

**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, the second quarter meeting of the Board of Directors was held on June 18, 2026, at 7555 Falcon Crest Drive in Redmond, Oregon and via Zoom conference.
ATTENDANCE	Directors present included Mike Bessonette (Residential Director), Chris Earnest (Commercial Director), Denene Holbrook (Residential Director), Lori Heironimus (VROA Director), and Bill Neumann (VROA Director). Management company staff members present included Marriisa Rainey, Debbie Hahn, Curt Heimuller, Mark Owings, and Ruth Valdivia. Brett Limbeck, representing Oregon Water Utilities, Kurt Peterson, attorney with Williams Kastner, and Karen Smith, consultant with Resort Resources, Inc., were also in attendance. 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 9:00 a.m. Bill requested the Ridge & Lakeside Sports Center Improvement Project be moved up in the agenda to immediately follow executive session. Mike requested the addition of an agenda item to add action for a committee member appointment to the Golf Oversight Committee. Lori Heironimus moved to accept the agenda as amended. Denene Holbrook seconded the motion and the motion passed unanimously.
PRIOR MINUTES	Reading of the prior meeting minutes dated March 19, 2026 and June 2, 2026 was waived and Mike Bessonette moved to accept the minutes as presented. Chris Earnest seconded the motion and it passed unanimously.
<u>EXECUTIVE SESSION</u>	Following discussion and upon motion duly made (MB) and seconded (LH), the following resolution was unanimously approved: RESOLVED, that the Board adjourns to executive session to receive legal advice. <i>Resolution 2026.06.18-01</i> Bill confirmed that action, if any, would be taken in open session. Management company staff members & consultant Karen Smith were asked to attend the executive session, which began at 9:00 a.m. Bill reconvened the meeting in open session at 9:46 a.m. There was no action taken by the Board. A recess was called at 9:47 a.m. during which owner comments were heard. The meeting was reconvened in open session at 9:55 a.m. Karen Smith did not attend the remainder of the meeting.
<u>NEW BUSINESS</u>	
RIDGE & LAKESIDE SPORTS CENTER IMPROVEMENT PROJECT	Representatives from the Ridge at Eagle Crest Owners Association were in attendance to present details of the proposed Ridge and Lakeside Sports Center improvement project and provided a document with frequently asked questions (“Attachment 1”) for reference along with 2025 sports center usage statistics (“Attachment 2”). Karen Smith and Mike Bessonette outlined the potential

impacts to ECMA should the Board decide to participate in the project in the future. The Board discussed the information presented.

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

RESOLVED, to establish an ad hoc Board subcommittee known as the Sports Center Improvement Committee, and to appoint Mike Bessonette and Lori Heironimus as its members; and

BE IT FURTHER RESOLVED, that the committee is charged with gathering additional information regarding the proposed Ridge and Lakeside Sports Center enhancements as they relate to ECMA and presenting its findings and recommendations to the ECMA Board of Directors no later than the third quarter Board meeting.

Resolution 2026.06.18-02

MANAGEMENT AND COMMITTEE REPORTS

FINANCIAL REPORT

Mark Owings provided the Association's investment income analysis reports from Edward Jones Investments ("Attachment 3") and First Interstate Bank ("Attachment 4"), noting that since the First Interstate Bank statement was generated, additional certificates of deposit have been purchased, as noted in the financial summary ("Attachment 5").

Mark reviewed the items highlighted in the financial summary ("Attachment 5") and the internally prepared first quarter 2026 financial statements ("Attachment 6").

Mark provided an update on the annual audit of the Association's 2025 financial statements, noting the engagement letter with Jones Roth CPAs has been executed and the audit is expected to begin soon.

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

RESOLVED, that the financial report submitted by Mark Owings including "Attachment 5" and "Attachment 6" be hereby approved subject to audit.

Resolution 2026.06.18-03

UTILITY SYSTEMS REPORT

Brett Limbeck, Field Superintendent of the contracted utility system service provider Oregon Water Utilities, presented the written utilities report ("Attachment 7"). Brett noted OWU continues to investigate the cause of sand intrusion affecting the irrigation systems of certain service connections. Cascade Pump and Cascade Geoengineering have been engaged to assist with the investigation. Additional information will be provided as it becomes available.

Regarding the Mt. Quail water main project, Parametrix reports the status as follows:

- The topographical survey is complete.

- Fiber optics and propane exist on property and approximate locations are known. The contractor will be required to locate those lines with ground penetrating radar to ensure they are not impacted by any work.
- Initial design alignment options are currently being prepared and will be ready to share with ECMA and Oregon Water Utilities the week of June 22nd.
- After an alignment is selected, the remaining submittal dates will be set.

