



CALDERA CABIN OWNERS' SUB-ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING MINUTES

April 15, 2024

A meeting of the Caldera Cabin Owners' Sub-Association, Inc. (CCOA) Board of Directors was called to order virtually on Zoom, by Board President, Alan Dinger, at 4:36 PM, immediately following the Annual 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) attended via Zoom.

OWNERS PRESENT: Dick Ammerman (Cabin 35)

OTHERS PRESENT: Catherine Smith, Caldera Cabin Owners' Sub-Association Manager, Sybil Amaral as recording secretary.

QUORUM AND NOTICE OF MEETING

Catherine noted that Notice of the Meeting had been sent to the ownership on March 20, 2024. A quorum was present with all three board members present.

APPROVAL OF MINUTES

The minutes from the Board Meeting held November 20, 2023 were offered for consideration.

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

RESOLVED, that the Minutes from the Board of Directors Meeting held November 20, 2023, are accepted as presented.

ELECTION OF OFFICERS

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

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

RATIFY UNANIMOUS DECISION TO PAY SNOW REMOVAL INVOICES FROM THE WORKING CAPITAL FUND

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

**Caldera Cabin Owners' Sub-Association Annual Meeting
April 15, 2024**

RESOLVED, to ratify the "Action by Consent" of the Board, to approve the January 2024 CCOA snow removal invoices from Smalling Construction be paid for from the Working Capital Funds, due to the excess snow and ice removal needed in January.

APPROVAL OF THE 2024 DRAFT RESERVE STUDY

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

RESOLVED, that 2024 Draft CCOA Reserve Study is approved as submitted.

OTHER BUSINESS

Catherine noted that the Caldera Springs Master Association may change financial providers and wanted to ensure that the Cabin Board would want to change to the new provider as well, to maintain the same provider for the two associations, as has always been the case in the past.

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

RESOLVED, that CCOA will continue to utilize the same financial provider as the Master Association.

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 4:45 PM.

Respectfully Submitted, Catherine Smith, Caldera Cabin Owners' Sub-Association Manager