

Eagle Crest Master AssociationJune 7th, 2024

9:00 A.M.

7555 Falcon Crest Drive (Redmond, OR)

Board Meeting Agenda

Meeting called by: President, Bill Neumann Facilitator: Bill Neumann

Type of meeting: Second quarter regular meeting Minutes: Debbie Hahn

Attendees: Directors and staff

Please read: Packet of materials including: (see package Table of Contents)

Owner Comment Opportunity (*guidelines for participation below*) Bill Neumann, President

<u>AGENDA ITEM</u>	<u>RESPONSIBLE PARTY</u>	<u>ACTION</u>
I. CALL TO ORDER	Bill Neumann, President	
II. CONSENT TO AGENDA	Bill Neumann, President	YES
III. APPROVE PRIOR MEETING MINUTES	Bill Neumann, President	YES
IV. MANAGEMENT AND COMMITTEE REPORTS		
A. Financial Report		
1. Reserve Fund Investment report	Chris Ritchie, Edward Jones	YES
2. Status update on CPA 2023 Audit		
3. Review 3/31/2024 first quarter financial statements	Mark Owings, Eagle Crest Management (ECM)	
4. Discussion and questions		
5. Motion to approve subject to audit		
B. Utility Systems Report	Brett Limbeck, Oregon Water Utility	
1. General systems report		
C. Operations Report	Marrissa Rainey, ECM	
1. General operations report		
2. Insurance claims report (<i>no activity</i>)		
D. Reserve Expense Report	Karen Smith, Resort Resources, Inc. (RRI)	YES
1. Expense status report for YTD 2024		
2. Motion to approve variances, if/as applicable		
E. Committee Reports		
1. Golf Oversight Committee	Mike Bessonette, Chair	YES
a. Resort Pro Shop – Pavillion/Additional Restroom		
i. Request approval of design and preliminary budget		
ii. Request approval to pursue loan financing; request approval of pre-construction expenses and funding		
iii. Request appointment of Mike Bessonette to represent ECMA as project coordinator		
b. Golf Course Easement Project – Status Update		
c. Discussion and Questions		
d. Motion(s) to approve, if/as applicable		

2. Environmental Control Committee	Marrissa Rainey, ECM	
a. Status Update		
b. Discussion and Questions		
3. Covenant Compliance Committee – <i>no activity</i>	Marrissa Rainey, ECM	
4. Utility System Planning Committee (no committee activity)	Karen Smith, RRI	
a. Well number 2C project update		
V. SCHEDULED 2nd QTR BUSINESS		
A. Annual Meeting Planning	Marrissa Rainey, ECM	YES
1. Review director election status – 2 Director terms expire in 2024: Bill Neumann (VROA), Lori Heironimus (VROA)		
2. Confirm annual meeting date:		
a. Saturday, September 28th at 11am		
VI. UNFINISHED BUSINESS		
A. Resort Sports Center Foundation Issue (<i>verbal update</i>)	Marrissa Rainey, ECM	
B. Sports Center JUEA – Renewal Process		
1. Appoint Bill Neumann and Mike Bessonette to represent ECMA in JUEA renewal negotiations	Bill Neumann, President	YES
2. Discussion and questions		
3. Motion(s) if/as applicable		
VII. NEW BUSINESS		
A. Base Camp Adventures Agreement Renewal (stand-up paddleboards)	Marrissa Rainey, ECM	YES
1. Discussion and questions		
2. Motion(s) if/as applicable		
B. Other new business	Bill Neumann, President	YES
1. Confirm next meeting: Thursday, September 20th at 9:00am		
VIII. ADJOURN	Bill Neumann, President	

Additional Information

Observers: Open meeting conducted in accordance with RRO. The Board welcomes member attendance at Board meetings to observe business matters involving the Association.

While the Board meeting is in session, there is no owner participation unless invited by the Chair. The Board meeting is a meeting of the Directors of the Association. Management and committee reports are given as requested and recognized by the Board. Business matters come before the Board when a motion is made and seconded, followed by a discussion period, before a vote is taken. This discussion is to take place only between the Board members (with management, if needed).

To provide an opportunity for members to address the Board, a time for owner comments will be set aside preceding the board meeting.

Please respect the following participation guidelines:

- Once recognized, state your comment or concern in clear and simple terms and please limit it to three minutes. If someone else has already stated the same concern, please only comment if you have something new to add.
- **Please understand that the Board will not offer an immediate response/decision at this time.**

Any member unable to attend a Board meeting is always welcome to send a comment or concern in writing to the Board via the management company by fax, mail, or email. Submitting your comment in writing is encouraged.

Resource persons: Staff