

Board of Directors Meeting
Friday, May 29, 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 05/15/2026 and 05/22/2026. Quorum established as all Board Members were present in person:
 - a. **Board members present in person:** Randy Smith, Krista Miller, Benj Harding, Don Larson, Alan Dinger, Dan Taylor
 - b. **Management present:** Nkonye Williams, Melissa Shutt
3. **Open Owners' Forum:** The Board opened the floor to the owners. The following items were presented by the owners:
 - a. Driving – concerns about drivers driving without stopping at stop signs was noted by more than one owner. A request is made to remind owners in an upcoming newsletter.
 - b. Golf carts, bikes, and scooters – concerns about reckless behavior on roadways and non-compliance on trails were noted by a few owners.
 - c. Compliance enforcement – a question about bike patrol and any planned usage of the service was asked, which would cover compliance on trails, lakes, and fishing. The potential to create an owners citizens patrol is being considered by the Finance Committee.
4. **Appointment of Board Officers:** Nkonye W. presented the current slate of Board officers and turned discussion over to the Board Members to decide to keep current positions or change. The Board discussed the positions amongst itself. *Dan T. motioned to **appoint Board Officers as follows:***
 - Randy Smith – President***
 - Benj Harding – Vice President***
 - Dan Taylor – Member at Large***
 - Don Larson – Treasurer***
 - Krista Miller – Developer Representative***
 - Alan Dinger – Cabin Representative***
 - Nkonye Williams – Secretary;****second by Benj H. The motion passed unanimously.*
5. **Approve Draft February 20, 2026 Board Meeting Minutes:** The Board was presented with a draft of the previous board meeting minutes and the floor was opened to discussion or adjustments of the draft. With no further discussion, *Benj H. motioned to **approve the February 20, 2026 Board Meeting Minutes as presented;** second by Randy S. The motion passed unanimously.*

6. Manager Report

- a. **Review & Discuss - Sheriff Quarry Office Lease Agreement:** Nkonye W. presented the Board with a draft Lease Agreement and Addendum regarding the Sheriff's use of the Quarry office space and their presence in the community. The draft lease was provided by the Property Management Department of Deschutes County. The addendum to accompany the lease was drafted by Nkonye W., and contains details of the use and expectations of the Sheriff deputies in the community. The Board is requested to review the contents of the lease agreement and the addendum and adjust as needed. The Board and owners present discussed the details of the addendum and understanding of the Sheriff's presence in the community. Management will redraft the addendum to include more flexibility on time to access the office space, include a rent amount, and notice for termination.
 - i. The next step is for Randy S. and Nkonye W. to meet with the Sheriff Department's representatives to review the agreement and addendum for a final review and adjustments. The draft agreement will then be reviewed by Association legal counsel before execution. *No motions made.*
- b. **Review for Approval - Dock Company:** Nkonye W. presented to the Board an estimate for the Obsidian dock replacement by Ford & Dixon Construction. The company 97 Builders was sold and acquired by another entity, and the previous estimate & bid would not be honored. The previous owner now operates Ford & Dixon Construction and has resubmitted the same bid and estimate, at a slightly lower cost. After review and discussion, *Benj H. motioned to approve the estimate for installation of a floating dock, as provided by Ford & Dixon Construction, contingent on the company listing Caldera as additional insured, and providing proof of licensing and bonding, second by Dan T. The motion passed unanimously.*
- c. **Review for Approval - Quarry Fitness Center fans:** One of the four original ceiling fans in the Quarry fitness room no longer works. Nkonye W. presented the Board with five replacement options of varying styles. The Board agreed to on the fan that best resembles the exiting style (Quorum International All-Weather Allure, 5-blade). Nkonye W. will reach out to Lowe's for final costs on installation. It was requested to install a timer for the fans. Management will research this option as well. *No motions made.*
- d. **Review for Approval - Compensation Committee Charter:** Nkonye W. presented the Board with a Draft Compensation Committee Charter. The committee has been detailed its duties in the form of a charter for the Board's review and approval. The Board discussed the details of draft charter, with input from the committee members present. The Board decided to strike the first red section in question under "Reporting," replace it with the second option, remove the word "sole" from the second option, and replace, "...not to exceed 10% in overall compensation ," with "...not to exceed 10% within budget in overall compensation...". With no further discussion, *Dan T. motioned to approve the Compensation Committee Charter as discussed; second by Benj H. The motion passed unanimously.*
- e. **Review for Approval – WMT Contract:** Nkonye W. reviewed a section of the CC&Rs with requirements for maintaining the Wildlife Mitigation Tract (WMT). At this time the WMT has been inspected and assessed by a wildfire consultant, report provided. The final step

in this process is to have the report and WMT maintenance plan reviewed by a wildlife biologist. Mason, Bruce, and Girard Natural Resource Consultants were requested to perform this work and have provided a scope of work not to exceed \$1,800. Management recommends review and approval of the scope, with funding not to exceed \$2,500, in case extra time is needed. The Board reviewed the scope, and with no further discussion *Benj H. motioned to **approve the proposed scope of work and contract with Mason, Bruce, and Girard Natural Resource Consultants at a cost not to exceed \$2,500**; second by Alan D. The motion passed unanimously.*

- f. **Review & Discussion - Survey questions:** Nkonye W. and Dan T. presented concerns about the Quarry pool and the potential to create a survey for owner input, specifically around a children's area, pool toys/equipment, and an owners-only section. The Board discussed researching the entire scope of these potential survey options to present to the Board for consideration of next steps. Management will work on researching these items for the next meeting. *No motions made.*

7. **Announcement from Ambassadors Committee:** The Ambassadors Committee Co-Chair presented a list of future events.

With no further business to discuss, Randy S. **adjourned the meeting at 11:37AM**

Respectfully submitted by Nkonye Williams, Secretary

Action Items

- Management to investigate installation of alarms at pool gate
- Management to research potential survey question details
- Management to draft contract for WMT scope of work
- Management to schedule meeting with Sheriff to finalize lease and addendum
 - Ask Sheriff about enforcement within private communities
- Management to draft signage for lakes and trails