

Eagle Crest Master Association

June 8th, 2023

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

Agenda

<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		YES
1. Reserve Fund Investment report	Chris Ritchie, E. Jones	
2. Status update on CPA 2022 Audit	Mark Owings, ECM	
3. Review revised 2022 Facilities year end financial statements		
4. Review 3/31/2023 first quarter financial statements		
5. Discussion and questions		
6. 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, RRI	YES
1. Expense status report for YTD 2023		
2. Motion to approve variances, if/as applicable		
E. Committee Reports		
1. Golf Oversight Committee	Mike Bessonette, Chair	
2. Environmental Control Committee – <i>verbal report</i>	Marrissa Rainey, ECM	
3. Covenant Compliance Committee – <i>no activity</i>	Marrissa Rainey, ECM	
4. Utility System Planning Committee – <i>no activity</i>	Marrissa Rainey, ECM	

V. SCHEDULED 2nd QTR BUSINESS

- | | | |
|--|----------------------|-----|
| A. Annual Meeting Planning | Marrissa Rainey, ECM | YES |
| 1. Review director election status – 3 Director terms expire in 2023: Mike Bessonette (Residential-EHOA); Chris Earnest (Commercial); Brett Moshofsky (Residential-RVVE) | | |
| 2. Confirm annual meeting date: | | |
| a. Saturday, September 23 rd 10am | | |

VI. UNFINISHED BUSINESS

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|---------------------------------|----------------------|-----|
| A. Soccer Field Usage Agreement | Marrissa Rainey, ECM | |
| 1. Discussion and Questions | | YES |
| 2. Motion(s) if/as applicable | | |

VII. NEW BUSINESS

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|---|-------------------------|-----|
| 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 22 nd at 9:00am | | |

VIII. EXECUTIVE SESSION

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|--|-------------------------------------|-----|
| A. Motion to adjourn to executive session** (see below) | | |
| B. Brief statement in open session re: business being considered (Well #2A contract options) | Karen Smith, Resort Resources, INC. | YES |
| C. Reconvene in open session | | |
| D. Motions(s) if/as applicable | | |

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| IX. ADJOURN | Bill Neumann, President | |
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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

Special Notes ****MOTION to adjourn to executive session: [I] move that the Board adjourns to executive session to discuss contract negotiations.**