

Eagle Crest Master Association Board Meeting Agenda

September 25th, 2026
9:00 A.M.
7555 Falcon Crest Drive
Redmond, OR

Meeting called by:	President, Bill Neumann	Facilitator:	Bill Neumann
Type of meeting:	Third quarter regular meeting	Minutes:	Debbie Hahn
Attendees:	Directors and staff		
Please read:	Packet of materials including: (see package Table of Contents)		

Owner Comment Opportunity - <i>guidelines for participation below</i>	Bill Neumann, President
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<u>AGENDA ITEM</u>	<u>RESPONSIBLE PARTY</u>	<u>ACTION</u>
I. CALL TO ORDER	Bill Neumann, President	
II. CONSENT TO AGENDA	Bill Neumann, President	YES
III. APPROVE PRIOR MEETING MINUTES	Bill Neumann, President	YES
IV. MANAGEMENT AND COMMITTEE REPORTS		
A. Financial Report	Mark Owings, Eagle Crest Management (ECM)	YES
1. Review 6/30/2026 second quarter financial statements		
2. Status update on 2025 CPA Audit		
3. Discussion and questions		
4. Motion to approve financials subject to audit		
B. Utility Systems Reports	Brett Limbeck, Oregon Water Utilities (OWU)	YES
1. General systems report		
2. WPCF Permit Renewal Status Update (Water Pollution Control Facility) – <i>verbal report</i>	Karen Smith, Resort Resources, Inc. (RRI)	
3. Mountain Quail Water Main Project	**Project Team	
4. Discussion and questions		
5. Motion(s), if/as applicable		
C. Operations Reports	Marrissa Rainey, ECM	
1. General operations report		
2. ECMA Irrigation Policy – Sub-Association Compliance		
3. Insurance claims report – <i>no activity</i>		
4. Discussion and questions		
D. Reserve Expense Report	Karen Smith, RRI	YES
1. Expense status report for YTD 2026		
2. Discussion and questions		
3. Motion to approve variances, if/as applicable		
E. Committee Reports		
1. Golf Oversight Committee		
a. Committee Update – <i>Verbal Update</i>	Mike Bessonette, Chair	
b. Golf Course Easement Encroachment Agreements Update – <i>Verbal Update</i>	Marrissa Rainey, ECM	

2.	Environmental Control Committee	Marrissa Rainey, ECM	
a.	ECC Update		
3.	Covenant Compliance Committee – <i>no activity</i>		
4.	Utility System Planning Committee – <i>no activity</i>		
5.	Sports Center Improvement Committee	Mike Bessonette and Lori Heironimus	YES
a.	Ridge & Lakeside Sports Center Improvements – ECMA impacts, committee findings and recommendations		
b.	Discussion and questions		
c.	Motion(s), if/as applicable		
V.	SCHEDULED 3 rd QTR BUSINESS		
A.	Annual Meeting Update – <i>Verbal Update</i>	Marrissa Rainey, ECM	YES
1.	Status report on annual meeting agenda, quorum status		
2.	Confirm annual meeting date: Saturday, September 26 th at 9:00am		
B.	Preliminary 2027 Association Budget Assumptions	Marrissa Rainey, ECM	
1.	Discussion and direction to management		
C.	Property/Liability Insurance Package Policy Renewal – 10/1/2026 – 2027 policy year	Marrissa Rainey, ECM	YES
1.	Review Proposal		
2.	Motion(s), if/as applicable		
D.	Golf Course 5-year Capital Plan	Mike Bessonette, GOC Chair	YES
1.	2027 Capital Expenses – GOC recommendaton		
2.	Motion(s), if/as applicable		
VI.	UNFINISHED BUSINESS		
A.	Well 2b Water System	**Project Team	
1.	Status Update		
2.	Discussion and questions		
VII.	NEW BUSINESS		
A.	Equestrian Building Lease Renewal	Karen Smith, RRI	YES
1.	Discussion and Questions		
2.	Motion to approve, if/as applicable		
B.	Safety Services Contract Renewal Review	Marrissa Rainey, ECM	
1.	Review current contract		
2.	Discussion and questions		
C.	Authorize Signing Authority for 2026/2027	Marrissa Rainey, ECM	YES
1.	Authorize Curt Heimuller & Carolyn Schwaderer as authorized signers for liens and lien releases		
2.	Motion(s) if/as applicable		
D.	Other new business		
1.	Confirm next meetings:	Bill Neumann, President	YES
a.	ECMA Budget Study Session – TBD		
b.	ECMA Q4 Board Meeting – Thursday, November 5 th , 2026 9:00am		

VIII.	EXECUTIVE SESSION	Karen Smith, RRI	YES
A.	Motion to adjourn to executive session**(see below)		
B.	Brief statement in open session re: business being considered (Update on a legal matter)		
C.	**Reconvene in open session		
1.	Motions(s), if/as applicable		
IX.	ADJOURN	Bill Neumann, President	
Additional Information			
Observers:	Open meeting conducted in accordance with RRO. The Board welcomes member attendance at Board meetings to observe business matters involving the Association. While the Board meeting is in session, there is no owner participation unless invited by the Chair. The Board meeting is a meeting of the Directors of the Association. Management and committee reports are given as requested and recognized by the Board. Business matters come before the Board when a motion is made and seconded, followed by a discussion period, before a vote is taken. This discussion is to take place only between the Board members (with management, if needed). To provide an opportunity for members to address the Board, a time for owner comments will be set aside preceeding the board meeting. Please respect the following participation guidelines: • Please raise your hand to be recognized by the Board President. • Once recognized, state your comment or concern in clear and simple terms and please limit it to three minutes. If someone else has already stated the same concern, please only comment if you have something new to add. • Please understand that the Board will not offer an immediate response/decision at this time. Any member unable to attend a Board meeting is always welcome to send a comment or concern in writing to the Board via the management company by fax, mail, or email. Submitting your comment in writing is encouraged.		
**Project Team Includes:	Parametrix; Eagle Crest Management; Resort Resources and Oregon Water Utility		
Resource Persons:	Staff		
Special Notes	**MOTION to adjourn to executive session: [I] move that the Board adjourns to executive session to discuss a legal matter.		