



BOARD OF DIRECTORS MEETING

NOVEMBER 30, 2019 MINUTES

The Caldera Cabins Owners' Sub-Association, Inc. (CCOA) Board of Directors Meeting was called to order by President Alan Dinger in the Caldera Springs Lake House at 10:00 AM.

ROLL CALL

Directors and Officers Present: Alan Dinger, CCOA President; Macy Lawrence, CCOA Treasurer and Secretary.

Directors and Officers Not Present: Peter Marsh, CCOA Vice-President.

Owners Present: none.

Others Present: Krista Miller, Caldera Springs General Manager and David Madden, CCOA Manager.

QUORUM AND NOTICE OF MEETING

Alan Dinger noted that proper Notice of the Meeting had been sent out November 11th, 2019 and there was a quorum with two out of the three directors present.

APPROVAL OF MINUTES

The minutes of the December 7, 2018 Board of Directors Meeting were offered for consideration.

Upon a motion duly made, seconded and unanimously approved, it was:

RESOLVED, that the Minutes from the December 7, 2018 Board of Directors Meeting Board Budget Meeting are accepted as presented.

REPORTS

Krista Miller reviewed the 2019 financial forecast. Revenue is forecasted to come in flat to budget. Overall forecasting to end the year with a \$71 variance. The only potential variance being December snow removal.

NEW BUSINESS

Krista Miller presented the 2020 operating budget. The 2020 budget reflects a 6.9% dues increase, changing monthly assessments from \$479 per month to \$512 per month.

Upon motion made, duly seconded and unanimously approved, it was:

RESOLVED, to approve the 2020 CCOA budget as presented with a monthly assessment of \$512 per month.

Upon a motion duly made, seconded and unanimously approved, it was:

RESOLVED, that the President is authorized to approve all 2020 contracts as long as they are negotiated and in compliance with the approved 2019 Budget as presented.

MULCH REPLACEMENT PROGRAM

The Board discussed the need to replace bark mulch and asked David Madden and his team to organize and administer an opt-in program for owners interested in replacing the mulch at their cabins. To maintain uniformity within CCOA and to ensure adherence to the design guidelines, the Board will identify the approved mulch material for the Association. Further details on the program will be available Spring 2020.

ADJOURNMENT

There being no further business to come before the meeting.

Upon motion duly made, seconded and unanimously approved, it was:

RESOLVED, this meeting of the Caldera Springs Cabins Owners' Sub-Association Board of Directors be and hereby is, adjourned at 11:15 AM.

Respectfully submitted on behalf of Macy Lawrence, CCOA Treasurer and Secretary.

David Madden, Owners' Association Manager