Eagle Crest Master Association
Board Meeting Agenda

March 19th, 2026
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

AGENDA ITEM	RESPONSIBLE PARTY	ACTION
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 2025 draft year-end financial statements		
2. 2025 Audit Engagement Proposal		
3. Discussion and questions		
4. Motion to approve subject to audit		
B. Utility Systems Report	Brett Limbeck, Oregon Water Utilities (OWU)	YES
1. General systems report		
2. WPCF Permit Renewal (Water Pollution Control Facility)	Karen Smith, Resort Resources, Inc. (RRI)	
3. Discussion and questions		
4. Motion(s), if/as applicable		
C. Operations Reports		
1. General operations report	Marrissa Rainey, ECM	YES
2. ECMA Irrigation Policy Review		
3. Front Entry Sign Redesign		
4. Insurance claims report – *no activity*		
5. Motion to approve, if/as applicable		
D. Reserve Expense Report	Karen Smith, Resort Resources, Inc. (RRI)	YES
1. Close-out expense report for 2025		
2. Discussion and questions		
3. Motion to approve variances, if/as applicable		
E. Resort Golf Pro Shop Project	Karen Smith, RRI	YES
1. Term Loan Conversion, Principal Paydown and Debt Service Status Report		
2. Discussion and questions		
3. Motion(s), if/as applicable		

F. Committee Reports		
1. Golf Oversight Committee	Mike Bessonette, Chair	
a. Committee Update – *Verbal 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 – *no activity*		
4. Utility System Planning Committee	Mike Bessonette, Chair	
a. Well #2C project update – *no activity; pending OWRD*		
V. SCHEDULED 1st QTR BUSINESS		
A. 2026 Reserve Expenditures	Marrissa Rainey, ECM	YES
1. Request approval for 2026 planned expenses		
2. Motion(s) if/as applicable		
VI. UNFINISHED BUSINESS		
A. Mountain Quail Waterline Project Proposal	Karen Smith, RRI	YES
1. Review Project Options		
2. Discussion and questions		
3. Motion(s) if/as applicable		
B. Sports Center JUEA	Bill Neumann, President	
1. Status Update		
C. Tennis / Pickleball Usage Policy Review	Jody Sappington, Resort SC Manager	YES
1. Discussion and Questions		
2. Motion(s) if/as applicable		
VII. NEW BUSINESS		
A. Resort Resources, Inc. 2026 Task Orders	Karen Smith, RRI	YES
1. Review task orders		
2. Motions(s), if/as applicable		
B. Other new business	Bill Neumann, President	YES
1. Confirm next meeting: Friday, June 18th; 9:00am		
VIII. ADJOURN	Bill Neumann, President	YES

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.
Special Notes:	None
Resource Persons:	Staff