MINUTES FOR THE MEETING OF THE BOARD OF DIRECTORS OF THE EAGLE CREST MASTER ASSOCIATION

CALL TO ORDER Pursuant to call by the President of the Association, a special meeting of the Board of Directors was held on May 6, 2025 at 10:30 a.m. via Zoom conference.

ATTENDANCE Directors present included Mike Bessonette (Residential Director), Chris Earnest (Commercial Director), Lori Heironimus (VROA Director), Denene Holbrook (Residential Director), and Bill Neumann (VROA Director). Management company staff members present included Marrissa Rainey, Curt Heimuller, and Debbie Hahn. Karen Smith, consultant with Resort Resources, Inc., was also in attendance. Bill Neumann, President, presided at the meeting, and Debbie Hahn recorded the minutes on behalf of the Secretary.

CONSENT TO AGENDA The meeting was called to order at 10:30am. Mike moved to accept the agenda as presented and Denene seconded the motion. The motion passed unanimously.

PRIOR MINUTES Reading of the prior meeting minutes dated March 20, 2025 was waived. Denene moved to accept the minutes as presented. Lori seconded the motion, and it passed unanimously.

EXECUTIVE SESSION Following discussion and upon motion duly made (LH) and seconded (MB), the following resolution was unanimously approved:

> **RESOLVED, that the Board adjourns to executive session to discuss legal advice and contract negotiations.**
>
> ***Resolution 2025.05.06-01***

Bill confirmed that action, if any, would be taken in open session. Consultant Karen Smith and Association attorney, Michelle Da Rosa, attended the executive session. The executive session began at 10:33 a.m.

Eagle Crest Management was invited into the executive session at 11:10 a.m.

Bill reconvened the meeting in open session at 11:27 a.m. There was no action taken by the Board.

UNFINISHED BUSINESS

2024 DRAFT YEAR-END FINANCIAL STATEMENTS Mark Owings provided the financial report, which included the financial summary ("Attachment 1") and internally prepared year-end 2024 financial statements ("Attachment 2"), which were both revised from those presented at the first quarter meeting. Treasurer Chris Earnest stated he had previously reviewed the statements and had no further questions.

Following discussion and upon motion duly made (LH) and seconded (MB), the following resolution was unanimously approved:

> **RESOLVED, that the financial report submitted by Mark Owings including "Attachment 1" and "Attachment 2" be hereby approved subject to audit.**
>
> ***Resolution 2025.05.06-02***

SPORTS CENTER FOUNDATION PROJECT - LANDSCAPING

Marrissa Rainey reviewed information included in the Resort Sports Center Foundation Landscaping Repair Project memo ("Attachment 3"), summarizing the remaining work needed for landscaping repair in the area of the foundation project.

Following discussion and upon motion duly made (MB) and seconded (DH), the following resolution was unanimously approved:

> **RESOLVED, to approve the landscaping repair work as presented in "Attachment 3" at a total cost of $7,090 to be paid from the Sports Center operating fund.**

Resolution 2025.05.06-03

WELL #2C BOLLARD ADDITION

Marrissa reviewed information regarding the addition of bollards around Well #2C ("Attachment 4") and summarized the two bids received. Karen confirmed the expense would fit into the Well #2C reserve project approved budget.

Following discussion and upon motion duly made (MB) and seconded (CE), the following resolution was unanimously approved:

> **RESOLVED, to approve option #2 as presented in "Attachment 4" at a total cost of $3,491 to be paid from the Well #2C approved reserve project budget.**

Resolution 2025.05.06-04

NEW BUSINESS

REQUEST FROM MULLIGAN'S OPERATOR

Marrissa reviewed the Mulligan's Poolside Grill Operator Request memo ("Attachment 5"). Following discussion, management was directed to relay the following to the Mulligan's operator:

- The operating hours and schedule proposed are approved.
- The menu ideas are supported with the exception of soft serve ice cream.
- Payment assistance for the health permits is declined.

Marrissa noted the current agreement ends after this season and it is unlikely this vendor will choose to continue, so another operator will need to be selected.

VROA REQUEST FOR USE OF SPACE IN THE SPORTS CENTER

Lori Heironimus reviewed a request from the Vacation Resort Owners Association ("VROA") for temporary use of space in the Sports Center ("Attachment 6").

Following discussion and upon motion duly made (LH) and seconded (MB), the following resolution was unanimously approved:

> **RESOLVED, that VROA be authorized to use the media room in the Resort Sports Center for check-in services through November with four parking spaces to be designated for check-in parking after 4 p.m. daily.**

Resolution 2025.05.06-05

GOLF PRO SHOP RENOVATION PROJECT

Mike Bessonette noted landscaping expenses were not included in the pro shop renovation budget. Shan Hartford is working on a plan that is expected within the week and will likely consist of river rock with a few plants watered by

dripline irrigation around the patio border. Based on current expenditures, it is anticipated sufficient funds will remain within the approved project budget to cover these additional landscaping costs. Mike stated the expected completion date for the project is June 30th.

Following discussion and upon motion duly made (LH) and seconded (DH), the following resolution was unanimously approved:

> **RESOLVED, to authorize Bill Neumann and Mike Bessonette to review and approve a landscaping plan and budget for the pro shop renovation project.**

Resolution 2025.05.06-06

ADJOURNMENT There being no further business, the meeting was adjourned at 12:16 p.m.

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Secretary to the Association