



ANNUAL MEETING MINUTES

FEBRUARY 17, 2020

The Annual Caldera Springs Owners' Association, Inc. (CSOA) Meeting was called to order by President Thomas Samwel in the Caldera Springs Lake House Family Room at 10:03 a.m.

ROLL CALL

DIRECTORS AND OFFICERS PRESENT: Thomas Samwel, CSOA President and Director of Finance for Sunriver Resort L.P. (Owner of Lot 299); Tom O'Shea, CSOA Vice President and Managing Director of Sunriver Resort L.P.; and Dan Stockel, CSOA Secretary/Treasurer and Director of Planning and Development for Sunriver Resort L.P.

OWNERS PRESENT: Jeff and Cindi Wilson (Lot 170); Alan and Kathleen Stout (Lot 33); Clay and Rhonda Johnson (Lot 253); Denis and Susan Mulhy (Lot 108); Tom and Debbie Sidley (Lot 218); Andy and Cathy Robinson (Lot 242); Mark and Moni Peterson (Lot 121); Bob and Trish Oury (Lot 137); Greg and Marilyn Pittman (Lot 290); Bradley and Sally McLain (Lot 141); Ralph and Linda Anzelotti (Lot 16); Aimee Williamson (Lot 301); Dayne Lester (Lot 42); Mark and Chris Baldwin (Lot 181); Judi Hein (Lot 49); Jim and Kim Gribi (Lot 209); Ed and Heidi Conklin and Darcy Muilenburg (Lot 186); Wes Perrin (Lot 274); Vince and Mara Batha (Lot 184); Steve and Sue Kenney (Lot 234); Joe and Janet Amos (Lot 22); Mike and Clarissa Bauer (Lot 11); Phillip and Kristal Page (Cabin 27); Gail Frame (Lot 315); Alan Dinger (Cabin 19); Mike Gronlund (Lot 208); Mike and Claudia Holdsworth (Lot 86); Randy and Mark Nordstrom (Lot 159); Andrea Bauer (Lot 11); Tom and Nancy Carpenter (Lot 307); Randy and Barb Smith (Lot 311); Larry Talbott (Lot 273); John Grohs (Lot 155); Dave Long (Lot 92); Matt and Jason Olson (Lot 317); Scott Gustafson (Lot 22).

OTHERS PRESENT: Krista Miller, Caldera Springs General Manager; Linda Dorr, Sunriver Realty; David Madden, Owners' Association Manager; John Fettig, Sunriver Resort.

QUORUM AND NOTICE OF MEETING

Thomas Samwel reported that there was a quorum by virtue that the Association is still under developer control. He also reported that proper Notice of the Meeting had been sent to all Owners on January 27, 2019.

APPROVAL OF MINUTES

The minutes from the Annual Meeting held February 18, 2019 were offered for consideration and upon a motion duly made, seconded and unanimously approved, it was:

RESOLVED, that the Minutes from the Annual Meeting held February 18, 2019 be accepted as presented.

FIRE WISE PRESENTATION

Brent Redenius gave a presentation on the Fire Wise program at Caldera Springs. He reviewed the ladder fuel management being conducted in zone 5. He discussed Fire Wise program guidelines and section 5.14 "Wildfire Management" of the *Design Guidelines*. He demonstrated the differences between Bitterbrush, Manzanita, and Wax Currant. He closed with a discussion of what an owner can do at their lot and mentioned the upcoming June 1, 2020 Debris Pickup available to owners.

MANAGEMENT REPORT

David Madden, Association Manager, reviewed the 2019 reserve projects including gates access system upgrade, irrigation computer, crack seal on roads and pathways, work at the Pavilion, and pump replacements for the pool and spas. He also recapped the repair work at SPA B. 2020 reserve projects will include staining of the pedestrian bridge, and crack fill for road and pathways, along with other smaller projects.

He discussed the division of community assets into nine categories: lakes and streams, roads and paths, parks and recreation, gates, quarry building, vehicles, pavilion, pools and spas, and winterization.

He also reviewed 2019 summer grounds crew projects staining and painting all community sign posts, clearing path encroachment, and renewing paint and stain at Discovery Park. 2020 grounds crew projects will include pool furniture staining, clearing path encroachment, and work at Sable Rock Park.

Krista Miller presented slides summarizing the current and future organizational structure at Caldera Springs. She discussed the transition from developer control to owner control in February 2021 (see EXHIBIT A).

DESIGN REVIEW COMMITTEE REPORT

Steve Kenney spoke on behalf of the Design Review committee. He noted the community committee members are Mark Baldwin, Steve Kenney, Jim Merrilees, and Walt Pfannenstiel. Dan Stockel represents the developer and serves as the committee chair, in addition to Paul Marshall, the consulting architect, and David Madden, the committee administrator.

192 homes and all 45 cabins are complete. 18 Homes started construction in 2019. There are currently, 31 homes under construction, and 11 submittals under Design Review. Steve noted that the members have conducted a light compliance check in the community in an effort to meet dark sky requirements and reduce light pollution. The committee also released a 2020 edition of the Design Guidelines as approved by the Board of Directors.

