

**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 August 14, 2026 at 9:00 a.m. 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, and Debbie Hahn. Karen Smith, consultant with Resort Resources, Inc., Jim Newton with Cascade Geoengineering, and Niall Boggs with Parametrix, 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 9:01 a.m. Lori moved to accept the agenda as presented and Denene seconded the motion. The motion passed unanimously.
WELL 2B WATER SYSTEM	Curt Heimuller of Eagle Crest Management and Jim Newton of Cascade Geoengineering provided an update on the sand intrusion issue in Well 2b. Curt reported that Abbas Pump Service has been contracted to remove the sand from the well and is currently anticipated to be available either the week of August 17 or August 24, although the schedule has not yet been confirmed. Karen noted that the Board previously approved the project budget through unanimous consent resolution, which includes a contingency for unanticipated expenses. The sand pumping will be billed at an hourly rate, with the expense charged against the project contingency. Following completion of the sand removal, the well will be inspected using a camera to determine its current condition. The project team will then proceed with the necessary modifications based on the findings.
MOUNTAIN QUAIL WATER MAIN PROJECT	Curt reviewed the project summary titled “ECMA Water Main Replacement Project – Mt. Quail Drive to Robin Court” (“Attachment 1”), including the proposed project schedule, potential impacts to the sub-associations, next steps, and the project team’s recommendation. The project is anticipated to take approximately three to four months. Niall Boggs, Parametrix, discussed taking advantage of the roadway being open to complete additional work in the area, including sewer valve improvements and replacing the asphalt across the full width of the roadway. The Board discussed access to Robin Court and the hotel during construction. Niall clarified that the project would end at the Robin Court gate intersection. The Board emphasized the importance of maintaining safe access to the hotel. Niall noted water service impacts will be limited to the hotel with EHOA water service not expected to be affected. The Board discussed additional security patrols during the project, particularly during overnight hours. Curt noted that the Association could hire additional patrol services if deemed necessary, and multiple directors felt additional patrols would be appropriate. Lori requested signage be added during the potential traffic reroute to remind drivers to slow down while traveling down

Redtail Hawk Drive.

The Board discussed maintaining mail delivery during construction. Niall and Curt will investigate options to ensure mail service is not disrupted, including establishing a temporary mail station if necessary.

Karen reviewed the “Funding Analysis – Mountain Quail Water Line Replacement” (“Attachment 2”) which included various cash flow projections. She noted that phasing the project over multiple years would increase the overall project cost.

From a timing perspective, the remaining steps necessary to proceed are included in the approved Parametrix scope of work. The project is anticipated to be bid in early October, followed by contractor selection and a planned November construction start. Oregon Health Authority permitting will also be required and is generally completed within a few weeks.

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

RESOLVED, to approve the plan to replace the waterline within the current roadway, as detailed in Option 1 on “Attachment 1”.

Resolution 2026.08.14-01

The Board discussed the importance of providing regular communication to homeowners and affected parties before and throughout the project. Marrison indicated that communications would be distributed by management, with coordination from the project team to ensure accurate and timely information is provided, particularly at the beginning of the project. Mike recommended providing weekly project updates once construction begins.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:05 a.m.

Secretary to the Association