

**Eagle Crest Master Association
Annual Meeting of Members
September 24, 2022**

DATE & TIME	Pursuant to Section 2, Article II of the Bylaws of the Eagle Crest Master Association, a regular annual meeting of members was held on Saturday, September 24, 2022, at 11:30 a.m., at 7555 Falcon Crest Drive in Redmond, Oregon and via zoom teleconference.
CALL TO ORDER	Bill Neumann, President, called the meeting to order at 11:30 a.m. Debbie Hahn recorded the minutes on behalf of the Secretary. Bill introduced directors, officers, management staff, and consultants present at the meeting.
QUORUM	Bill Neumann confirmed that a quorum was present in person and by proxy.
MINUTES	Minutes from the annual meeting of members held on September 25, 2021 were made available for member review prior to the meeting by posting on the owner website. Reading of minutes was waived; a motion was made, seconded, and unanimously approved to accept the minutes as written.
ELECTION OF DIRECTORS	<p>Bill clarified that the ECMA Board consists of three types of directors: Vacation Resort (two Directors), Residential Projects (two Directors) and Commercial Projects (one Director). Bill advised that the terms of Vacation Resort Owners Association directors Mark Hunt and Bill Neumann expire this year.</p> <p>Vacation Resort bylaws dictate how the Vacation Resort Project directors are elected. Qualification to be a nominee is to be a board member of VROA. Bill reported proxy votes cast by members were counted for the Vacation Resort Project Directors, results verified, and Mark Hunt and Bill Neumann have been elected to serve two-year terms, expiring in 2024.</p>
IRS RESOLUTION	<p>Following discussion, and after motion duly made and seconded, the following resolution was passed by a majority of the Association members present at the meeting by proxy vote:</p> <p style="text-align:center">RESOLVED, that any excess membership income over membership expenses for the year ended December 31, 2022, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.</p> <p style="text-align:right"><i>Resolution 2022.09.24-1</i></p>
PRESIDENT'S REPORT	<p>Bill Neumann provided the President's Report detailing the activities of the Association during the past year, noting:</p> <ul style="list-style-type: none">• ECMA is responsible for maintaining the roadways and open space common areas, including fields and the river trail, the water and sewer utility systems, the Resort Sports Center, and the pool facility on Redtail Hawk Drive. ECMA owns the golf course but leases it to a golf course operator on a long-term lease, while still controlling the capital improvement decisions and providing input to course maintenance and improvement through its Golf Oversight Committee.

- The Association Board of Directors meets for regular business on a quarterly basis. The Board operates under the Standard Operating Procedures (SOPs) adopted in June 2016. While much of the SOPs confirm the historic way of operating, these policies help standardize Board actions, such as how meeting agendas are prepared and approved, how authorized signers are reviewed and appointed, approval authority for unbudgeted expenses, and confirming how business is conducted.
- Active committees of the Association include:
 - Environmental Control Committee (ECC) – The ECC has the responsibility to approve/disapprove requests for modifications or improvements within the committee. Activity in 2022 was minimal with no significant approvals.
 - Covenants Control Committee (CCC) – The CCC is the compliance arm of ECMA and is responsible to determine compliance with the Association’s governing documents. There has been no significant activity in the past year.
 - Golf Oversight Committee (GOC) – The GOC is responsible to review the standards of operation and maintenance of the Resort Golf Course. The Committee is currently working with the Board on an updated 5-year capital improvement plan which could include such projects as the pro shop and course restroom renovations and general course renovations.
 - Utilities System Planning Committee (USPC) – The purpose of the USPC is to explore the future of the ECMA utility (water and sewer) as it relates to system longevity, external and internal risks associated with operations and ownership, and options and alternatives for system ownership. This committee is actively meeting, and the Board is looking forward to their recommendations.
- ECMA continues to operate the Resort Sports Center in accordance with its lease with the facility owner, the Vacation Resort Owners Association (VROA). Sports Center related activity during the year includes the following:
 - The pool, wader, and hot tub were all resurfaced in the Spring.
 - To improve water quality, the pool’s filtration system was approved for upgrading from sand filtration to a cartridge system. The spa and wader have been completed, with the pool slated for completion after the Fall closure.
 - Replacement of several pieces of exercise equipment and a ping pong table is slated for later this year or early 2023.
 - Interior and exterior painting is also being planned, with scheduling yet to be determined.
 - A lease was approved with the owner of Niblicks and Greene’s to operate the Sport Center’s seasonal food/beverage outlet. Now called “Mulligans”, they offer a new menu including a small beer and wine

selection. Now closed for the season, Mulligans will reopen for summer operations in 2023.

- Currently, all Resort and Ridge owners have access to the Resort Sports Center as well as Ridge and Lakeside Sports Centers per a joint use agreement. The agreement expires at the end of 2024.
- The old Equestrian area's building received a needed facelift this year. While any operation of the building is undetermined at this time, the updates were needed to keep the building from deteriorating.
- ECMA budgets for routine and ongoing ladder fuel reduction work on its common areas and understands sub-associations may also have policies for their common areas, or requirements for private properties. Additional funds were allocated during 2022 to hire a consultant to review and provide information specific to wildfire risk reduction and to assist in planning for the future. ECMA is anticipating bids from third party wildfire risk reduction companies to understand costs associated with thinning out the canyon area below the VROA and River View Vista Estates units.
- The Board has discussed general parameters and assumptions for the 2023 budget and final budgets are adopted annually in November. The Association was advised that the Ridge Sports Center pool will continue to be open year-round. The Resort Sports Center and Redtail Hawk pool budgets will assume these pools remain as seasonal operations.
- Audited Association financial statements for 2021 will be posted on the owner website when available. The 2021 audit is being completed remotely.

**RESORT
OPERATIONS
REPORT**

Marrissa Rainey, HOA Manager for Eagle Crest Management ("ECM"), reported on the following resort operations activities:

- Closure of the outdoor pools during the winter months is planned to continue. The indoor pool at the Ridge Sports Center will be available during these winter months.
- Activity at the Golf Courses over the past year includes:
 - Three holes on the Ridge Course received new cart paths.
 - New turf equipment was purchased for all three courses, including mowers, seeders, spreaders, and core destroyers.
 - Irrigation upgrades were completed on the Resort Course.
 - Two full rail cars of bunker sand were installed on all three courses
- The Greenside Café, located adjacent to the Ridge Pro Shop, has hosted several successful events for owners over the summer including Paint Nights and Pups & Pints.
- As noted during the President's Report, Niblicks and Greene's is the new vendor at the Resort Sports Center poolside food and beverage outlet – aptly named Mulligan's Poolside Grill. This summer season was their first year and we are happy to report it was a huge success.

- We are excited to share that the holiday light display, “Starfest”, will continue this year with display installation beginning in late-October/early-November.
- Remember to visit the website for updates and information about what is happening on the Resort – www.eaglecrestowners.com.

**QUESTIONS &
COMMENTS**

Bill opened the floor for questions and comments. There were no further questions related to Association business that had not previously been addressed.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Secretary to the Association

DRAFT