



OWNERS' ASSOCIATION INC

April 9, 2022 ANNUAL BOARD OF DIRECTORS' MEETING MINUTES

The Caldera Springs Owners' Association, Inc. (CSOA) Board of Directors' Meeting was called to order by the President, Tom Sidley at 11:54 A.M. in the Homestead II Room in Sunriver Resort, immediately following the Annual Owners Meeting. Owners were invited to attend in-person and by telephone.

ROLL CALL

Directors Present: Owners Carol Scherman, Vice-President; Tom Sidley, President; Dan Taylor, Director; Alan Dinger, Director and President of the Caldera Cabins Owners' Sub-Association and Krista Miller, Director and the Golf Course Representative all attended in person.

Other Association Representatives Present: Cathy Smith, CSOA Association Manager.

QUORUM AND PROOF OF NOTICE

Cathy Smith noted proper notice of the meeting had been sent to the owners electronically on March 2, 2022 and the full meeting agenda was sent electronically on March 30, 2022. A quorum was present with all five directors present.

ELECT 2022 OFFICERS

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

RESOLVED, to approve the slate of officers for 2022 as Tom Sidley, President; Carol Scherman, Vice President; Randy Smith, Treasurer and Catherine Smith, Secretary.

CHANGE OF VOTE PERCENTAGES SURVEY

Cathy presented the survey letter and two questions that would be sent electronically to the owners regarding the need to amend the CC&R's to have the assessment percentages and voting percentages be the same going forward, as currently the Cabin Sub-Association and the Golf Course have larger voting percentages than the percentage they pay for assessments. A suggestion was noted to add a line at the end that the board supports this and requests owners support as well.

Upon a motion duly made by Carol Scherman and seconded by Dan Taylor, and unanimously approved, it was:

RESOLVED, to approve the survey letter as presented, and to send it to the owners by the end of the month.

It was noted that if the Board approves moving forward with putting the CC&R Amendment to vote an ADHOC Committee could be established to keep track of who has voted and encourage every owner to vote. The new owners would also need to vote and 100% of the Association would have to vote in favor.

CODE OF CONDUCT RESOLUTION

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

RESOLVED, to approve the Code of Conduct resolution as presented to the owners and the Board. And that a copy be sent electronically to all owners.

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FISHING REGULATIONS AND RULES

The Board discussed the upcoming Kids Fishing Day for about 60 kids from the Three Rivers School 5th graders in cooperation with the Sunriver Anglers. Then the Board discussed the suggested changes to the Lake fishing rules. It was agreed the signs would have to be replaced with new wording.

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

RESOLVED, to approve the Caldera Lakes rules to state:

The Caldera lakes are for the exclusive use of owners, their accompanied guests and guests renting a home or cabin in Caldera Springs. You must have your owner access card on your person, at all times, when using the lakes. Please note that the lakes are fly fishing ONLY for ages 12 and up. Bait may not be utilized, and barbless hooks are required. All fishing is catch and release to ensure the safety and preservation of our fish. Only approved small watercrafts are allowed in the lakes. The lakes are not intended for swimming. In winter months, please stay off the lakes as the ice that forms is unstable.

FORMATION OF THE COMMUNITY AMBASSADOR COMMITTEE

Cathy presented a draft of the Social Committee Charter. The Board agreed that it should be changed be called the Community Ambassador Committee, should allow up to 7 members and that the responsibilities include:

- Welcoming and educating new owners
- Being ambassadors at planned owner events and meetings
- As requested, help create and support owner group recreational activities – e.g. Pickleball league, dog-walking groups; owner golf groups etc.
- Other ambassador assignments as requested by the Board of Directors

It was agreed the Carol Scherman would be the Liaison to this Committee and Sue Kenney would be the Chairperson for the first year.

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

RESOLVED, to approve the Community Ambassador Committee Charter as amended with Carol Scherman as the Board liaison and owner Susan Kenney as the first Chairperson.

COMPLIANCE AND ENFORCEMENT RESOLUTION

The Board discussed the owner comments from the annual meeting and the written comments that had been sent in during the past week and agreed to table this item until the Board has had more time to digest the input and suggest changes.

ADJOURNMENT

There being no further business to come before the meeting Tom Sidley adjourned the meeting at 12:45 P.M.