

MAY 30, 2023 BOARD OF DIRECTORS' MEETING MINUTES

The Caldera Springs Owners' Association, Inc. (CSOA) Board of Directors' Meeting was held on Zoom and called to order by President, Tom Sidley at 4:01PM. Owners were invited to attend via teleconference.

ROLL CALL

DIRECTORS & OFFICERS PRESENT: President, Tom Sidley; Vice President, Carol Scherman; Director, Dan Taylor; Director and Caldera Cabins Owners President (Owner, Cabin 19), Alan Dinger; Director and the Golf Course Representative, Krista Miller.

OTHERS PRESENT: Catherine Smith, Caldera Springs Community Manager; Sybil Brown, HOA Administrator and Recording Secretary.

QUORUM AND NOTICE OF MEETING

Catherine stated that Notice of the Meeting had been sent to the ownership on May 23, 2023 and a quorum was present with all Board Members in attendance.

ELECTION OF OFFICERS

Tom Sidley recommended Carol Scherman serve as Board President; Tom Sidley serve as Vice President; Randy Smith continue as Treasurer; Catherine Smith continue as Secretary.

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

RESOLVED, that the officer positions for the next year be Carol Scherman, President; Tom Sidley, Vice President; Randy Smith, Treasurer; Catherine Smith, Secretary.

APPROVAL OF MINUTES AND RATIFY THE UNANIMOUS CONSENT OF THE MAINTENANCE YARD EXPANSION

The minutes from the Board Meeting held February 24, 2023, were offered for consideration. The Board had previously approved, by unanimous consent, the contract with R&H Construction to expand the maintenance yard.

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

RESOLVED, that the Minutes from the Board Meeting of February 24, 2023 were accepted as presented, and the unanimous consent of the Board's approval of the contract with R&H Construction to expand the maintenance yard is ratified.

DISCUSSION TO CONSIDER APPROVAL OF SUGGESTED CHANGES TO THE COMMITTEE CHARTERS

Catherine discussed suggested changes to the Committee Charters that she had presented. The Board discussed that the chairs of each of the committees should be elected and approved by the Board and adding a subcommittee to the Environmental and Landscape Committee to focus on the Lakes and Streams.

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Upon a motion duly made by Tom Sidley and seconded by Krista Miller and unanimously approved, it was:

RESOLVED, that changes to the committee charters are approved as presented and revised.

ANY OTHER ASSOCIATION ITEMS TO COME BEFORE THE BOARD

Catherine discussed a concern from an owner wondering if the Association could set age restrictions of rental homes in the community. Catherine reached out to the Association's attorney for legal advice to see what kind of options there might be to meet the request.

Catherine then gave an update on the endangered species, the Oregon Spotted Frog, that live in the community lakes. While there was some loss of egg sacs compared to the previous year, when the lake cleaning project took place, the Spotted Frogs are still doing well and are expected to continue to do well. The Association is working with the Frog expert to try and get approval from the Oregon Department of Fish and Wildlife for a cost-effective plan to continue protecting the Frogs.

Dan Taylor mentioned that the areas where the lakes had work done could use some cosmetic fixes where the heavy machinery did some damage to the compost and vegetation. Catherine said she will work with the Grounds Supervisor to see what can be done to repair the damage.

Catherine then gave an update on the maintenance yard expansion as the work is almost complete; the maintenance yard doubled in size and will make for a much more efficient summer.

The Quarry Pool Building and Lake Dock were recently stained by Webfoot; Webfoot will return soon to stain the new fence around the maintenance yard.

The Asphalt Seal Coat project is going better than expected; there have been no complaints and the weather has been perfect; no delays are expected. The north pathways will be seal coated in the Fall after Labor Day.

An open owners' forum will be planned sometime this summer, and the quarterly newsletter is set to go out in the next couple of weeks.

ADJOURNMENT

There being no further business to come before the meeting, President Carol Scherman adjourned the meeting at 4:30 PM.