



EAGLE CREST MASTER ASSOCIATION

2026 ANNUAL MEETING

VOTING PAMPHLET

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Agenda

EAGLE CREST MASTER ASSOCIATION 2026 Annual Meeting of Members

September 26, 2026
9:00 AM to 9:45 AM
Remote meeting via Zoom

Type of meeting: Annual Meeting of Members

Attendance information: Member attendance is virtual and pre-registration is required.
Visit www.eaglecrestowners.com and navigate to Associations > ECMA for registration information.

Agenda topics

9:00 - 9:05 AM	Call meeting to order, establish quorum, approve minutes
9:05 - 9:10 AM	Director Election – Vacation Resort Project Directors (2)
9:10 - 9:15 AM	IRS Resolution ①
9:15 - 9:20 AM	President’s Report
9:20 - 9:25 AM	Resort Operations Report
9:25 - 9:45 AM	Questions & Answers
9:45 AM	Adjourn meeting

① Proposed IRS resolution

IRS Revenue Ruling 70-604 allows current year surplus funds, if any, to be applied to future operating expenses of the Association, provided such an election is made by the Association members. If this election is not made, any surplus funds may be subject to taxation. Based on the recommendation of the Association’s CPA’s, the following resolution is recommended for passage:

“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”.

**EAGLE CREST MASTER ASSOCIATION
ANNUAL MEETING OF MEMBERS
SEPTEMBER 27, 2025**

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 27, 2025, 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 December 7, 2024 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 term of the Commercial Director, Chris Earnest, and the Residential Project Directors, Mike Bessonette and Denene Holbrook, expire this year. Bill confirmed that only Residential Project members may vote for Residential Project directors, and that only Commercial Lot owners may vote for the Commercial Project director. Bill reported that proxy votes were counted for the Residential Project Directors, results verified, and Mike Bessonette and Denene Holbrook were elected to serve two-year terms, expiring in 2027. Bill also advised that Commercial Director, Chris Earnest, was re-elected by proxy vote of Commercial Lots.
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, 2025, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604. <i>Resolution 2025.09.27-01</i>
PRESIDENT'S REPORT	President Neumann provided the President's Report detailing the activities of the Association during the past year. The ECMA Board has the responsibility of overseeing some of the most important shared assets in our community, including: • Roadways and open space common areas, including the fields and the river trail. • The utility systems, both domestic water and sanitary sewer. • The Resort Sports Center, which ECMA leases and manages under a long-term agreement. VROA is the owner of the facility. • The Red Tail Hawk pool facility.

- The Resort Golf Course, which ECMA owns and leases to a golf course operator. While the operator manages day-to-day operations, ECMA retains control over capital improvements and course standards through the Golf Oversight Committee.

The Board continues to meet quarterly for regular business and holds special meetings as needed. For nearly a decade, the ECMA Board has operated under the Standard Operating Procedures adopted in 2016. These SOPs help keep the Board's work consistent and transparent, setting out how agendas are approved, how unbudgeted expenses are managed, and ensuring that business is conducted properly, not by email, but in open meetings.

Our standing committees continue to play a vital role in ECMA operations.

- The Environmental Control Committee (ECC) reviews applications for property modifications. In 2025, they remained busy, especially with new review processes for homes visible from the Resort Golf Course which mainly impact EHOA owners.
- The Covenants Control Committee (CCC) is the compliance arm of ECMA. The past year was relatively quiet for this committee.
- The Golf Oversight Committee (GOC) has been active with several important projects, including irrigation upgrades and the Resort Course Pro Shop Improvement project, which is nearly complete. The Pro Shop improvements will provide a welcoming new space for owners, golfers, and guests alike. Highlights include expanded patio space with firepits and covered seating, improved restrooms, a remodeled kitchen, and upgraded finishes throughout. All ECMA members are encouraged to attend an Open House that will be held following completion of the project.
- The purpose of the Utilities Systems Planning Committee (USPC) is to explore the future of the ECMA Utility (water and sewer) as it relates to system longevity, external and internal risks associated with operations and ownership, and options and alternatives for system ownership. In 2023, the Board approved drilling a new well to replace one of the original systems. Well 2C is now fully installed and operational, strengthening ECMA's long-term water supply.

