

**EAGLE CREST MASTER ASSOCIATION
ANNUAL MEETING OF MEMBERS
SEPTEMBER 26, 2026**

DATE & TIME	Pursuant to Section 2, Article II of the Bylaws of the Eagle Crest Master Association, a regular annual meeting of members was held on Saturday, September 26, 2026, at 9:00 a.m. via Zoom teleconference.
CALL TO ORDER	Bill Neumann, President, called the meeting to order at 9:00 a.m. Debbie Hahn recorded the minutes on behalf of the Secretary. Bill introduced directors, officers, management staff, and consultants present at the meeting.
QUORUM	Bill Neumann confirmed that a quorum was present by proxy.
MINUTES	Minutes from the annual meeting of members held on September 27, 2025 were made available for member review prior to the meeting by posting on the owner website. Reading of minutes was waived and Bill announced the minutes were approved by a majority of proxy votes received.
ELECTION OF DIRECTORS	Bill clarified that the ECMA Board consists of three types of directors: Vacation Resort (two Directors), Residential Projects (two Directors) and Commercial Projects (one Director). Bill advised that the terms of Vacation Resort Owners Association directors Lori Heironimus and Bill Neumann expire this year. Vacation Resort Owners Association (VROA) bylaws dictate how the Vacation Resort Project directors are elected. Qualification to be a nominee is to be a board member of VROA. VROA managed its owner voting for the VROA Project Director election. Lori Heironimus, VROA President and voting proxy holder, announced the voting results for the VROA Project Directors as follows: Lori Heironimus and Kathie Sharp have been elected to serve two-year terms, expiring in 2028.
IRS RESOLUTION	The following resolution was passed by a majority of the Association members present at the meeting by proxy vote: RESOLVED, that any excess membership income over membership expenses for the year ended December 31, 2026, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604. <i>Resolution 2026.09.26-01</i>
PRESIDENT'S REPORT	President Neumann provided the President's Report detailing the activities of the Association during the past year. <u>ECMA Responsibilities:</u> ECMA oversees many of the larger shared assets and infrastructure that serve the Eagle Crest community, including: • Roadways and open-space common areas, including the fields and river trail • The domestic water and sanitary sewer systems • The Resort Sports Center, which ECMA leases and operates • The Redtail Hawk pool facility

- The Resort Golf Course, which ECMA owns and leases to the golf course operator. ECMA continues to oversee capital improvements and has input into course standards through the Golf Oversight Committee.

In addition, ECMA is responsible for long-term reserve planning for many of these assets. That includes funding for wells, pumps, and water distribution infrastructure, sewer-system components, roadways, recreational facilities, and other major common assets.

The Board meets quarterly for regular business and holds special meetings when needed. Throughout the year, much of the Board's work centers on maintaining these existing assets while also planning ahead for major infrastructure needs.

Water System & Infrastructure: One of the largest areas of focus this year has been ECMA's water infrastructure. Planning has continued for the Mountain Quail Water Main Replacement Project, which will replace the water main on Mountain Quail from the Falcon Crest Drive intersection to the Robin Court intersection. After reviewing construction alternatives, the Board approved replacing the line within the existing roadway. The project is now moving through design, permitting, bidding, and construction planning.

The Association has also been addressing a sand intrusion issue with Well 2B. The project team has been investigating the source of the issue and working through sand removal, inspection and the necessary corrective work.

These projects demonstrate the importance of the long-term reserve planning ECMA has in place for the utility systems.

Water Conservation & Irrigation: Water conservation has remained another priority. Earlier this year, the Board asked each sub-association to review its irrigation systems and provide a plan for complying with ECMA's irrigation policy. This is a longer-term effort focused on improving irrigation scheduling and infrastructure while continuing to look for opportunities to reduce overall water use throughout Eagle Crest.

