Eagle Crest Master Association Board Meeting Agenda

June 18, 2026
****9:00 A.M. Executive Session****
9:30 A.M. Open Session Begins
7555 Falcon Crest Drive Redmond, OR

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

AGENDA ITEM	RESPONSIBLE PARTY	ACTION
I. CALL TO ORDER	Bill Neumann, President	
II. EXECUTIVE SESSION **	Bill Neumann, President	
1. Motion to adjourn to executive session **		
2. Brief statement in open session re: business being considered (Legal Advice)		
3. Reconvene in open session		
a. Motion(s) if/as applicable		
Brief Recess for Owner Comment Opportunity *(guidelines for participation included under Additional Information)*		
III. CONSENT TO AGENDA	Bill Neumann, President	YES
IV. APPROVE PRIOR MEETING MINUTES	Bill Neumann, President	YES
V. MANAGEMENT AND COMMITTEE REPORTS		
A. Financial Report	Mark Owings, Eagle Crest Management (ECM)	YES
1. Reserve Fund Investment Reports		
2. Review 3/31/2026 first quarter financial statements		
3. Status update on CPA 2025 Audit		
4. Discussion and questions		
5. Motion to approve subject to audit		
B. Utility Systems Report	Brett Limbeck, Oregon Water Utilities (OWU)	
1. General systems report		
2. Mountain Quail Water Main project – parametrix survey/design update	Karen Smith, RRI	
3. WPCF Permit Renewal Status Update (Water Pollution Control Facility)		
4. Discussion and questions		
C. Operations Reports	Marrissa Rainey, ECM	
1. General operations report		
2. ECMA Irrigation Policy review		
3. Insurance claims report – *no activity*		
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 – *Verbal Update*	Mike Bessonette, Chair		
b. Golf Course Easement Encroachment Agreement Update – *Verbal Update*	Marrissa Rainey, ECM		
2. Environmental Control Committee	Marrissa Rainey, ECM	YES	
a. ECC Update			
b. Motion to appoint member to fill vacant position			
3. Covenant Compliance Committee	Marrissa Rainey, ECM		
a. Status Update – *no activity*			
4. Utility System Planning Committee	Karen Smith, RRI		
a. Well #2C project update – *no activity; pending OWRD*			
VI. SCHEDULED 2nd QTR BUSINESS			
A. Annual Meeting Planning	Marrissa Rainey, ECM	YES	
1. Review director election status – 2 Director terms expire in 2026: VROA Project Directors Bill Neumann & Lori Heironimus			
2. Confirm annual meeting date:			
a. Saturday, September 26th 9:00am			
VI. UNFINISHED BUSINESS			
A. Sign Redesign – VROA Request	Marrissa Rainey, ECM		
1. Motion to approve, if applicable			
VII. NEW BUSINESS			
A. Authorize Signing Authority for 2026	Marrissa Rainey, ECM	YES	
1. Authorize Curt Heimuller & Ruth Valdivia as authorized signers for liens and lien releases			
2. Motion(s) if/as applicable			
B. Ridge and Lakeside Sports Center Improvement Project	Bill Neumann, President		
1. Presentation from RECOA			
2. Discussion and questions			
C. Other new business	Bill Neumann, President	YES	
1. Confirm next meeting:			
a. Friday, September 25th 9:00am			
VIII. ADJOURN	Bill Neumann, President	YES	

Additional Information

Notes:	This is an 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.
Special Notes:	**MOTION to adjourn to executive session: **[I] move that the Board adjourns to executive session to discuss legal advice.**
Resource Persons:	Staff