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 first quarter meeting of the Board of Directors was held on March 19, 2026, at 9:00 a.m. at 7555 Falcon Crest Drive in Redmond, Oregon and via Zoom conference.

ATTENDANCE

Directors present included Mike Bessonette (Residential Director), Chris Earnest (Commercial Director), Lori Heironimus (VROA Director), Denene Holbrook (Residential Director), and Bill Neumann (VROA Director). Management company staff members present included Marrissa Rainey, Curt Heimuller, Debbie Hahn, Kacy Hjeresen, Mark Owings, Tori Ennis, and Ruth Valdivia. Jody Sappington, Resort Sports Center Manager, Brett Limbeck, representing Oregon Water Utilities, Niall Boggs with Parametrix, 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 9:07 a.m. Marrissa requested amending the agenda to discuss the Mountain Quail waterline project proposal first, followed by the tennis/pickleball usage policy review. Mike moved to accept the agenda with the requested amendments. Lori seconded the motion and the motion passed unanimously.

PRIOR MINUTES

Reading of the prior meeting minutes dated November 21, 2025 was waived and Mike moved to approve the minutes as presented. Lori seconded the motion and it passed unanimously.

UNFINISHED BUSINESS

MOUNTAIN QUAIL WATERLINE PROJECT PROPOSAL

Niall Boggs of Parametrix presented the proposal for the Mountain Quail waterline project. The Board requested the design be extended to Robin Court and that construction-phase engineering services be removed pending clarification of project phasing. Karen confirmed the project will be funded through reserves. The Board agreed to consider approval via unanimous consent resolution upon receipt of an updated scope of work from Parametrix.

TENNIS/PICKLEBALL USAGE POLICY REVIEW

Marrissa introduced Jody Sappington, Sports Center Manager, who briefly summarized the “Pickleball Usage Policy Review” document (“Attachment 1”). Jody requested a reduction in the time allotted for pickleball play on the indoor tennis courts.

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

> **RESOLVED, to remove Thursday from the pickleball schedule, leaving hours on Tuesday and Saturday, during the usage season only.**

Resolution 2026.03.19-01

MANAGEMENT AND COMMITTEE REPORTS

FINANCIAL REPORT

Curt introduced Ruth Valdivia, who is training with Mark to serve as his replacement, and Ruth provided an overview of her background. Curt noted Eagle Crest Management is working to transition financial reporting to the AppFolio system, which should allow more timely statement production.

Mark Owings provided the financial report, which included the financial summary ("Attachment 2") and internally prepared year-end 2025 financial statements ("Attachment 3"). He also referenced the "CPA Audit & Tax Preparation" memo ("Attachment 4") outlining proposed fees from Jones & Roth CPAs. Curt stated management will seek an additional bid from Capstone CPAs and provide a unanimous consent resolution for audit and tax preparation by the end of the following week.

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

> **RESOLVED, that the financial report submitted by Mark Owings including "Attachment 2" and "Attachment 3" be hereby approved subject to audit.**

Resolution 2026.03.19-02

UTILITY SYSTEMS REPORT

Brett Limbeck of Oregon Water Utilities, ECMA's contracted utility system service provider, reviewed the written Utilities Report ("Attachment 5"). Regarding the sale of Oregon Water Utilities to California Water, Curt noted he has spoken with a representative of California Water, who intends to have an introductory Zoom meeting with representatives from ECMA in the coming weeks.

Karen provided a verbal update on the Water Pollution Control Facility ("WPCF") permit renewal. A representative from the Department of Environmental Quality (DEQ) recently conducted a comprehensive inspection of the drain field area, system components, and dosing station. The inspection resulted in a very favorable report, with the DEQ indicating no special requirements are anticipated and the renewal is expected to proceed as routine. Karen expressed appreciation to Brett for OWU's excellent maintenance of the systems.

OPERATIONS REPORT

Marrissa Rainey presented the written Operations Report ("Attachment 6") and noted she will be contacting additional wildfire mitigation contractors, as the identified vendor is unable to schedule the ECMA work until 2027. Marrissa also reported the retrofit of the tennis court lighting was completed at a cost of a $2,182.32, and payment options were discussed.