The first step for initial design alignment options review will be with Oregon Water Utilities and Eagle Crest Management to vet operational questions and then present to the ECMA Board, likely at a special meeting.

The WPCF renewal application was submitted on April 29th and the DEQ issued a submission receipt for the application and the fee. The status on the DEQ site indicates “pending or administrative extension” which means the renewal is in process. The current permit expires June 30th. All the requirements have been met for the renewal, so if DEQ doesn’t issue by then, the “administrative extension” would be in place.

The Oregon Water Resources Department has not yet finalized the transfer request for the Well #2C project. The wait time is not surprising, even with payment for expedited processing.

OPERATIONS REPORT

Marrissa Rainey presented the written Operations Report (“Attachment 8”). Additional discussion included the following:

- Regarding the updated entry monument renderings, the Board indicated an initial preference for option “A” and requested Marrissa determine if KDG will participate in funding for the project.
- The Board noted interest in finding out more information regarding the Tattered Saddles initial proposal and requested an update at the third quarter meeting.

Marrissa confirmed the sub-associations have been asked to review the ECMA Irrigation Policy at their second quarter Board meetings and provide ECMA with a plan outlining how they intend to achieve compliance with the policy.

RESERVE EXPENSE REPORT

Marrissa reviewed the Evaluation of Reserve Account Expenditures vs. Budget per 2026 Reserve Study (“Attachment 9”) prepared by Resort Resources, Inc., noting the three variances requiring approval.

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

RESOLVED, that the Budget vs. Expenditures per 2026 Reserve Studies (“Attachment 9”) be approved, including the variances as noted in highlighting on the report.

Resolution 2026.06.18-04

GOLF OVERSIGHT COMMITTEE

Mike Bessonette, Committee Chair, provided a verbal update, noting the following:

- The Pro Shop open house was well attended and another live music event called “Nashville in the Northwest” is planned for next month.

- The Resort Course is in it's best condition in several years, with recent irrigation improvements contributing significantly. The primary concern at this time is the drought designation in Central Oregon. If additional water restrictions are implemented, the golf course and common spaces could be impacted.
- Mike requested the appointment of Terry Good, a full-time resident of Fairway Vista Estates, as an alternate member of the Golf Oversight Committee.

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

RESOLVED, to appoint Terry Good to the Golf Oversight Committee as an alternate/non-voting member.

Resolution 2026.06.18-05

Marrissa provided a verbal update regarding the golf course easement encroachment agreements. Limited progress has been made since the last update; however, management expects to begin making progress on this project during the third quarter.

ENVIRONMENTAL CONTROL COMMITTEE

Marrissa Rainey reviewed the written Environmental Control Committee update ("Attachment 10").

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

RESOLVED, to appoint Josh Giggy as voting member with term expiration date of March 2029, and Terry Good as alternate/non-voting member, to the Environmental Control Committee.

Resolution 2026.06.18-06

COVENANT COMPLIANCE COMMITTEE

No activity.

UTILITY SYSTEM PLANNING COMMITTEE

While the committee had no activity, final approval of the water rights transfer from the Oregon Water Resources Department remains pending. Approval is expected without issue; however, the process is lengthy.

SCHEDULED 2nd QUARTER BUSINESS

ANNUAL MEETING PLANNING

Marrissa noted the two-year terms of Vacation Resort Project Directors Lori Heironimus and Bill Neumann expire this fall and confirmed the annual meeting date of September 26, 2026. The VROA governing documents direct how Vacation Resort Project Directors are nominated and elected.

UNFINISHED BUSINESS

SIGN REDESIGN – VROA REQUEST

Marrissa provided a memo detailing options for a sign redesign originally requested by VROA ("Attachment 11"). After providing feedback on the

proposed designs, the Board directed management to finalize the design and proceed with acquiring and installing the updated sign.

NEW BUSINESS

AUTHORIZE SIGNING AUTHORITY FOR 2026

Marrissa reviewed the report titled “Association Signing Authority for Liens” (“Attachment 12”).

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

RESOLVED, that Curt Heimuller and Ruth Valdivia be appointed as authorized signers for Association liens and releases of liens, with signing authority effective for calendar year 2026.

Resolution 2026.06.18-07

OTHER NEW BUSINESS

The Board confirmed the third quarter board meeting on September 25, 2026 at 9:00 a.m. at 7555 Falcon Crest Drive in Redmond, Oregon. Marrissa noted the budget meeting will need to be rescheduled, and she would send the directors alternative options.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:45 a.m.

Secretary to the Association