

Eagle Crest Master Association Board Meeting Agenda

March 20th, 2025
9:00 A.M.
7555 Falcon Crest Drive
Redmond, OR

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

Owner Comment Opportunity (guidelines for participation below) Bill Neumann, President

<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 2024 draft year-end financial statements		
2. 2024 Audit Engagement Letter		
3. Discussion and questions		
4. Motion to approve subject to audit		
B. Utility Systems Report	Brett Limbeck, Oregon Water Utilities (OWU) Karen Smith, Resort Resources, Inc. (RRI)	
1. General systems report		
2. ECMA Irrigation Policy – Water Usage Report		
3. Discussion and questions		
C. Operations Reports	Marrissa Rainey, ECM	
1. General operations report		
2. Insurance claims report – <i>no activity</i>		
3. Motion to approve, if/as applicable		
D. Reserve Expense Report	Karen Smith, RRI	YES
1. Close-out expense report for 2024		
2. Discussion and questions		
3. Motion to approve variances, if/as applicable		
E. Committee Reports		
1. Golf Oversight Committee	Mike Bessonette, Chair	
a. Committee Update – <i>Verbal Update</i>		
b. Resort Pro Shop Project Update		
2. Environmental Control Committee	Marrissa Rainey, ECM	YES
a. Term Renewals & Appointments		
b. ECC Update		
c. Discussion and questions		
d. Motion(s), if/as applicable		

3. Covenant Compliance Committee	Marrissa Rainey, ECM	
a. Status Update – <i>no activity</i>		
4. Utility System Planning Committee	Mike Bessonette, Chair	
a. Well #2C Project Update		
b. Discussion and Questions		
V. SCHEDULED 1st QTR BUSINESS		
A. 2025 Reserve Expenditures	Marrissa Rainey, ECM	YES
1. Request approval for 2025 planned expenses		
2. Motion(s) if/as applicable		
VI. UNFINISHED BUSINESS		
A. Resort Sports Center Foundation Project	Marrissa Rainey, ECM	
1. Status Update		
2. Discussion and Questions		
VII. NEW BUSINESS		
A. Resort Resources, Inc. 2025 Task Orders	Karen Smith, RRI	YES
1. Review task orders		
2. Motions(s), if/as applicable		
B. EHOA ARC Guideline Review	Karen Smith, RRI	YES
1. Discussion and questions		
2. Motion to approve, if/as applicable		
C. Other new business	Bill Neumann, President	YES
1. Confirm next meeting: Friday, June 13 th 9am		
VIII. EXECUTIVE SESSION		
1. Motion to adjourn to executive session **		
2. Brief statement in open session re: business being considered (Legal Advice & Contract Negotiations)	Karen Smith, RRI	YES
3. Reconvene in open session		
4. Motion(s) if/as applicable		
IX. ADJOURN	Bill Neumann, President	YES
Additional Information		
Observers:	<p>Open meeting conducted in accordance with RRO. The Board welcomes member attendance at Board meetings to observe business matters involving the Association.</p> <p>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).</p> <p>To provide an opportunity for members to address the Board, a time for owner comments will be set aside preceding the board meeting.</p> <p>Please respect the following participation guidelines:</p>	

- 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.

Special Notes:

****MOTION** to adjourn to executive session: **[I] move that the Board adjourns to executive session to discuss legal advice and contract negotiations.**

Resource Persons:

Staff