

**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 May 25, 2022, at 3:00 p.m. 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 and Debbie Hahn. Also attending was Karen Smith, consultant with Resort Resources, Inc., and Brett Limbeck representing Oregon Water Utilities. 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 3:00 p.m. Brett Moshofsky 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 March 3, 2022, was waived and Brett Moshofsky moved to approve the minutes as presented. Chris Earnest seconded the motion and it passed unanimously.
- UNFINISHED BUSINESS** None pending.
- NEW BUSINESS**
- RESORT SPORTS CENTER POOLSIDE GRILL LEASE** Marrison referred directors to the Resort Sports Center food service lease and cover memo (“Attachment 1”), summarizing the material changes to the draft lease previously provided.
- Following discussion and upon motion duly made (MB) and seconded (MH), the following resolution was unanimously approved.
- RESOLVED, that the sublease of the food service outlet at the Resort Sports Center be approved as submitted, with one edit to change \$1,000 to \$3,000 in section 4.1(c), and that the President be authorized to sign the document on behalf of ECMA.**
- Resolution 2022.05.25-01*
- DRAINFIELD MAPPING – UTILITIES OPERATING BUDGET VARIANCE** Marrison summarized the memo detailing the utilities operating budget variance (“Attachment 2”).
- Following discussion and upon motion duly made (BM) and seconded (MB), the following resolution was unanimously approved.
- RESOLVED, that an additional amount up to \$5,000 for a maximum of \$21,500 for the total project be hereby approved, contingent on the contractor’s agreement to complete 100% of the project for the maximum approved amount.**
- Resolution 2022.05.25-02*
- OTHER NEW BUSINESS** Mike Bessonette reported the Ridge at Eagle Crest Owners Association (“RECOA”) Board of Directors is arranging a town hall to offer information on

the Thornburgh Resort project and invited ECMA to participate. Management was directed to add the topic to the upcoming second quarter meeting agenda.

ADJOURNMENT

There being no further business, the meeting was adjourned at 3:33 p.m.

Secretary to the Association