



CALDERA CABIN OWNERS' SUB-ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING MINUTES

APRIL 10, 2023

A meeting of the Caldera Cabin Owners' Sub-Association, Inc. (CCOA) Board of Directors was called to order by Board President, Alan Dinger, at 4:25 P.M. immediately following the Annual Owner's Meeting.

ROLL CALL

DIRECTORS & OFFICERS PRESENT: Alan Dinger, Director and CCOA President (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: Dick Ammerman (Owner, Cabin 35)

OTHERS PRESENT: Catherine Smith, Caldera Cabin Owners' Sub-Association Manager and Sybil Brown, the Association Administrator attended on Zoom.

QUORUM AND NOTICE OF MEETING

Catherine noted that Notice of the Meeting had been sent to the ownership on March 29, 2023, with the notice for the Annual Meeting. A quorum was present with all three board members present.

ELECTION OF OFFICERS

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

RESOLVED, that the officer positions shall remain the same, with Alan Dinger, President; Peter Marsh Vice-President and John McQuaig the Treasurer and Secretary.

APPROVAL OF MINUTES

The minutes from the Board Meeting held November 14, 2022 were offered for consideration.

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

RESOLVED, that the Minutes from the Annual Meeting held November 14, 2022, be accepted as presented.

DISCUSSION OF 2023 ASPHALT PROJECT AND APPROVE FUNDING

Catherine discussed that many of the driveways have damage from tree roots and were inferior when installed. A full evaluation was done with the Asphalt contractor. They created a plan to cut out the worst sections and replace them with new asphalt. All driveways will then be crack

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sealed when the roads in the Master Association are sealed. This patching is estimated to be \$37,000 and the sealing of the cracks is estimated to be \$3,000.

There were 17 driveways scheduled to be seal coated that had never been sealed. Cabins 12 through 23 and 41-45. This work is estimated to be \$3,600.

By next year all of the driveways will have been seal coated once and a regular rotation will be put into place. In total there should be \$43,000 in asphalt work.

Catherine requested that the board approve funding for all asphalt work to be approved from the Reserve fund.

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

RESOLVED, that up to \$48,000 in asphalt repair work, as is noted, is approved from the Reserve fund.

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 4:37 P.M.