Meeting will begin at 1 P.M. in Benham Hall at SHARC. The Board then discussed the format for the meeting with President Burke noting that for the past two or three years, the board members have sat in the audience at different tables with owners who they didn't know. While this was a good way to provide dialogue opportunities between board members and members of the community, it makes it hard for the audience to identify who the different board members are.

Director Banta noted that the first annual meeting he attended the board members were all seated at the front of the room where everyone in the audience could clearly see them and which he feels provides a better presentation of the Board. The Board held discussion on this item and agreed to go back to the past format. GM Lewis added there will be several tables across the front of the room for the board members along with the GM and Assistant GM with a center podium with a mic for the speakers. Treasurer Pederson recommended fairly prominent name tags be provided for the board members so when they are mingling owners can easily identify that they are a board member. Further, Treasurer Pederson encouraged the board members to arrive a few minutes early and mingle with the crowd prior to the meeting starting.

GM Lewis is working with the board members who will be presenting information on the agenda and slideshow. The business part of the meeting generally takes approximately an hour. The owners forum is held immediately following the business part of the meeting. Owners will be asked to fill out a card with their name and Sunriver address as well as the topic they wish to speak about and then those owners are called up to a center mic to address the board. Each owner is allowed three minutes to speak and it is up to the board president or his appointee to keep things moving along. It was suggested that perhaps a timer be utilized and when that timer goes off, that persons time is over as often times people are very passionate about their topic and forget that they have a time limit to speak.

Instead of including a follow-up requested box on the form this year, the Board agreed that it would be easier and perhaps more informational to a wider audience to summarize the questions and provide responses to those on the SROA website. Often several people will want to talk about the same topic, so it makes more sense to provide some feedback via one method. Attendees should be made aware of this at the meeting so they know in advance where to look for answers to issues, questions, or concerns they bring up. Additionally, it was suggested that after these answers are posted, an email blast go out to owners alerting them to such and instructing them where to find these answers.

OTHER BUSINESS

SEWER/WASTE WATER RATES

GM Lewis commented that at the last meeting the Board directed staff to work with the utility company and also talk with our lobbyist to consider pursuing legislation to ask the Public Utility Commission (PUC) to regulate the sewer rates in Sunriver, which they do not typically do.

Since then, GM Lewis along with Assistant GM Kessaris and Controller Healy met with three representatives of Sunriver Utilities including Anna Chittum who is the President of NW Natural Renewables and which includes Sunriver Utilities. NW Natural had reached out to SROA to hold this meeting and while a number of things were discussed NW Natural did not disclose any reason why they are proposing to raise sewer rates to Sunriver owners. They did however agree to provide more information about how the rates are calculated and what they are based on and to work with SROA to put that information in the Scene. Staff will continue to work with them to provide that information to the owners, information that will also help us determine if we need to seek legislation.

Following that meeting NW Natural provided SROA staff with a letter to Sunriver owners that they requested be published in the Scene outlining their intent to file for an increase in water rates. They note in their letter that the actual impact on an owners bill will depend on water usage and service size. Their rationale for the proposed rate increase is to replace aging infrastructure, i.e. the water tanks that are located on the east side of Sunriver which are aging, rusting metal tanks that will be replaced with one large concrete tank. They also plan to enhance fire protection by upgrading infrastructure to significantly increase fire flow capacity for first responders. This proposed rate increase is subject to PUC review and while NW Natural is not exactly sure how the PUC is going to review it, there will be opportunities for community review and public comment. Their letter indicates they will be publishing public meeting schedules as soon as they are finalized.

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 11:08 A.M.

The public meeting reconvened 1:32 P.M.

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

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

The meeting adjourned at 1:33 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
BOARD OF DIRECTORS MEETING
SROA BOARD ROOM
July 18, 2026

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

DIRECTORS VIA ZOOM: Veronica Jacknow, Brad Banta & Holly Lekas

STAFF PRESENT: James Lewis, Keith Wallach, and Richie Villagrana

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

OWNERS IN ATTENDANCE (not including Board members): 7

OWNERS FORUM

(IN PERSON SPEAKERS)
Randy Schneider, 6 Dixie Mtn Lane: Mr. Schneider commented about the spraying activities for mosquito control and suggested that SROA or the contractor should provide notice to owners in advance of the spraying. *(Owners can go to fourriversmosquito.org, 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.)*

(LETTERS/COMMENTS ACKNOWLEDGED INTO THE RECORD)
Paul Conte, 7 & 8 McKenzie Lane: Mr. Conte commented on the Second Reading of the Design Manual of Rules & Procedures proposed amendments that are on the agenda for approval at today's meeting. Mr. Conte suggested that the approval not go forward because the Design Committee did not address with owners how they took the submitted comments into consideration during their final review of the document.

