



OWNERS' ASSOCIATION INC.

Board of Directors Meeting

Friday, February 20, 2026 at 10:00 A.M. Pacific Time

Minutes

1. **Meeting called to order by Randy Smith at 10:03AM**
2. **Proof of Meeting Notice and Quorum:** Nkonye W. announced meeting notices were sent to the ownership on 02/05/2026 and 02/12/2026. Quorum established as all Board Members were present either in person or by phone:
 - a. **Board members present in person:** Randy Smith, Krista Miller, Benj Harding, Don Larson
 - b. **Board members present telephonically:** Alan Dinger, Dan Taylor
 - c. **Management present:** Nkonye Williams, Benjamin Russell
 - d. **Guests Present:** Sheriff Tye Ruper with two deputies, John Heylin, Brad Miller
- 9j Consent Agenda: Nkonye W. presented to the Board the items on the consent agenda for Board approval. Benj.Hj.motioned.to.approve.and.ratify.the.consent.agenda.as.presented?second.by. Alan.Dj.The.motion.passed.unanimously;
 - a. Approve Draft November 06, 2025 Board Meeting Minutes
 - b. Ratify Irrigation Aerator Replacement
 - c. Ratify 2026 Landscape Contract with Rexius
 - d. Ratify 2026 Engagement with Schwindt
 - e. Ratify Quarry Interior Painting (refresh)
4. **Presentation & Discussion – Sheriff Presentation:** Tye Rupert, the Deschutes County Sheriff and two deputies were invited to the Board meeting to present information on their increased presence in the Caldera Springs community. Sheriff Rupert listed the services they provide to residents in communities like Caldera Springs and answered owner questions and concerns. The Sheriff & the Board mentioned the Sheriff's use of the old association office space could be available for lease by the Sheriff. Management will put a survey out to the ownership to gauge community desire for this. No.motions.made;
5. **Open Owners Forum:** The Board opened the floor to the owners. The following items were presented by the owners:
 - a. Fire map and insurance coverage – Owner expressed issues with acquiring homeowner insurance coverage. Krista M. provided minimal but relevant insight to industry trends. Another owner suggests a session to go over insurance coverage
 - b. Link for voting – An owner mentioned he did not get a link to vote at the 2025 annual meeting. Management will follow up with this owner again to make sure the correct information is on file.

6. Presentation – Republic Services: John Heylin & Brad Miller provided information to a new, upcoming recycling services to South County. Recycling went to a vote from the County Commissioners. It passed and will be implemented in July as Republic Services acquires additional resources. Additional information from this presentation is:
 - a. Optional Recycling Service (co-mingle) is a mandatory \$6/month to all accounts in South County. This helps Republic Services acquire resources for the service
 - b. Glass cannot be recycled with this service
 - c. Additional bins will need to adhere to visibility compliance in community regulations
7. Discussion – OHA Requirement for Lifeguards: The Oregon Health Authority is requiring all pools that serve alcohol to provide lifeguards starting in 2026. This year, the Quarry Pool will have a lifeguard. The Board discussed not serving alcohol, and did not want to take the option away from guests who can only visit the Quarry. The Board and Management will observe the need to serve alcohol this season. The Board and owners discussed the overall aspect of lifeguards at the Quarry. Management will contact the county for more information.
8. Discussion – Obsidian Dock Proposals: Randy S. introduced two estimates for dock replacement. One from Oregon Marine Construction, a floating dock with composite material and dark finishings to match the pedestrian cable bridge at \$67k; the other from 97 Builders for a wooden dock to match existing at \$33k or at \$43.4k for cedar, or for a floating cedar dock at \$44k with dark finishings to match the bridge. After Board discussion, Management will reach out to Oregon Marine Construction to provide an estimate for a floating cedar dock. No motions made;
9. Discussion – Outdoor recreational signage: Krista M. presented a proposal for the Development Team to remove old recreational signs throughout the community on walking paths and replace them with fewer directional signs on walking paths. The current recreational signs are sun-faded and damaged. The design for new signs were presented. The cost for this project would be covered by the Development Team. The Board discussed the proposal and agreed for the Development Team to proceed with the next steps in this process.
10. Announcements
 - a. Annual Meeting Saturday, April 18th at 2:00pm
 - b. Benjamin Russell's last day is today; Association is currently hiring for an Administrator.
11. With no further business to discuss, Randy S. adjourned the meeting at 11:30AM

Respectfully submitted by Nkonye Williams, Secretary

Action Item

- Management to define what calls go to patrol service or sheriff, coordinate with both parties
- Management to reach out to insurance provide re: session for owners and homeowners insurance
- Management so send out survey in newsletter
- Management to reach out to Oregon Marine Construction for cedar option
- Management to compile request from the board on additional reminders for signage (dogs on leash, no motorized bikes, etc.)