

# Eagle Crest Master Association

## Board Meeting Agenda

March 3<sup>rd</sup>, 2022  
 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

<u>AGENDA ITEM</u>	<u>RESPONSIBLE PARTY</u>	<u>ACTION</u>
I. CALL TO ORDER	Bill Neumann, President	
II. <b>CONSENT TO AGENDA</b>	Bill Neumann, President	YES
III. <b>APPROVE PRIOR MEETING MINUTES</b>	Bill Neumann, President	YES
IV. OLD BUSINESS – <i>none pending</i>		
V. MANAGEMENT AND COMMITTEE REPORTS		
A. Financial Report	Mark Owings, Eagle Crest Management (ECM)	YES
1. Review draft year-end 2021 financial statements		
2. Discussion and questions		
3. <b>Motion to approve subject to audit</b>		
B. Utility Systems Report	Brett Limbeck, Oregon Water Utility	
1. General systems report		
C. Operations Report	Marrissa Rainey, ECM	
1. General operations report		
2. Insurance claims report		
D. Reserve Expense Report	Karen Smith, RRI	YES
1. Close-out expense report for 2021		
2. <b>Motion to approve variances, if/as applicable</b>		
E. Committee Reports		
1. Golf Oversight Committee	Mike Bessonette, Chair	
2. Environmental Control Committee	Marrissa Rainey, ECM	
3. Covenant Compliance Committee – <i>no activity</i>	Marrissa Rainey, ECM	
VI. SCHEDULED 1st QTR BUSINESS		
A. 2022 Reserve Expenditures	Marrissa Rainey, ECM	YES
1. Request approval for 2022 planned expenses		
2. <b>Motion(s) if/as applicable</b>		
VII. UNFINISHED BUSINESS		
A. ECMA Utilities Systems Planning Committee	Marrissa Rainey, ECM	YES
1. Review candidates/appoint members		
2. <b>Motion(s) if/as applicable</b>		

B. Review/approve reserve studies for 2022	Karen Smith, RRI	YES
1. Facilities Reserve Study		
2. Utility Reserve Study		
3. Water System Infrastructure Repair Estimation Plan Reserve Study		
4. Motion(s) if/as applicable		
VIII. NEW BUSINESS		
A. Other new business	Bill Neumann, President	YES
1. Confirm next meeting: Thursday, June 2 <sup>nd</sup> at 9:00am		
IX. ADJOURN	Bill Neumann, President	

## Additional Information

Virtual meeting procedures: **IMPORANT RE: COVID-19 VIRTUAL MEETING**

Due to current COVID-19 restrictions, audience members will be required to call in for this meeting. Only directors and essential staff will be permitted to attend in person. The meeting will open 5-10 minutes prior to the meeting start time.

**The call-in number is 346-248-7799 and the meeting ID is 5415489300.**

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 preceding 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.

Resource persons: Staff