

November 17, 2023

BOARD OF DIRECTORS' MEETING MINUTES

The Caldera Springs Owners' Association, Inc. (CSOA) Board of Directors' Meeting was held in the Fremont Room at the Sunriver Lodge and called to order by President, Carol Scherman at 11:03 AM. Owners were invited to attend in person and via teleconference.

ROLL CALL

DIRECTORS & OFFICERS PRESENT: President, Carol Scherman; Vice President, Tom Sidley, Alan Dinger Caldera Cabins Owners President (Owner, Cabin 19) and Randy Smith, Treasurer attended in person. Dan Taylor, Director and the Golf Course Representative, Krista Miller both joined via teleconference.

OTHERS PRESENT: Catherine Smith, Association Secretary and Caldera Springs Community Manager; Sybil Amaral, HOA Administrator as Recording Secretary

QUORUM AND NOTICE OF MEETING

Catherine stated that Notice of the Meeting had been sent to the ownership on October 20th, 2023 & November 6th, 2023. A quorum was present with 3 Board Members in attendance.

OPEN OWNERS FORUM

Question/Comment: Is there plans to put in a berm between the existing area and the new development.

Answer: The developer does not have any plans to put any berms in

Question/Comment: There are large concrete blocks near the powerlines, is this any indication that the power lines may be buried in the future?

Answer: That decision would be up to Mid-state Electric. As no information has been shared with the association at this time; Cathy Smith said she would do some research and gather some answers.

Question/Comment: Alan Stout of lot 133 wanted it to be on the record he wrote a letter to the board concerning the budget.

Answer:

Question/Comment: The walking paths along South Century have some large holes in them that could potentially be dangerous to someone who doesn't see them

Answer: We will have our maintenance team do a temporary fix until we have the work done by the contractor

Question/Comment: Is there any plans to have mailbox's in the community

Answer: There is not any plans. The cluster mailboxes at Crosswater do not work well. With a large number of rentals, part time and seasonal owners the chances of mail getting mixed up for long periods of time is very high.

Question/Comment: Is there any plan for signage on the road heading into the expansion where the bike path crosses? It is a safety concern as it is difficult to see bikes and pedestrians on the path

Answer: It will be looked at, and signs can be put in along the path.

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Question/Comment: How is the electric bike policy going to be enforced? There should be signage up for renters who are not aware of the policy.

Answer: Enforcement is always the most difficult part of polices, this year patrol services started stopping people on the trails and on the lake to inform them of the rules.

APPROVAL OF MEETING MINUTES FROM SEPTEMBER 22, 2023 BOARD MEETING

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

RESOLVED, that the meeting minutes from September 22, 2023 are approved as presented.

APPROVAL OF THE SNOW REMOVAL CONTRACTS WITH REXIUS AND KEVIN SMALLING CONSTRUCTION

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

RESOLVED, that the 2023-2024 snow removal contracts are approved as presented.

APPROVAL OF THE FINAL OLU RESOLUTION

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

RESOLVED, that the final draft of the OLU resolution is approved as presented.

APPROVAL OF THE REVISED FINANCIAL; PATHWAY AND HOLIDAY LIGHTING/FLAG POLICIES

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

RESOLVED, that the Revised Financial; Pathway and Holiday Lighting/Flag policies are approved as presented.

APPROVAL OF THE 2024 OWNER ACCESS AGREEMENT WITH CALDERA SPRINGS REAL ESTATE

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

RESOLVED, that the 2024 Owner Access Agreement with Caldera Springs Real Estate is approved as presented.

APPROVAL OF THE SALE OF VEHICLES AND LARGE EQUIPMENT TO RAMS

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

RESOLVED, that the sale of vehicles and large equipment to RAMS is approved.

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APPROVAL OF THE 2024 STANDING CONTRACTS

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

RESOLVED, that the 2024 standing contracts are approved as presented.

APPROVAL OF MOVING \$34,000 FROM LFR EXPENSES TO THE OPERATING ACCOUNT FROM THE WORKING CAPITAL FUND

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

RESOLVED, that moving \$34,000 from LFR expences to the Operating Account from the Working Capital is approved.

APPROVAL OF THE 2024 RESERVE BUDGET

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

RESOLVED, that the 2024 Reserve Budget is approved as presented.

APPROVAL OF THE 2024 OPERATING BUDGET

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

RESOLVED, that the 2024 Operating Budget is approved as presented.

ADJOURNMENT

There being no further business to come before the meeting, President Carol Scherman adjourned the meeting at 12:55 PM.

Respectfully Submitted by Catherine Smith, Association Secretary