



CALDERA CABIN OWNERS' SUB-ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING MINUTES

OCTOBER 24, 2022

A Meeting of the Caldera Cabin Owners' Sub-Association, Inc. (CCOA) Board of Directors was called to order virtually on Zoom, by Board President, Alan Dinger, at 4:07 P.M.

ROLL CALL

DIRECTORS & OFFICERS PRESENT: Alan Dinger, Director and CCOA President and representative on the Master Association Board (Owner, Cabin 19); Peter Marsh, Director and CCOA Vice-President (Owner, Cabin 17), and John McQuaig, Director and Treasurer and Secretary (Owner Cabins 11, 44 & 45)

OWNERS PRESENT: None

OTHERS PRESENT: Catherine Smith, Caldera Cabin Owners' Sub-Association Manager.

QUORUM AND NOTICE OF MEETING

Catherine noted that Notice of the Meeting was sent to the ownership on October 14, 2022. A quorum was present with all three board members present.

ACTION BY CONSENT

Upon a motion duly made by John McQuaig and seconded by Peter Marsh and unanimously approved, it was:

RESOLVED, to ratify previous decisions made by the Board through action by consent.

- a) Approved additional \$50,000 transfer of funds to UBS for a total of \$150,000
- b) Approved attorney representation with Ashley Yorra with Vial Fotheringham Law
- c) Approve Schwindt & Co 2022 Financial Review and Tax preparation
- d) Approve Schwindt & Co 2023 Reserve Study Update

APPROVE MINUTES FROM MARCH 12, 2022 BOARD OF DIRECTOR'S MEETING

Upon a motion duly made by Alan Dinger and seconded by Peter Marsh and unanimously approved, it was:

RESOLVED, to approve the March 12, 2022 Board Meeting minutes, as presented.

MANAGEMENT UPDATE

Cathy updated the Board on the expansion, noting over 60 lots have sold, including the new Forest Brook overnight lodging units. Seven are being built and scheduled to close in March of 2023. Approximately 15 homes have been submitted to the DRC for approval.

Cathy updated the Board on the landscaping. The contractor had failed to perform within the scope of the contract throughout the summer. It was a wet spring, but the weeds were out of control all

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throughout the summer and they were short staffed. The landscaping was in much better condition now, but only after multiple meetings with the contractor's General Manager.

Cathy reported that the repairs to the paver edging at the front entries to Cabins 25, 26, 29, 30, 31, 32, 44, 45 have all been completed. The expense is budgeted in the Reserve Account.

Cathy noted that she and Chris D'Zamba inspected the Cabin paint and asphalt. The paint looks good (though Cabin 33 looks recently painted and is a darker shade of the paint than the other Cabins.)

SPRINGTIME IRRIGATION AND LANDSCAPING UPDATE

Cathy reported that Springtime Irrigation had previously offered the Association \$5,000 off of the 2022 contract pricing for their lack of performance. The Board had refused that offer and Cathy negotiated with them to get a \$12,000 credit. The Board agreed this was likely the best deal they were going to get and agreed to accept it.

Upon a motion duly made by John McQuaig and seconded by Alan Dinger and unanimously approved, it was:

RESOLVED, to accept the \$12,000 credit from Springtime Irrigation towards the 2022 contract. And each of the 45 Cabin owners will receive a credit on their January 2023 Assessment statement for \$265.00.

DISCUSS 2023 BUDGET CONSIDERATIONS

Cathy shared with the Board that Gopher Busters has provided a bid for \$9,000 for the Cabins for 2023, to control the varmints in the landscaping. The Master Association Board noted that they are moving forward again this year and the Golf Course is doing control and they would like the Cabins to do this, so the whole community can get under control. It has helped the common areas for the Master Association and the issue will definitely be reduced each year. Cathy will add this in the drafted operating budget.

Cathy told the Board that she would like to have all the driveways seal coated, that are in need, in 2023, even if they are not scheduled until 2024 in the Reserves. She noted that the Cabin 23 needs additional asphalt installed along the sides of the entry, and it will then need to be seal coated. She will work with the owners to see what they would like to do. These asphalt expenses are Reserve Expenses.

ADJOURNMENT

There being no further business to come before the meeting, President Alan Dinger adjourned the meeting of the Caldera Cabin Owners' Sub-Association at 4:54 P.M.

Respectfully Submitted, Catherine Smith, Caldera Cabin Owners' Sub-Association Manager