OWNERS FORUM FOLLOW UP

Vice President Hays reported she has been remiss in responding to Leeanne Patterson, 11 Quelah Lane who commented on the smells caused by dying vegetation from Lake Aspen. Vice President Hays has been doing research on the issue but has been very busy the last two weeks and noted she will get back to Ms. Patterson very soon.

Treasurer Pederson followed up with Jim Melamed and Eric Turner via phone call regarding access to the Sunriver golf courses and they were very appreciative of that follow-up and he spoke with Chrys Martin about the Persida Meyers vs SROA et al lawsuit that was dismissed.

Vice President Hays noted some of the comments received from Paul Conte are ongoing and the Board is continuing to work those. GM Lewis responded to Paul Conte's comments about the number of tree protections at the Winners Circle park as well as the petition regarding access to the Sunriver golf courses.

Treasurer Pederson will follow up with Aaron Coldiron & Kristin Otto regarding their questions on the Capital Transfer Fee (CTF).

Vice President Hays will follow up with Josh Lawson regarding the online directory.

Director Pederson and GM Lewis will follow up with Josh Lawson on his concerns regarding what he believes is difficulty for owners to participate in the owners forum remotely, his belief that letters submitted to the Board should be read in their entirety instead of being summarized, and that requiring owners to register to speak virtually at board meetings is an attempt to discourage owners participation at meetings.

GM Lewis will follow up with Randy Schneider regarding his comments regarding spraying for mosquitos.

Vice President Hays added that she is going to tally up all the responses to owners that have occurred so far this year and perhaps that information can be shared at the Annual Meeting.

BOARD ACTION

BOARD MEETING MINUTES FROM MAY 17, JUNE 19 & AND JUNE 20, 2026

Director Pederson moved to approve the minutes from the May 17, 2026, SROA/SSD joint meeting minutes as corrected. Seconded by Director Harrison, the motion passed unanimously.

Director Pederson moved to approve the minutes from the June 19, 2026, board work session minutes as corrected. Seconded by Director Beard, the motion passed unanimously.

Director Pederson moved to approve the minutes from the June 20, 2026, board meeting minutes as written. seconded by Director Banta, the motion passed unanimously.

FINANCIAL REPORT FOR JUNE 2026

Treasurer Pederson noted we are half way through the year and are seeing a little more red on the key data sheet than we would like to see. Staff and the committee will be keeping a close eye on things moving forward and it was also noted that the Finance Committee spent some time discussing those numbers at their meeting yesterday. The other thing that could potentially affect us is smoke days and/or thunder and lightning storms that cause the pool to close and can affect SHARC revenues.

Looking at the operating side of the budget, revenue for the month was $30,931 below budget largely due to lower Recreation Plus Program (RPP) sales, a reduction in Scene advertising, event rental space, and the shade structures built for SHARC which were not completed and fully operational as soon as we had originally anticipated. The original projection was that the shade structures would be rented at the 50% level and they have actually been rented at an 80% level. The structures were rented at a discounted rate in June as the curtains dividing the structures had not yet arrived. While owners do receive a 20% discount on the rental of a shade structure, so far most of the rentals have been by non-owner visitors to the community.

On the expense side we saw an increase in expenses above budget largely due to labor in communications and recreation as well as legal expenses that were $13k over budget for the month and $84k over budget for the year. As was mentioned last month the lawsuit with Persida Meyers vs SROA et al. has been settled with the withdrawal of her complaint from the courts with prejudice meaning it cannot be refiled. All of those things affect the year-to-date numbers and we are currently $37,810 below budget which equals out to one half of one percent.

On the non-operating side things are looking better with revenue $2,023 better than budget and expenses $35,504 better than budget. Interest income from investments has really helped both on a monthly and year-to-date basis and we continue to earn a higher than expected interest rate. The net surplus/deficit for the year is below budget by $4,015.

Treasurer Pederson reviewed the cash investment balances noting we have $2,898,319 more than last year at this time although there will be some asphalt related expenses coming in the next month or two. Our weighted average yield on our investment portfolio is at 3.77%.

Turning to the aging summary, we are a little below last year and this is something the Finance Committee continues to monitor and have some concern about. The over 120 days currently stands at $102,965. There are some fines that have been going through the magistrate and appeals process from a couple of owners in particular. One owner did start a payment plan in lieu of losing the SHARC passes for the home and there is a settlement agreement in the works with another owner that will help bring those numbers down.

In staffing, we have two open positions in Recreation as well as the IT Director position in Administration.

