



## CALDERA CABIN OWNERS' SUB-ASSOCIATION, INC.

### BOARD OF DIRECTORS' MEETING MINUTES

May 12, 2025

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 4:51 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) all attended via Zoom.

**OWNERS PRESENT:** Dick Ammerman (Cabin 35) attended via Zoom.

**OTHERS PRESENT:** Catherine Smith, Caldera Cabin Owners' Sub-Association Manager and Nkonye Williams, the Caldera Springs Owners' Association General Manager, also attended on Zoom

#### QUORUM AND NOTICE OF MEETING

Catherine noted that Notice of the Meeting had been sent to the ownership on April 30, 2025. A quorum was present with all three board members present.

#### APPROVAL OF MINUTES

The minutes from the Board Meeting held November 25, 2024 were offered for consideration.

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

**RESOLVED, that the Minutes from the Board of Directors Meeting held November 25, 2024, are accepted as presented.**

#### ELECTION OF OFFICERS

*Upon a motion duly made by John McQuaig and seconded by Alan Dinger 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.**

#### APPROVAL OF THE 2025 ASPHALT REPAIRS FOR DRIVEWAYS

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

**RESOLVED, that 2025 Crack Sealing of all driveways and Seal Coating of the driveways at Cabins 3, 24-36 and 39, 40, and 43-45 will be completed this year with funding from the Association's Replacement Reserve Funds.**

**Caldera Cabin Owners' Sub-Association Annual Meeting  
May 12, 2025**

**OTHER BUSINESS**

John McQuaig discussed the possibility of dissolving the Cabin Association, in an effort to reduce costs, with the same model as the new Forestbrook Overnight Lodging Units. Catherine noted that this would require approval of 100% of the Cabin owners as well as the approval of the Master Association and Declarant.

There was discussion that the Cabin Association would save on insurance costs and additional management and maintenance costs. The other difference in the models is the Forestbrook owners pay for their own asphalt repairs, but the Cabin owners share driveways and so this division would be hard to quantify. The Cabin Owners would also lose the representation on the Master Association Board of Directors. It was agreed to table this discussion.

**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 5:06 PM.

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