



**Board of Director's Meeting**  
**Thursday, May 29, 2025, 10:00 A.M. Pacific Time**

**Minutes**

- 1. Randy Smith called the meeting to order at 10:04AM**
  - a. **Board Members present:** Randy Smith, Krista Miller, Don Larson, Benj Harding
  - b. **Board Members present telephonically:** Dan Taylor, Alan Dinger
  - c. **Management present:** Nkonye Williams, Cathy Smith, Benjamin Russell
- 2. Proof of Meeting Notice and Quorum:** The meeting notice was sent electronically to owners on May 16, 2025. All Board members were present either in person or telephonically.
- 3. Open Owner's Forum:** The meeting started with owner presenting comments about the following; white event tent and compliance enforcement; stop signs in additional location; treatment of mosquitoes; utility bills; update on recycling; golf course conditions; pathway conditions; patrol & security concerns regarding additional patrol; results of the Board's executive session in February; types of fishing; Ambassador Committee announcements; stricter enforcement on rental management and guests.
- 4. Appointment of Board Officers:** Nkonye W. presented a slate of Board member positions for discussion. ***Krista M. motioned to appoint the Board of Directors as follows:***
  - *Randy Smith – President*
  - *Benj Harding – Vice President*
  - *Dan Taylor – Director*
  - *Krista Miller – Director: CSRE Representative*
  - *Alan Dinger – Director: Cabin Representative*
  - *Don Larson – Treasurer*
  - *Nkonye Williams – Secretary;*

***second by Benj H. the motion passed unanimously.***

5. **Consent Agenda – OLU Fine Enforcement:** Nkonye W. reminded the Board & owners present of the OLU Resolution and the county's requirements. A non-compliant OLU owner was fined in February, and the owner appealed the fine. The

Board held a hearing for the appeal in the executive session. As a result of the hearing, the Board decided to uphold the fine, which was collected when the OLU was sold.

6. **Approve Meeting Minutes:** *Krista Miller motioned to approve the February 28, 2025 Board meeting Minutes as presented, second by Benj H. The motion passed unanimously.*
7. **Discussion – Pickleball Court dividers:** Dan T. described the current safety concerns at the Pickleball Courts near the Forest House. Krista M. responded with a solution provided by the Development Team. They will contact the original installers of the courts to design and install gates, at the developer's expense, to divide each court and prevent activity from one court crossing to another. *No motions made.*
8. **Discussion – Add 4-way stop signs at Elk Run and Lava Springs Loop; 3-way stop signs at Harper:** At the annual meeting, owners brought to the Board a safety concern to install additional stop signs at Elk Run & Lava Springs, and at Dancing Rock & Harper. The concern centered around activity from the paths crossing the street. The board discussed details of changing vehicular, pedestrian, and bike traffic, with the goal of maintaining consistency in flow .

*Benj H. motioned to add a 4-way stop at Lava Springs Loop & Elk Run Drive; second by Krista M. The motion passed unanimously.* The board will also research installing stop signs on the paths in the community at intersections with roadways, for non-vehicular traffic.

9. **Discuss Pump Schedule for Streams:** On behalf of the Finance Committee, Don L. presented the Board with a draft pump schedule for running all streams in the community. The presented schedule could potentially save the association just under \$28k in total savings. The schedule would be weather dependent. Additionally, the proposed schedule requests to run one of the two pumps in the expansion at a time to extend their useful lives. Krista M. suggested amending the proposed schedule, to keep the streams running during November & December, weather permitting. The purpose being to serve owners with property on the streams, and to maintain the appealing Caldera identity.

*Benj H. motioned to approve the pump schedule as presented, amending the schedule to keep the pumps on during November & December, weather permitting; second by Krista M. The motion passed unanimously.* The pump at Sable Rock Park is always off starting November, then turned back on in March, following the irrigation schedule.

10. **Discuss upgrading the Dock at Obsidian Lake:** Nkonye W. presented information to the Board regarding the dock. The wooden dock is old and wearing to the point of

replacement. The dock is scheduled in the reserve study for replacement in 2028, but it is showing signs of needing replacement sooner. At this time Oregon Marine Construction, is preparing and presentation for the Board to show what options it can offer in replacing the dock. The presentation will be ready in the fall, at which time Management will schedule the presentation with the Board. **No motions made.**

**11. Schedule to meet onsite regarding the Trailmere Gate upgrade; Approve**

**engineering costs:** Nkonye W. reviewed a proposal included in the board packet provided to the board prior to the meeting. The proposal is for the engineering costs related to redesigning the gate and reconfiguring the land to accommodate the design. The Board reviewed the details in the proposal and want to research the details before approving the engineering costs. All cost will come from reserve funding allocated for the replacement of the gate.

*Dan Taylor motioned to approve up to \$35k to spend on the engineering costs as presented. With no second, the motion did not pass. After additional discussion on wear & tear, condition of the mechanisms, among other things, Krista M. motioned to table the engineering plans as presented until the Board conducted further research into the condition of the Trailmere gates, second by Benj H. The motion passed unanimously. Randy S. and Krista M. will meet with Nkonye W. at the gates after the meeting to review further details.*

**12. Discuss any other Association items to come before the Board:** The Ambassador Committee chair noted the committee needs a Board liaison, and suggested an ad hoc compliance committee for the summer.

**13. With nothing further to discuss, Randy S. adjourned the meeting at 11:44AM**

*Respectfully submitted by Nkonye Williams, Secretary*

**Action Items**

1. Management to research solutions to monitor types of fishing at the lakes
2. Management to send 2024 survey to owner
3. Krista M. to contact traffic specialist about additional stops at the bike paths; research stops signs for installation at bike path & roadway intersections
4. Krista M. to contact pickleball court installers to add gates between courts
5. Board to appoint member to the Ambassadors Committee