



## **AUGUST 18, 2022 BOARD OF DIRECTORS' MEETING MINUTES**

The Caldera Springs Owners Association, Inc. (CSOA) Board of Directors' Meeting was called to order by President, Tom Sidley, at 10:05 at the Harper's Outpost in Caldera Springs. Owners were invited to attend in-person.

### **ROLL CALL**

Directors Present: President; Tom Sidley, President; Vice President Carol Scherman and Krista Miller, Director and the Golf Course Representative.

Directors Present via Zoom: Director Dan Taylor; and Alan Dinger, Director and President of the Caldera Cabins Owners' Sub-Association.

Other Association Representatives Present: Randy Smith, Treasurer; Cathy Smith, Secretary and CSOA Association Manager; and Sybil Brown, CSOA Administrator.

### **QUORUM AND PROOF OF NOTICE**

Cathy noted that proper notice of the meeting had been sent electronically on July 29, 2022, with a reminder sent again on August 16th, 2022 and a quorum was present with all five directors present.

### **OPEN OWNER FORUM**

Owners were invited to present their concerns to the Board of Directors in writing prior to the meeting or in-person at the meeting.

Cathy read an email from Randy Nordstrom, raising the concern that the trash at their neighbor's rental house is consistently overflowing and being spread around by the wildlife. Randy also questioned in-person the requirements for tall grasses being cut back. Cathy stated that she had been in contact with the property manager and the owner about the trash. She also noted that the Board is working on updating the required list of rules that rental homes are required to display in the home. Cathy also mentioned that bunch grasses are not a big fuel source unless they are placed under a tree, so it becomes a "ladder fuel". The grasses need to be cut back in the spring and the fall but are not required to be done through the summer.

Cathy also noted that the Environmental and Landscape Committee members have walked the entire community and made a list of every property that still needs to be maintained. She stated that they will be sending emails out soon, to work with owners on compliance with the Community Standards.

Randy Nordstrom then asked If someone doesn't remove the problem, will the Owners' Association take care of it and bill the owner? Cathy replied, typically no. There is a fine schedule being passed by the Board of Director's today and there is a compliance process to follow. In emergency situations, the Association can fix an issue and bill the owner.

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Robin Bittner of Cabin 12 asked about the Cabin landscaping, as it was his understanding that it goes to the back patio but not the front? Cathy said that the homes and Cabins are different Associations and the Cabins have a different contract where landscaping is included in the owner's assessments. Homes must maintain their own yards.

Mark Baldwin, Lot 181, brought up his concerns regarding smoking and fires in the community, stating his neighbor has cheat grass and tall grasses in the back yard. He said that there was staff there, working on the home, and they were in the back, near the grasses and smoking. He wanted to know if the Management Companies can educate the renters better about being a non-smoking community? Cathy stated we have to clarify what the rules are. She noted that the no smoking in the entire community is not in the CC&R's, as she had thought. The Board had passed a policy that there is no smoking allowed in the Common Areas, however, it doesn't state that you cannot smoke on your own property and the Golf Course does allow cigar smoking on the course. Cathy also noted that currently tall grass is not required to be cut back as long as it does not become a "ladder fuel".

Greg Pittman, Lot 290, then asked regarding the tall grasses, who is required to maintain the 10 foot setbacks from the road edge? Cathy replied that owners are. The 10 feet from the road is actually a right of way and must be full vegetated. The 10 feet right-of-way, is owned by the Association, but utilized by the owners and is the owner's responsibility to maintain.

Charlotte March, Lot 3, asked about use of the area in the Lake House that is now the sales area, as it used to be a place where owners could enjoy. She wondered how long it will be that way. Tom Sidley mentioned that the Owners' Association owns the Quarry Pool and Fitness Center, Harper's Outpost (the Pavilion) the lakes, the common areas, roads, parks, tennis courts, and pathways. The Lake House and golf course are owned by the Resort. Krista Miller mentioned that Zeppa Bistro and the family game room are both still available in the Lake House. The Living Room will remain a real estate sales office for the foreseeable future. She also noted that additional family gathering spaces and games will be available at the Forest House in the future.

Beth Evenson, Lot 135, asked about Pickleball in the Expansion and the number of courts. She asked if the Pickleball Club could rally for more courts. She also mentioned that one of the current pickleball nets is broken, and can the area be better maintained (garbage emptied, blow off the pine needles, etc.) Krista noted that the plans for the new community park have not been finalized but it currently includes six pickleball courts. Cathy noted that she is currently having signs made for the Pickleball Club hours that will be posted at the courts. She also noted that any maintenance issue can be given to the Owners Association office, and that she appreciates the input. The courts are should be blown off and garbage picked up regularly. The broken net was reported earlier that day and has been repaired. In regards to requests for additional amenities, Cathy noted to please direct those emails to her and she will pass them along to the development team.