GM Lewis commented that from a managerial standpoint on the labor allocation, a lot of that is tied to Recreation going back to May and June when we started ramping up for the season. Staff is aware and has the ability to affect that throughout the remainder of the year. Regarding legal expenses, we do try to minimize that as much as possible, but when faced with threats, challenges, and actual lawsuits, that takes some of that out of our control and we have to respond with legal counsel. GM Lewis further noted that SROA has prevailed in their previous lawsuits going back way before he started as GM by following procedures in place.

As Treasurer Pederson will not be able to attend his last Finance Committee meeting prior to leaving the Board next month, President Burke recognized the great job he has done as chair the committee for the last few years. Treasurer Pederson's attention to detail in summarizing the right things is greatly appreciated.

For the month ending June 30, 2026, there was a net operating surplus of $24,071, which was $59,118 below budget. Operating revenues were under budget by $30,931. Shortfalls in Recreation Plus Program (RPP), shade structure rentals, and event revenue contributed to the deficit. Operating expenses were over budget by $28,187 for the month. Salaries and wages were over budget by $38,277 due to part-time labor in recreation, two Communications Directors during the transition, and overtime in public works. The variance in recreation is a result of more training shifts than budgeted, opening a day earlier than planned, and more school groups than anticipated. The overtime in public works relates to road projects and doing road "dig-outs" in-house rather than contracting with a third party. Legal fees were over budget by $13,332 in June.

Through the first half of 2026, there was a net operating deficit of $33,345, which was $37,810 worse than budget. Operating revenues were under budget by $68,719 due to RPP pass sales, special events, shade structure rental, Scene advertising, and bulk fiber connections. These shortfalls were partially offset by positive variance in Member Preference Program (MPP), interest income, design review fees, and fines. Through the first six months of 2026, there were eighteen fewer RPP passes and sixty fewer MPP passes sold than at the same point last year. Operating expenses were under budget by $30,909 over the first half of 2026. Salaries and burden were over budget by $9,353 due to recreation labor, two Communications Directors, and overtime in public works. Materials and services were under budget by $123,022 because of savings in rules enforcement, advertising, uniforms, utilities, and contract services. Total legal fees through June were $139,442, which is 139% of the annual budget. Total interest income was $385,335 through June 30, 2026. There was $343,749 spent on asphalt work in June. As of June 30, 2026, there was a combined operating and non-operating surplus of $1,019,593 which was $4,015 below budget.

As of this report date, 1,621 homes have been converted to the bulk fiber program.

Total assets as of June 30, 2026, were $43,847,357. Cash and investments totaled $21,032,037, a decrease of $200,111 from May. As of June 30, 2026,, $20,765,009 was invested in Goldman Sachs Financial Square Government Fund and US Treasuries with durations ranging from 90 days to five years, yielding an average annual yield of 3.77%. Assets placed into service in the second quarter included the new member service window and the resurfacing of North, Meadow, and Cottonwood courts. Construction in progress included the purchase of a new loader, SHARC shade structures, Pickleball Hill shade structures, and amphitheater landscaping. Long-term RV storage space billing will take place in July.

Director Banta moved to approve the unaudited SROA financial statements for the month ending June 30, 2026. Seconded by Director Hays, 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 continued follow-up work with SROA legal counsel regarding litigation and legal threat/challenges on multiple issues, consuming 35% of his time in June. Legal costs are paid out of the operational budget the money for which comes from owners maintenance fees. Secretary

Mobley added that not only is litigation time consuming it makes life difficult for all those who must participate.

- GM Lewis met with Josh Willis, SRLP about Resort issues (compliance, pathway easement, etc.) noting that he and staff meet with Resort staff on a regular basis on a number of things. The Resort has decided they do not want to grant the easement necessary to build the pathway between Circles 2 & 3 citing safety along with their golf architect feeling like it will not be aesthetically pleasing to the golf course. This ultimately affects our ability to construct that pathway and is unfortunate as it was a total reversal by the Resort after having worked on this project with them for the past year. SROA staff will go back to the drawing board with our engineers and look at alternative designs where we can possibly keep that pathway adjacent to the road within SROA property. We do have easements in place with the Meadow Houses and Mt. View Lodges.
- GM Lewis met with the TDS VP Mark Nachman and other TDS staff about the Sunriver project and the on-going issues and billings mistakes we continue to see on a daily basis. Despite requests from SROA to have a dedicated staff at TDS to assist Sunriver owners until this most recent meeting, those requests have fallen on deaf ears, but now they seem to be reconsidering that option. Approximately 3,500 properties have had the drop made to their home with another 700 or so to go. 1,368 homes have had the service activated. TDS hopes to finish the drops by the end of October.