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

> **RESOLVED, that the ECMA Sports Center R&M budget shall cover the $2,182.32 expense for the tennis court lighting retrofit.**

Resolution 2026.03.19-03

Marrissa reviewed the ECMA Irrigation Policy – Sub-association Compliance memo (“Attachment 7”). The Board discussed a phased approach to controller replacements and requested that each sub-association discuss their plans to come into compliance with ECMA’s Irrigation Policy at their second quarter board meetings, followed by irrigation replacement plans being submitted to ECMA. Marissa will draft a communication directing sub-associations to provide these plans. The Board discussed a potential requirement for compliance within three years and emphasized the broader goal of reducing overall water usage, which may include potential landscaping changes.

There are no insurance claims to report.

RESERVE EXPENSE REPORT

Karen Smith, reporting for Resort Resources, Inc., presented the Budget vs. Expenditures per 2025 Reserve Study Close Out Report (“Attachment 8”) noting the variance for the waterline expansion joint at the Redtail Hawk pool, which requires approval.

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

> **RESOLVED, that the Budget vs. Expenditures per 2025 Reserve Study (“Attachment 8”) be approved, including the variance as noted in highlighting on the report.**
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> ***Resolution 2026.03.19-04***

RESORT GOLF PRO SHOP PROJECT

Marissa provided an update on the Resort Golf Pro Shop project (“Attachment 9”), noting the loan has been converted from a construction loan to a term loan, with a prepayment made and a fixed rate of 6.314% secured. Monthly loan payments are now underway.

Mike reported the pro shop renovation is approximately 98% complete, with final landscaping work expected within two weeks now that water service has been restored, and no leaks were found in the newly installed irrigation.

COMMITTEE REPORTS

GOLF OVERSIGHT COMMITTE

Mike Bessonette provided a verbal update on the annual golf projects for 2026, previously approved as part of the five-year capital plan. He also noted that an open house will be held at the pro shop on Friday, May 29th from 4pm – 7pm, featuring food, drinks, a vendor market, and live music. Options for additional parking and shuttle service are being explored.

ENVIRONMENTAL CONTROL COMMITTEE

Marrissa reviewed the Environmental Control Committee (“ECC”) Update (“Attachment 10”), noting the term of committee member Hank Cavender expires in March and he does not wish to be reappointed. As the committee already includes a representative from EHOA, management was directed to seek interest from Fairway Vista Estates and River View Vista Estates owners, with outreach to EHOA owners if no interest is received.

Marissa also discussed a signage change request from the Vacation Resort Owners Association (“VROA”) and noted the committee recommended a broader evaluation of signage throughout ECMA. The Board directed management to redesign the requested sign and indicated willingness to approve via unanimous consent resolution if needed prior to the second quarter meeting.

COVENANT COMPLIANCE COMMITTEE	No activity.
UTILITY SYSTEM PLANNING COMMITTEE	While the committee had no activity, Karen reported that 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.

<u>SCHEDULED 1st QUARTER BUSINESS</u>

2026 RESERVE EXPENDITURES

Karen Smith, reporting for Resort Resources, Inc., provided the Budget vs. Expenditures per 2026 Reserve Studies ("Attachment 11") with the identification of proposed planned expenditures indicated by bold font.

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

> **RESOLVED, that the 2026 reserve fund expenses identified as planned in the Budget vs. Expenditures per 2026 Reserve Studies ("Attachment 11") be hereby approved, with the exception of the asphalt projects and the water infrastructure project, which will be addressed separately by the Board.**

Resolution 2026.03.19-05

<u>UNFINISHED BUSINESS – cont'd</u>

SPORTS CENTER JUEA

Bill reported ongoing discussions with Brad Dendinger, President of the Ridge at Eagle Crest Owners Association, and representatives of the Eagle Crest Acquisition Group regarding finalization of the Joint Use Easement Agreement. He expressed a preference to execute a formal extended agreement rather than continue under the current arrangement.

<u>NEW BUSINESS</u>

RESORT RESOURCES, INC. 2026 TASK ORDERS

Karen Smith provided the proposed Resort Resources, Inc. 2026 Task Orders for Services ("Attachment 12").

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

> **RESOLVED, that the Resort Resources, Inc. 2026 task orders ("Attachment 12") be hereby approved as submitted retroactive to January 1, 2026, and that the Board President be authorized to sign the task orders on behalf of the ECMA Board.**

Resolution 2026.03.19-06

OTHER NEW BUSINESS

The Board confirmed the second quarter board meeting on June 18th at 9:00 a.m. at 7555 Falcon Crest Drive in Redmond, Oregon.

Mike noted he will be unavailable for the budget study session currently scheduled for October 2nd.

ADJOURNMENT There being no further business, the meeting was adjourned at 11:43 a.m.

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Secretary to the Association