

**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, the special meeting of the Board of Directors was held on July 26, 2018, at 1:00 p.m. at 7555 Falcon Crest Drive at Eagle Crest Resort in Redmond, Oregon.

ATTENDANCE Directors present included Mike Bessonette (Residential Director) Hank Cavender (Residential Director), Chris Earnest (Commercial Director), Mark Hunt (VROA Director), and Bill Neumann (VROA Director). Attendance by Mike and Mark was accommodated via conference call. Management company staff members present included Debbie Hahn, Curt Heimuller, and Kelsey Rook. Karen Smith, consultant with Resort Resources, Inc., also was also in attendance, and three members of the Association were present. Bill Neumann, President, presided at the meeting, and Kelsey Rook recorded the minutes on behalf of the Secretary.

CONSENT TO AGENDA The meeting was called to order at 1:00 p.m. Mike moved to accept the agenda as presented and Chris seconded the motion. The motion passed unanimously.

PRIOR MINUTES Reading of the prior meeting minutes dated June 25, 2018 was waived and Mike moved to approve the minutes as submitted. Hank seconded the motion and it passed unanimously.

OLD BUSINESS None pending.

NEW BUSINESS

EXECUTIVE SESSION Upon motion duly made (MB) and seconded (HC), the following resolution was unanimously approved:

RESOLVED, that the Board adjourns to executive session for the purpose of discussing advice from legal counsel.

Bill advised the executive session would take approximately 30 minutes after which time the Board would reconvene in open session. Directors requested that Karen Smith and Eagle Crest Management staff attend the executive session.

The Board reconvened in open session at 1:58 p.m.

RIVER VIEW VISTA ESTATES GARBAGE ENCLOSURE EASEMENTS Mike temporarily left the meeting, and directors amended the agenda by unanimous consent to discuss New Business items, beginning with a request from sub-association River View Vista Estates for easement agreements to allow construction of garbage enclosures along the road right-of-way. Debbie Hahn presented her memo summarizing the requested easements and their locations ("Attachment 1").

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

RESOLVED, that the President be authorized to approve a final easement agreement which shall consist of professionally surveyed and legally described parcels, and which locations shall not impede access to water and sewer utility lines.

Resolution 2018-07.26-01

**RED TAIL HAWK
POOL**

Debbie Hahn presented a proposal for the purchase of pool monitoring equipment at the Red Tail Hawk facility (“Attachment 2”). The Board directed management to include the equipment purchase with the 2019 budget assumptions. Mike rejoined the meeting at 2:20 p.m.

**ECMA POLICY
UPDATES**

Karen Smith, consultant with Resort Resources, Inc., reviewed the amended draft Cross Connection Control Policy (“Attachment 3”). Karen highlighted the edits made to the policy made by the utility provider and Association attorney. Mike proposed two additional edits to the policy, adding “or successors” to mentions of Oregon Water Utility – Cline Butte and clarifying “heated floors” to mean floors heated by water sources. Karen noted that the ECMA Collection Policy was updated (“Attachment 4”) in accordance with the enforcement actions outlined in the amended Cross Connection Control policy.

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

RESOLVED, that the revised Eagle Crest Master Association Policy for Dues Collection; Policy for Utility Fee Collection and Termination of Utility Services attached as “Attachment 4” be adopted as submitted, effective August 1, 2018, and further, that Eagle Crest Management be directed to provide notice of the revised policy to the Owners and/or Payers.

Resolution 2018-07.26-02

Mike left the meeting due to a lost phone connection.

Following discussion, and upon motion duly made (BN) and seconded (CE) the following resolution was approved with a vote of three in favor and one opposed (MH):

RESOLVED, that the revised ECMA Cross Connection Control Policy attached as “Attachment 3” be accepted with edits made to all references to Oregon Water Utilities and heated floors, effective today, and further, that Eagle Crest Management be directed to provide notice of the revised policy to members of ECMA.

Resolution 2018-07.26-03

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

RESOLVED, that all properties connected to the ECMA water system must have completed the installation of missing premises backflow prevention devices and submitted testing of the installed device to OWU no later than 90 days following the delivery of written notice of the installation requirement by Eagle Crest Management.

Resolution 2018-07.26-04

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

RESOLVED, that, pursuant to the Cross Connection Control Policy, the Association delegates to and authorizes the System Manager, Oregon Water Utilities, to proceed with enforcement steps as outlined in the Policy provided that 10 days advance written notice is

given to the Owner prior to entering an Owner's property for the purpose of causing installation, repairs and/or testing to be done; and further, that Oregon Water Utilities is required to follow procedures for termination of water service as required by the Oregon PUC. that all properties connected to the ECMA water system must have completed the installation of missing premises backflow prevention devices and submitted testing of the installed device to OWU no later than 90 days following the delivery of written notice of the installation requirement by Eagle Crest Management.

Resolution 2018-07.26-05

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

RESOLVED, that the President shall be authorized to finalize the written notice of backflow prevention device installation requirement addressed to Owners.

Resolution 2018-07.26-06

ADJOURNMENT

There being no further business, the meeting was adjourned at 3:15 p.m.

Secretary to the Association