ECMA continues to operate the Resort Sports Center. This year, a significant foundation repair project was completed, addressing drainage and moisture intrusion issues to ensure the facility's long-term stability. The lease for the seasonal food and beverage outlet, currently operated as Mulligans, has now expired. ECMA will be reviewing proposals from the existing operator as well as considering new operators for the space moving forward.

Reserve funds continue to be set aside for wells, pumps, sewer systems, and distribution infrastructure to ensure we are able to respond when repairs or replacements are needed.

Fire safety remains a priority; therefore, the annual budget includes funds for ongoing ladder fuel reduction work in common areas, complementing the work of sub-associations and private owners.

Work continues on licensing agreements with owners whose properties encroach into golf course easements. Project completion is anticipated in 2026.

**RESORT
OPERATIONS
REPORT**

The Board has begun early discussions on the 2026 budget, which will be finalized in November. Internally prepared financials for 2024 are posted on the owners' website, and audited statements will be posted once complete.

Owners are encouraged to review these materials on ECMA's website at www.eaglecrestowners.com.

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

- The small pool on Redtail Hawk / Ridgehawk Court and the Resort Sports Center pool and wader will close for the winter season on September 28th. The typical routine of opening the Resort Sports Center outdoor pool during busy holiday periods will continue, weather permitting. The indoor pool at the Ridge Sports Center will be available during the winter months.
- Activity at the Golf Courses over the past year included:
 - The Ridge and Challenge Courses both received overlays of select cart paths.
 - The Ridge Pro Shop Pavilion was renovated.
 - Several pieces of turf equipment were upgraded.
 - Irrigation upgrades, including replacement sprinklers and satellite controllers, were completed.
 - 4,800 square feet of tee surfaces were leveled.
 - 2,000 lineal feet of drainage was installed.
- The holiday light display, "Starfest", will continue this year with display installation beginning in late-October/early-November.
- Remember to visit the website for Association updates and information – www.eaglecrestowners.com.

**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

DIRECTOR ELECTION GENERAL INFORMATION

At the Master Association annual meeting, two Vacation Resort Project Directors will be elected in accordance with the Bylaws of the Master Association.

Nominations and the election of the Vacation Resort Project Directors are voted on only by Members of the Vacation Resort Owners Association.

Members of the Residential Projects do not vote in the election of the Vacation Resort Project Directors.

IRS REVENUE RULING 70-604 RESOLUTION

This business item is a vote on a resolution which makes an election under IRS Revenue Ruling 70-604 to ensure that the excess membership income, if any, is not taxed by applying any excess income to subsequent year member assessments.

Membership approval of the resolution has been recommended by the CPA firm engaged by the Association. A majority of Members will be needed to approve the resolution.

Based on the recommendation of the Association's CPA's, the following resolution is recommended for passage:

"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."

EAGLE CREST MASTER ASSOCIATION

(Residential Projects)

NOTICE OF ANNUAL MEETING

This notice is given to advise you of the annual meeting of Members of the Eagle Crest Master Association ("Association") to be held at **9:00 A.M. on September 26, 2026.** Attendance at the 2026 Annual Meeting will be via Zoom virtual meeting link. Attendance options include telephone or via internet. You will find connection instructions at www.eaglecrestowners.com (select "Associations>ECMA"); pre-registration is required. The Record Date for the meeting is July 30, 2026.

At the Master Association annual meeting, two Vacation Resort Project Directors will be elected in accordance with the Bylaws of the Master Association. Nominations and the election of the Vacation Resort Project Directors will be voted on **ONLY** by the members of the Vacation Resort Owners Association. The Members may also transact such other business of the Master Association requiring Member action as may properly come before them at this annual meeting.

Members will also be asked to vote on a resolution which makes an election under IRS Revenue Ruling 70-604 to ensure that excess membership income, if any, is not taxed by applying any excess income to subsequent year member assessments. This is a routine Association election recommended by tax preparers to be approved annually. Membership approval of the resolution is recommended by the CPA firm representing the Association, and by the Board of Directors. A majority of Members present at the meeting, in person or by proxy, will be needed to approve the resolution.

You can find the IRS Revenue Ruling information and prior meeting minutes in a Voting Pamphlet at www.eaglecrestowners.com (select "ECMA"). If you do not have internet access, please call (541)548-9315 to request paper copies.

Denene Holbrook, Secretary to the
Eagle Crest Master Association