



CALDERA CABIN OWNERS' SUB-ASSOCIATION, INC.

BOARD OF DIRECTOR'S MEETING MINUTES

November 25, 2024

The Annual Budget Meeting of the Caldera Cabin Owners' Sub-Association, Inc. (CCOA) Board of Directors was called to order by Board President, Alan Dinger, at 4:05 PM.

ROLL CALL

DIRECTORS & OFFICERS PRESENT: Alan Dinger, Director and CCOA President (Owner, Cabin 19) attended in-person, 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, Owner Cabin 35.

OTHERS PRESENT: Catherine (Cathy) Smith, Caldera Cabin Owners' Sub-Association Manager and Whitney Barrett, Caldera Springs Association Administrator as recording secretary.

QUORUM AND NOTICE OF MEETING

Cathy noted that Notice of the Meeting had been sent to the ownership on November 18, 2024. A quorum was present with all three board members present.

APPROVAL OF MINUTES

The minutes from the Board Meeting held April 15, 2024 were offered for consideration.

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

RESOLVED, that the Minutes from the Board of Directors Meeting held April 15, 2024, are accepted as presented.

RATIFY APPROVAL OF THE 2024-2025 SNOW REMOVAL CONTRACT WITH SPRING RIVER TREE SERVICE

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

RESOLVED, that the 2025-2025 Snow Removal Contract with Spring Tree River Tree Service, previously approved via action by consent, was approved.

MANAGEMENT REPORT

Cathy presented a management update to the Board. She noted that Rexius Landscaping had done a much better job in 2024 than in 2022 or 2023 and she was pleased with the manager, who was on his second year. She also noted that the Master Association was reviewing irrigation upgrades that could help with the current costs to the Cabins. She also noted that the Master Association is currently reviewing the percentage of irrigation water being charged to the Golf Course and the Cabins.

Cathy noted that John McQuaig's term was up in 2025 and wondered if he would be willing to re-run for another 2-year term. He noted he was. Peter and Alan's Board terms are up in 2026 and Peter noted that if another owner was willing to run, he would be willing to not re-run. Cathy noted she would work

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on this. Cathy also noted that Alan also serves on the Caldera Springs Master Association board and if he is willing to re-run it would bring some continuity to that Board.

REVIEW AND APPROVE 2025 DRAFT OPERATING BUDGET

Catherine presented the draft 2025 Operating budget and started by reviewing the forecast for 2024. She noted there is a very minimal shortfall in 2024, as the Board had previously approved moving \$20,000 in January 2024 snow removal costs from the operating budget to the Working Capital Account.

Catherine then presented the 2025 Service Contracts to the Board. The Board would be renewing contracts with RAMS for the maintenance staff, Catherine Smith Consulting for Management of the Association, Rexius Landscaping and Gopherbusters for the 2025 Landscape season and Schwindt & Co for the 2024 tax preparation and financial review.

Cathy noted that 2025 assessments would increase \$35 per month over 2024 based on the draft budget submitted to the Board.

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

RESOLVED, that 2025 Operating Budget and all Service Contracts are approved as submitted.

Review and Approve 2025 Reserve Budget

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

RESOLVED, that 2025 Reserve budget is approved as submitted.

Cathy reminded the Board that in 2030 the Cabin Owners will begin funding the Reserve study again, as the majority of the current funding is coming from a refund provide to the Association in 2021 by 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 4:38 PM.

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