

**MINUTES FOR THE MEETING OF THE BOARD OF DIRECTORS
OF THE
EAGLE CREST MASTER ASSOCIATION**

CALL TO ORDER

Pursuant to call by the President of the Association, a special meeting of the Board of Directors was held on December 28, 2022, at 2:00 p.m. at 8300 Coopers Hawk Drive and via Zoom conference.

ATTENDANCE

Directors present included Bill Neumann (VROA Director), Mark Hunt (VROA Director), Mike Bessonette (Residential Director), Brett Moshofsky (Residential Director), and Chris Earnest (Commercial Director). Management company staff members present included Marrison Rainey, Debbie Hahn, Curt Heimuller and Kacy Hjeresen. Also attending was Karen Smith, consultant with Resort Resources, Inc. Bill Neumann, President, presided at the meeting, and Debbie Hahn recorded the minutes on behalf of the Secretary.

CONSENT TO AGENDA

The meeting was called to order at 2:00 p.m. Mark Hunt moved to accept the agenda as presented and Chris Earnest seconded the motion. The motion passed unanimously.

PRIOR MINUTES

Reading of the prior meeting minutes dated November 17, 2022, was waived and Chris Earnest moved to approve the minutes as presented. Mark Hunt seconded the motion and it passed unanimously.

**UNFINISHED
BUSINESS**

**CHEMICAL
AUTOMATION
SYSTEM AGREEMENT
AND POOLS & SPAS
AGREEMENT**

Marrison noted the chemical automation services and the pools and spas services were combined into a single agreement incorporating all aspects of the services provided. Marrison summarized a cover memo detailing the agreement (“Attachment 1”) and referenced the provided draft “First Amendment to Supplemental Agreement to Amended and Restated Management Agreement for Pool and Spa Services” (“Attachment 2”). Kacy Hjeresen, Outside Services Manager for Eagle Crest Management, LLC, offered additional details and answered director questions on the proposed services.

Following discussion and upon motion duly made (MB) and seconded (MH), the following resolution was unanimously approved:

RESOLVED, that the Board approves the “First Amendment to Supplemental Agreement to Amended and Restated Management Agreement for Pool and Spa Services” (“Attachment 2”) as presented with Eagle Crest Management Pools & Spas for a period of three years, and that the Board President be authorized to sign the agreement on behalf of the ECMA Board.

Resolution 2022.12.28-01

**EQUESTRIAN
BUILDING LEASE
AGREEMENT**

Marrison presented a term sheet for proposed lease agreement of the equestrian area building (“Attachment 3”), noting the specific items left open for discussion.

Following discussion and upon motion duly made (MH) and seconded (CE), the following resolution was unanimously approved:

RESOLVED, that the Board approves the lease of the building at the old equestrian area, (located on Tax Lot 151214D001100, physical address 7465 Falcon Crest Drive) and surrounding land to Eagle Crest Management as detailed in the term sheet for the proposed lease agreement, with the following additional clarifications:

- **The term to be effective following lease review and approval by Aimbridge Hospitality on behalf of Eagle Crest Management, LLC, but no later than March 1, 2023**
- **The maximum cost of improvements specific to the addition of air conditioning to be \$8,400, to be initially paid by the tenant who will receive an allowance of the full expense up to a maximum of \$8,400 payable as a rent credit taken off the last 17 months of the term**
- **The landlord to be obligated up to a maximum of \$3,000 per calendar year for larger repairs to the building, and;**

BE IT FURTHER RESOLVED, that the Board authorizes management to work with Karen Smith to prepare a lease agreement based on the provided terms, and the Board President be authorized to approve and sign the agreement on behalf of the ECMA Board.

Resolution 2022.12.28-02

**HB2534 –
DECLARATION
REVIEW**

Karen Smith reviewed the memo she authored with subject of “HB 2534 – Governing Document Review” (“Attachment 4”) and provided the referenced proposed document amendment (“Attachment 5”).

Following discussion and upon motion duly made (CE) and seconded (BN), the following resolution was unanimously approved:

RESOLVED, that the document titled “Amendment No. 2 to Declaration of Covenants, Conditions and Restrictions for Eagle Crest Planned Community and Amendment No. 1 to Bylaws of the Eagle Crest Master Association” (“Attachment 5”) as prepared by Association attorney, Michelle DaRosa, be approved and that the President and Secretary be authorized to sign the document on behalf of the Association.

Resolution 2022.12.28-03

NEW BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting was adjourned at 2:49 p.m.

Secretary to the Association