Mike Holdsworth, Lot 86, asked what exactly do the homeowners actually own and will the assessments ever go down? Tom Sidley noted that the assessments are calculated each year, but with the increases in inflation, staffing, building costs, and utilities, they will not likely go down in the near future, but that we will have a better answer by October after the budget is completed. He stated there is some help with all of the new lots, but new costs are coming in as well. The Finance Committee is a group of owners and they are doing what they can to avoid large increases. He noted again that the Owners'

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Association owns the Quarry Pool and Fitness Center, Harper's Outpost (the Pavilion) the lakes, the common areas, roads, parks, tennis courts, and pathways, but not the Lake House or the Golf Course. Mike asked how much money is in the reserves and he asked about the security company not having any authority, which seems like a waste of money, noting that there are several open gates and access points in the Community,

Tom Sidley replied that there is approx. \$1.5 million in the reserves. He noted that we utilize Deschutes Patrol Services who are out looking for problems, compliance, and safety. They address excess noise, over parking of cars, trespassers in the pool after hours, etc. The CC&R states we will not enforce laws or disputes, as this is a requirement for the Deschutes County Sheriff. Cathy replied that Caldera Springs is not a gated community, but a community that has gates. There are no fences and there are various open access points. There are more gates being installed in the Expansion and the Board is considering closing all the gates 24-7 in the near future.

Claudia Holdsworth, Lot 86, asked why do we have so much in the reserves? Cathy replied that Caldera Springs is required by the State of Oregon to have a Reserve Study that identifies every asset and when it is estimated to have used up its useful life, so the replacement funds are available. Treasurer, Randy Smith, stated that the current large amount is mostly due to the roads needing to be overlaid in the next few years. It is there so it is available when it is needed for things that need to be replaced, vehicles, pool equipment, etc. and its purpose is really to avoid special assessments. He noted that the Finance Committee is taking a hard look at what is going to be needed and how much is needed.

Claudia asked how do the assessments work with the new lots? Cathy stated that the developer starts paying assessments as soon as the lots are platted, and then the owners take over the payments once it is sold. Krista noted that 116 new lots have been platted so far this year.

Greg Evanson, Lot 135, asked about road widths. He noted that at the community entrance Trailmere is wider and then narrows and that Sunstone is also narrow. He noted that with all of the traffic coming up Trailmere he is concerned and wondered if anyone had looked at the width of the road there, and if it can handle the traffic? Krista Miller noted that the road widths met County requirements and that the road width and curves in the road are subtle and intended to help slow traffic.

Kerry Brainard, Lot 203, said that the last few times they have been to the pool, it was very unruly. Kids are jumping off the rocks and he is concerned that someone is going to be hurt. Cathy noted that we do have signs forthcoming, but to please report any safety concerns to the Association office.

Wes Perrin, Lot 274, suggested that maybe we should just schedule a meeting just for the open forum so we can get to the Board business sooner in the meetings. Cathy replied that a lot of business is conducted in working sessions too, and the yearly owners' meeting is a good place for owners to bring their concerns, but concerns can always be emailed at any time.

There were no further owner concerns presented.

### **CONSENT AGENDA APPROVAL**

**Approval of Meeting Minutes from May 27, 2022 Board Meeting and Ratify the previous unanimous consent approval of Front Steps as the new owner payment platform**

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

***RESOLVED, that the meeting minutes from May 27, 2022 are approved as presented and that the unanimous consent approval, given for the use of Front Steps as the owners new payment platform, is approved.***

### **ASSOCIATION'S ENFORCEMENT POLICY RESOLUTION AND FINE SCHEDULE**

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

***RESOLVED, that the Associations Enforcement Policy and Fine schedule as previously sent to all owners, electronically is approved as presented***

### **POSSIBLE CC&R AMENDMENT REGARDING CURRENT VOTING INEQUITIES**

The Board agreed that considering the possible costs and based on the results of the survey sent to all owner (lack of participation and negative responses), that the Board will not be moving forward to put a vote to the ownership to possibly change the voting inequities in the CC&R's at this time. It may be considered at any time in the future.

### **APPROVE COMMUNITY GATE ACCESS PLAN**

Cathy noted that once the new gates are installed at Vandever, access there, will be opened to owners and contractors only. These gates will only open with a gate tag or card therefore renters or guests, will not be able to use this gate location. The Board has agreed that when the new gates are functional that the other three gates will be closed 24-7. The Board hopes to have this change in place by December 1, 2022.

Ralph Anzellotti, Lot 16, asked about delivery services, UPS/FedEx having access. Cathy said we will make sure they have codes to get in.

### **SCHEDULE BUDGET BOARD MEETING**

**The next meeting was tentatively set for Thursday October 21<sup>st</sup> at 9:00AM**

There being no further discussion, the meeting was adjourned by President, Tom Sidley, at 11:47 AM