Accounting: Continued with the bulk fiber billings and communication with owners and there was an increase in connections in June.

- The controller presented the June 30, 2026, financial statements to the Finance Committee.
- Staff processed sales of MPP and RPP passes and prepared the annual RV storage space invoices.
- Controller Joe Healy participated in the Capital Transfer Fee proposal effort.

- **Communications:** There were 413 reads of the June Scene online with readers from Canada, Japan, Australia and the United Kingdom. Eblasts went out about the SROA Summer Kickoff, Tennis/Pickleball Update, SHARC Shade rentals available, Uncorked.
- SROA/SHARC websites: 27.7k site visits.
- Sunriver Style website: 2,728 site visits.
- Staff is also worked on marketing for Uncorked & Oktoberfest.
- Staff created a new “Adventure at Your Leisure” ongoing Scene column.

- **Community Development:** Design Committee meetings continued on a regular schedule in June. There were four projects submitted for the first meeting and three re-reviews for the second meeting.
- Multiple meetings were held to discuss a request for an Estoppel Certificate from an owner and a decision was issued.
- Active projects and building permits increased to approximately 186 at the end of June, an increase from 175 in May. Applications in June rose to 116, slightly higher than May at 107.
- The Design Committee met to consider all the comments submitted during the 60-day comment period for the proposed changes to the Design Manual of Rules & Procedures and will submit those changes to the Board at their July 17th meeting.
- Held training, procedural meetings, and on-site inspections with the new Compliance Officer. Staff continued discussions with IT staff to complete configuration of iPads’s for staff use in the field.

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

- Staff prepared and mailed 70 LFR Notice of Deficiency reminder postcards, which is the third postcard to have been mailed to these individuals.
- Staff performed 154 LFR inspections and over 1,000 noxious weed inspections.
- Staff mapped and sprayed noxious weeds on commons and continued planning for the 26th annual War on Weeds (WOW) which runs from August 1st until August 14th.
- Staff continued Oregon Spotted Frog monitoring and Sun River water level monitoring.

- Staff responded to phone calls, emails, and walk-ins, performed site visits and processed tree removal requests.

- **IT:** There were no outages reported.
- IT staff set up computers for two new employees.
- Staff worked with Public Works staff to install and enhance guest network coverage.
- Digital GIS barriers were implemented on pathways during construction and removed once the pathways were reopened.
- Staff continues to make improvements to on the GIS migration for Community Development.

- **Public Works (PW):** Ladder fuel pick-ups are caught up and staff is back to their regular schedule which will continue through October.
- All irrigation systems at SROA facilities are operating correctly.
- The Pickleball Hill shade structure project was completed by the 4th of July weekend and we were able to keep 12 courts operating during the construction.
- The River Access area has been cleaned up and readied for the season. It will be staffed by a PW employee on heavy usage days.
- All 38 back flow devices have been tested and reports have been sent to SR Utilities.
- Slurry sealing was completed on 30 roads totaling 540,000 square feet.
- Six miles of pathways were sealed in June.
- Eleven cross walks, nine stop bars and eleven yield markings have been re-painted with over 80 still to go. All center and fog lines have been re-painted.
- "No River Take Out" and "No Fireworks" signs have been put in place in the community.
- Fleet services replaced a faulty AC compressor on the SR Fire Dept. water tender.
- Received the new loader and were able to quickly sell the old one.
- Sam Bieber retired as the SROA mechanic after 27 years, Nick Nyden was promoted to Fleet Manager and the new mechanic is training with staff.
- Facilities wise the pump room exhaust fan was replaced and SHARC fitness HVAC repairs are in process. The circulation pump motor for the rec pool was replaced.
- All River Road tunnel hurdles have been cleared and contracts are in place. The project is set to start in September and be completed by the end of October.

- **Recreation/SHARC:** With the shade structure project complete, pickleball operations are back to normal and everyone is enjoying the shade provided.
- SHARC shade structures are available for rent for the remainder of the summer.
- The Sunriver Solstice Tennis Tournament was a big success with over 300 participants in this annual tournament.
- Turf Tunes kicked off on June 14th with music and family activities each Sunday through July 5th.
- SHARC is operating full summer hours. Building hours are 6 A.M. until 8 P.M. with recreation swim running from 10 A.M. until 7:30 P.M.
- Member Services continues to be busy with renewals and new memberships.
- Staffing is complete for summer operations.

At the Board President's request regarding SROA's Civility Code, GM Lewis reported that recently an owner pushed two female staff members from the Natural Resources Department after having requested his property be inspected for LFR and/or noxious weeds. GM Lewis issued a citation immediately along with a letter explaining the reason why he was receiving the citation. That citation was paid a couple days ago but no apology was offered to those staff members.