Resort Golf Course: The Golf Shop renovation project has been completed, creating an improved space for owners, golfers, and guests. The Golf Oversight Committee has continued working with the golf operator on course conditions and capital improvements, including irrigation, drainage and cart path improvements. The committee has reported significant improvement in overall course conditions this year, and the Board continues to look ahead through the Golf Course Five-Year Capital Plan.

Sports Centers & Recreation: The Board formed a Sports Center Improvement Committee to evaluate the proposed Ridge and Lakeside Sports Center improvements and how those improvements could affect ECMA and the existing joint-use arrangement. The committee has been gathering information and evaluating those potential impacts as the project continues to develop.

Roadways, Common Areas & Reserve Projects: The Board continues to manage a significant reserve program for ECMA's roads, facilities, utilities and common areas. Several future roadway projects are being evaluated, including work along Falcon Crest Drive. Roadway improvements near Mountain Quail are also being coordinated with the water-main replacement so that unnecessary

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or duplicative work can be avoided. Planning also continues for improvements to the main entry signage, lighting and landscaping, with an effort to coordinate those improvements with planned Lodge improvements to create a cohesive appearance throughout the entry area.

Wildfire Mitigation: Wildfire mitigation remains an ongoing priority for ECMA. The Association continues to budget for ladder-fuel reduction and mitigation work within ECMA common areas, while the individual sub-associations and owners also have responsibilities within their respective areas. That shared approach has been part of ECMA's wildfire planning for several years. Additional mitigation work is being planned for the upcoming fall and winter season.

Looking Ahead: Heading into 2027, the Board will continue to focus on responsible financial and reserve planning and the long-term maintenance of ECMA's infrastructure. That includes the water and sewer systems, roadways, wildfire mitigation efforts and the other shared assets that ECMA is responsible for maintaining.

Bill thanked his fellow Board members, committee volunteers, Eagle Crest Management, Resort Resources, Oregon Water Utilities, and everyone else who contributes their time and expertise to the Association. He also thanked the ECMA owners for their continued participation and involvement in the Eagle Crest community.

Marrissa Rainey, HOA Manager for Eagle Crest Management ("ECM"), reported on the following resort operations activities:

Seasonal Pool Operations: Seasonal pool closures are approaching. The Redtail Hawk/Ridge Hawk Court pool and the Resort Sports Center outdoor pool and wader are scheduled to close October 5. The Resort Sports Center outdoor pool may reopen during busy holiday periods, weather permitting, while the Ridge Sports Center indoor pool remains open year-round.

Golf Course & Pro Shop Improvements: There has been significant investment in the Eagle Crest golf facilities this year, including new maintenance equipment, substantial irrigation upgrades, and a large investment in a new fleet of golf carts. Crews also leveled more than 4,200 square feet of tee surfaces, added approximately 1,600 feet of drainage, and completed landscaping improvements at the Ridge Pro Shop.

The Lodge at Eagle Crest: Beginning in early November, the Lodge at Eagle Crest will undergo a refresh, including interior room remodels, exterior siding replacement, and painting. The project will be completed in phases over approximately three to four months.

Ridge & Lakeside Sports Center Improvements: Discussions also continue regarding some exciting potential improvements to the Ridge and Lakeside Sports Centers. Current concepts include an expanded outdoor pool and hot tub at the Ridge Sports Center, expanded fitness and group exercise space at Lakeside, and six (6) covered pickleball courts. There are still plenty of details to work through, but it is exciting to see these ideas moving forward.

Resort Programming & Community Events: There has also been an increase in Resort programming and community events this year, including the Nashville

in the Northwest Songwriters Series and additional live music around the Resort.

Starfest: The Starfest holiday light display returns with setup beginning in late October as Eagle Crest prepares for another holiday season.

Stay Connected: There is always something happening around Eagle Crest, so keep an eye out for communications from the Association and visit eaglecrestowners.com for updates and information.

**QUESTIONS &
COMMENTS**

Bill opened the floor for questions and comments. There were no questions related to Association business that had not previously been addressed.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Secretary to the Association