

**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 16, 2023, at 11:30am at 7555 Falcon Crest Dr. and via Zoom conference.

ATTENDANCE Directors present via zoom included Bill Neumann (VROA Director), Brett Moshofsky (Residential Director), Mark Hunt (VROA Director), and Chris Earnest (Commercial Director). Mike Bessonette (Residential Director) was not in attendance. Management company staff members present in person included Marrissa Rainey, Tori Swearingen, and Kacy Hjeresen. Also attending was Karen Smith (in person), consultant with Resort Resources, Inc. Bill Neumann, President, presided at the meeting, and Marrissa Rainey recorded the minutes on behalf of the Secretary.

CONSENT TO AGENDA The meeting was called to order at 11:30am. 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 April 25, 2023, was waived and one correction was noted – the director that seconded the motion for Golf Oversight Committee topic was Chris Earnest rather than Mark Hunt. Brett Moshofsky moved to approve the minutes as amended. Chris Earnest seconded the motion and it passed unanimously.

**MANAGEMENT &
COMMITTEE
REPORTS**

GOLF OVERSIGHT COMMITTEE (GOC) Karen Smith reviewed the memo she authored with the subject of “Golf Course Reserve Expenses – Request/Ratify” (“Attachment 1”). Karen noted the surveyor estimated a cost of \$7,500 for installing permanent markers locating the golf course easements.

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

RESOLVED, that the Board approves \$7,500 plus a 10% contingency to install permanent markers for the location of the golf course easement, with the funding source to be the golf course reserve fund.

Resolution 2023.05.16-01

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

RESOLVED, that the Board ratifies the President’s emergency approval for the golf course pump equipment in the amount of \$14,345.09 to be paid from the golf course reserve fund.

Resolution 2023.05.16-02

**POOLS & SPAS
REPORT**

Kacy Hjeresen, Outside Services Manager for Eagle Crest Management, reviewed his memo with the subject of “Redtail Hawk Pool Tile Issue” (“Attachment 2”) which detailed the current issue with the waterline pool tile at the Redtail Hawk pool, plus the potential cause, recommendations, and costs for

moving forward with the necessary repairs. Kacy noted management recommends using the vendor SPS, Inc. as they are a certified pool contractor and pending approval by the Board, SPS has agreed to schedule the work as soon as the tile arrives. Kacy further noted a bid has not yet been received for the proposed saw cut in the concrete, but that work can be approved at a future meeting with the preference for the work being completed prior to winter.

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

RESOLVED, to approve an expense of \$6,680 for the water line tile replacement with SPS, Inc.

Resolution 2023.05.16-03

Marrissa Rainey presented the memo she authored titled “Redtail Hawk Pool Operations” (“Attachment 3”). She noted the County Health Inspector has indicated requirements of visual checks and wet tests being completed every 4 hours at the large water bodies and every 2 hours at the spas. The current contract with ECM Pools & Spas includes twice daily checks of the facility. Marrissa confirmed the Redtail Hawk pool is considered a limited-use public swimming pool rather than a private pool, and therefore has these strict guidelines and regulations. Kacy further noted the County Health Inspector confirmed camera surveillance will not meet the requirements of visual checks, and the automated chemical monitoring system does not meet the requirements for the wet tests.

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

RESOLVED, to adjust the operating hours for the Redtail Hawk Pool to 10am-8pm and direct Resort Sports Center management to provide staffing for the additional visual and wet tests as required.

Resolution 2023.05.16-04

EXECUTIVE SESSION

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

RESOLVED, that the Board adjourns to executive session to discuss contract negotiations.

Resolution 2023.05.16-05

Bill estimated the executive session would be approximately 10 – 20 minutes and that action, if any, would be taken in open session.

Brett Moshofsky left the meeting at 12:12 p.m.

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

RESOLVED, that the Board reconvene in regular session.

Resolution 2023.05.16-06

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

RESOLVED, to enter into a contract with Abbas Well Drilling for drilling a replacement well for Well #2A for a Fall 2022 drilling schedule, with the decision on the well size to be made at a future meeting.

Resolution 2023.05.16-07

NEW BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting was adjourned at 12:21 p.m.

Secretary to the Association