



## **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.