FINANCIAL REVIEW

Krista Miller presented the 2019 Preliminary Financial Summary. Caldera Springs Owners' Association had a solid, straightforward year in 2019 with an increase in Design Review revenues and an increase in design review overhead. Expenses were 1% over with a forecasted deficit of \$12,582.

DEVELOPER'S REPORT

John Fettig, Director of Real Estate for Sunriver Resort, L.P. outlined the general features of the conceptual master plan that was approved last summer. This information is available for owners to view on the Caldera Springs website: calderasprings.com/expansion

The development team is now working on the Final Master Plan (FMP). They have assembled the same team that helped develop the existing Caldera Springs community, with the notable addition of Dan Stockel who was brought on board because of Steve Runner's retirement.

"Caldera 2" will be brought into the existing Caldera Springs community under the annexation provisions in the CCRs. Several new amenities are being considered. Current ideas include: a) Major outdoor aquatic facility; b) Natural hiking trail in Wildlife Mitigation area; c) Dog Park; d) Kid's Adventure Park; e) Pickleball; f) Paved trails; g) Lakes and Streams. Like Caldera 1, some of the new amenities will be owned by the owner's association, and some by the developer. All owners will have access to all amenities

Because of the similar size and lot count of Caldera 1 and 2, the developer expects association dues to remain similar to current levels. As the planning process moves forward, a professional accounting firm will prepare estimates for future association assessments.

The FMP will include new maps and more detailed information on the expansion including the uses and locations of open space and common area, utility layouts, roads and trails, architectural character of the recreational facilities and overnight lodging units, phasing plans and updated CCRs and deed restrictions for Caldera 2

The developer hopes to submit the required documentation for the FMP to Deschutes County by the middle of next year. The partnership that owns the property will determine if and when the actual expansion moves forward. The developer will continue to keep owners updated as new information becomes available.

TRANSITION ADVISORY COMMITTEE

Sue Kenney, a member of Transitional Advisory Committee (TAC) announced that John Hein has finished his term as a member of the committee and a replacement must be appointed. The TAC serves as their own selection committee and their recommendation for John's replacement are Ralph Anzellotti and Tom Sidley. The committee will expand from three community members to four to help facilitate the upcoming turnover process. Sue Kenney and Joel Witmer remain on the TAC in the second year of their first term.

The president asked for owner approval to elect Tom Sidley and Ralph Anzellotti to serve on the Transitional Advisory Committee effective the date of this meeting. At the turnover in 2021, the committee will dissolve. Upon motion duly made, seconded and unanimously approved, it was:

RESOLVED: to elect Ralph Anzellotti and Tom Sidley to serve on the Transitional Advisory Committee effective this date.

NEW BUSINESS

No new business was brought forth.

COMMUNITY QUESTIONS

1. How is the reserve fund managed?
 - The monies are put in 12-month CD's. They expire at different dates, so there is funds on hand for projects when needed.
2. Comment: It would be nice to know ahead of time that there was an increase to dues.
 - Yes, we will notify earlier next year.
3. Will Zeppa expand in phase 2?
 - Yes, there is a comprehensive food and beverage operational plan.
4. Will there be an analysis of the impact on rental units in phase 1?
 - No analysis has been done, as it is not required for land use permits.
 - No way of knowing, but the property management demand has kept up.
5. Is there a formula for the required amount of overnight units?
 - Yes 1 overnight unit per 2.5 lots. The units are required to be completed in a phase by phase process.
6. Is postal service available in Caldera Springs?
 - No it is not. The USPS does not provide mail service to a resort community. PO boxes are available at the Sunriver Post Office located in the business park.
7. We were under the impression that phase 2 cannot proceed until a certain % of lots are developed?
 - No specific criteria more of an economic concern and decision.
8. We have seen golf carts on bike paths. Are golf carts allowed on bike paths?
 - No. The management team will make enforcement a focus point.
9. Who do we call if there is a problem at night?

- For emergencies, dial 911. Or other issues, please contact the Deschutes County Sherriff non-emergency line at 541-693-6911.
10. Are bikes allowed on soft/walking paths?
- No, bikes are not allowed on walking paths. Soft paths are for walking only. Bikes are permitted on the hard paths.
 - A suggestion was made for more signage to designate the walking paths.
11. Are dues being collected?
- Yes they are being paid. We have a collection policy in place for any unpaid dues.
12. Is the leash policy put in rental units?
- Yes, we have a set of rules and regulations that is required to be sent to rental guests and posted in the unit.
13. Can we add additional pickle ball courts at the tennis courts?
- We will add the item to our TAC meeting discussion points.

ADJOURNMENT

There being no further business to come before the meeting by a motion duly made, seconded and unanimously approved, it was:

RESOLVED: to adjourn this meeting of the Caldera Springs Owners' Association at 12:08 p.m.

Respectfully Submitted,

David Madden, Owners' Association Manager

Note: 'EXHIBIT A' found on next page.

EXHIBIT A:

