

President's Message

What's up with the RECOA election?

If you have an email address on file with our management company, you should have received an electronic ballot for the RECOA 2022 election on Monday. Please check your spam/trash folders for an email from *Ridge at Eagle Crest Owners Association* (vote@simplyvoting.com) and if you did not receive the ballot, contact ECM immediately (541-548-9300, option 4). Those owners without email addresses should receive a paper ballot with instructions to vote by telephone in the next few days. Those ballots were mailed Monday, 11/07/22. **The deadline to vote is Friday, November 18, 2022, at 11:59 pm Pacific time.**

Please participate in this rite. You are choosing a fellow owner to oversee \$7-8 million dollars of your money and to do their best to maintain this one-of-a-kind resort community.

Here's an anomaly... this year you'll note that candidates are running unopposed and there are no candidates for positions in Voting Group 3. And so, you might be tempted to skip voting thinking the candidates without opposition will win or that your vote does not matter.

I urge that all owners vote. Please! Here are a few reasons why and I hope at least one resonates with you.

1. Because it is your right.
2. According to our Bylaws, for any of the election results to be valid (including IRS 70-604), total received ballots must equal or exceed 20% of owners. That means at least 348 ballots must be returned by the close of voting on November 18, 2022.
3. The ballot includes a yes/no vote on IRS 70-604. That resolution allows any profit in our 2022 operating funds to avoid being taxed. A majority "yes" vote allows us to roll over any excess "member income" (as defined by the IRS) from the current year to the next tax year. The Board recommends a "yes" vote every year, so we don't lose member income in the form of taxes.
4. A write-in could win the position with a meager number of supporters...do you want a Director who has the support of less than 1% or 5% of your voting group?
5. This is the second year to try electronic voting in RECOA...full participation will help us know if last year's wrinkles have been ironed out.
6. You are ultimately responsible for the makeup of the RECOA Board of Directors.

If you make a write-in vote, a few requirements to consider:

- Write-ins must live in your Voting Group. If you are not sure what neighborhoods are included in your Voting Group, check the [RECOA Election webpage](#). RECOA must eliminate any votes for candidates who are not owners in your Voting Group per the Bylaws..
- You cannot write in the same name for both 1-year and 3-year positions.
- Any write-in winner will have to be willing and able to accept the responsibility.

What happens if no one wins a given position? Your Board of Directors will appoint a Director to represent you.

General Announcements

Special BOD Meeting - The Directors, the Finance and Contracts Committee (FCC) members, and ECM staff will hold a Budget meeting on **Friday, November 11th, 9am – 5pm in the Administration Building, 7555 Falcon Crest Drive.** The agenda is available [here](#). In this meeting, Directors and FCC members will take a deep dive into the Draft 2023 Reserve Study and how it relates to the 2023 Budget. The 2023 Budget is the main driver of our HOA dues. So, the entire discussion should be of interest to all RECOA owners. Owners are highly encouraged to attend and see how the participants must determine the best balance between achieving healthy reserves, a robust operating budget, while doing their best to keep HOA dues as low as possible. Owners are invited to communicate questions and concerns to Directors outside of this working session. Owners are welcome to attend the meeting as observers.

Owners who attend to observe some or all of the meeting will:

- Hear an overview of the Level 1 Reserve Study.
- Get an appreciation of the enormous quantity of assets RECOA maintains.
- Understand more about how future costs are estimated.
- Understand how the operating budget is structured to cover all estimated costs in each neighborhood this coming year.

Committee News

Volunteer Now - With new Directors coming onto the RECOA Board in November, it is a good time to contribute to our community by joining one of our many committees. You can find out more about volunteering at <https://www.ridgeowners.org/general-info/volunteer-information>. The full list of RECOA Committees and chairperson contact information is on the RECOA website under [Committees](#). You can also reach out to any board member to get more information.

Upcoming Meetings and Events

We welcome your participation! Please join us for the following upcoming meetings:

Communications Committee Meeting - Tuesday, November 8, 2022, 1pm-3pm
Zoom - [Click here to join the meeting](#)

Special BOD Meeting - Friday, November 11, 2022, 9am–5pm
Administration Building - 7555 Falcon Crest Drive

Social Committee Meeting - Wednesday, November 16, 2022, 3:30pm-4:30pm
Administration Building - 7555 Falcon Crest Drive

RECOA Rules Review Committee Meeting - Thursday, November 17, 2022, 3pm-4pm
Administration Building - 7555 Falcon Crest Drive

Finance and Contracts Committee Meeting - Friday, November 18, 2022, 1pm-5pm
Administration Building - 7555 Falcon Crest Drive

Annual Meeting – Saturday, November 19, 2022, 10:00am-1:00pm
Redmond Senior Center, 325 NW Dogwood Ave, Redmond, OR 97756