The second unfortunate recent occurrence was in the Cardinal Landing Bridge area where some significant work was occurring which necessitated some road closures requiring Public Works staff to flag traffic. One of the Public Works staff was berated and received an earful from an owner angry that the dates of some of the work had to be shifted due to inclement weather. While a citation was not issued, a letter was sent explaining that these projects benefit Sunriver and do not take an enormous amount of time. A copy of the Civility Code was included with that letter with a request to please not display that type of behavior in the future towards SROA staff members.

GM Lewis added he has to write letters such as these two to three times a year to remind people how to be respectful and behave like adults.

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 he is learning a lot in his new role as ex-offico.

The SSD has been forwarded the names of two individuals willing to join the managing board and appointments will be on their August meeting agenda. The managing board has participated in several professional development training opportunities.

Director Harrison had a nice chat with Police Chief Rasic and received clarification from him that the Deschutes County Sheriff's Department are the agency responsible for police enforcement in Caldera Springs, but the SR Police Department does provide backup if necessary. They have had one lateral and one entry level police officer given conditional job offers. Bike patrol reported 1,393 incidents in June ranging from missing persons, to bike collisions, no helmets, riding on roadways, riding through tunnels, etc.

Citizens Patrol performed 128 volunteer hours in the month of June.

Fire Chief Boos remains very concerned about the dry conditions and a lack of resources as so many firefighters are dispatched to wildfires in other parts of Central Oregon. The FD also participated in several events in July including one in the Village where they ran out of fire hats for the kids in 20 minutes.

Randy Schneider, who was the previous ex-officio, was recognized and thanked for his service.

GM Lewis reported he continues to work with the PD on their invoicing and billing for enforcement of certain SROA rules.

COMMITTEE/ TASK FORCE MEMBERSHIP ACTIONS

Director Pederson moved to approve to approve the resignation of Holly Lekas from the Nominating Committee and the appointments of Stefani Shanberg to the Covenants Committee, Peter Barrett to the Design Committee, Kara Kerker to the Admissions Model Workgroup, and Holly Lekas as Board Liaison to the Rules & Regulations Update Taskforce. Seconded by Director Harrison, motion passed with eight yea votes and Director Lekas abstaining.

BOARD ACTION
RATIFY BOARD ACTION WITHOUT A MEETING

Director Pederson moved to ratify and make part of the permanent SROA Board of Directors meeting record, the July 7, 2026, Board Action Taken Without a Meeting as permitted pursuant to Article 4, Section 13, of the Bylaws of the Sunriver Owners Association. The email action was to authorize and direct the General Manager to notify the SROA attorney to further negotiate the terms of the agreement with the inclusion of a SROA counteroffer. The action is appurtenant to property account number 037880. Seconded by Director Hays, motion passed unanimously.

BOARD ACTION
APPROVAL OF 2ND QUARTER CAPITAL TRANSFER

Director Pederson moved approval of the transfer of $518,139.27 from the Regular Reserve Fund and $27,525 from the SHARC Reserve Fund to the Operating Fund for the 2026 Second Quarter Acquisitions. Seconded by Director Jacknow, motion passed unanimously.

BOARD ACTION
APPROVAL OF 2025 SURPLUS TRANSFER TO RESERVES

Director Pederson moved approval of the 2025 year-end transfer of $29,027 from the Operating Fund to the Reserve Fund. Seconded by Director Beard, motion passed unanimously.

BOARD ACTION
2ND READING TO PROPOSED CHANGES TO THE DESIGN MANUAL OF RULES AND PROCEDURES

Director Mobley moved to approve the second reading and approval of the proposed changes to the Design Committee Manual of Rules and Procedures as presented and which was officially recommended by the SROA Design Committee at their committee meeting on July 10, 2026. Seconded by Director Banta, motion passed unanimously.

Director Beard pointed out that this is a living document and changes can and will be made in the future. The Design Committee has noted that they want the ability to update the document more frequently than once a year. Director Harrison added that there may be some good suggestions that come out of the Fire Protection workgroup as well.

OTHER BUSINESS
LETTER TO SENATOR WYDEN

A letter was sent to Senator Ron Wyden on June 24, 2026, requesting his assistance in resolving the HUD lawsuit against the Association. Secretary Mobley reported he has not received a response from Senator Wyden so he called his office and the person he spoke to indicated she would check on the status and get back to him. As of yesterday, she had not called back so Director Mobley called and left her a message.

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

Director Beard moved to adjourn the meeting. Seconded by Director Hays, 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