

Communication to River View Vista Neighborhood

RE: Deck & Hot Tub Replacement – Contractor Selection & Hot Tub Replacement

Date: April 5th, 2023

Eagle Crest Property Management (“ECPM”) is working through many details related to the deck replacement project. After several invitations to bid were sent out on the scope of the project, ECPM selected Keeton and King Contracting, LLC, a well-respected and established contractor local to Central Oregon, to complete the project. Based out of the Sisters area, Keeton and King has been in the construction business since 1964, permanently moving to Central Oregon in 1971. They have a wide range of experience and the capability to scale up to the size of this project, combined with the knowledge to manage the complicated details.

Keeton and King, along with ECPM, is currently working on the bidding process for design / structural engineering work. Before moving forward with this project, engineered drawings specific to the types of decks/buildings that are located within the neighborhood are required. The timeline to bid on this portion of the project has been extended due to seeing very little initial interest. Once the drawings and engineering work is finalized, bid work can be completed and the scope of the project cost / funding can be established. This is anticipated to be completed within 45 days, pending the selection of an engineering firm.

ECPM’s original project plan and schedule has not been implemented as originally planned due to the complexity of locating both a general contractor and engineering firm willing to manage the project. Once the engineering firm is under contract, a new and realistic project plan will be developed, and a schedule will be created and communicated. Every effort will be made to provide as much time to plan for this as possible.

In 2021/2022, a warranty claim was submitted for failing Trex decking material. The Trex settlement that was discussed in early 2022 has been finalized and will have a significant positive financial impact on the cost of the project. While more details are still being vetted regarding the materials provided and total square footage of the project, the settlement will assist in keeping the material portion of the project lower than originally anticipated.

Additionally, Eagle Crest Management (“ECM”) is working with the Association’s reserve study analyst to understand the amount of funds currently held for the decking and railing assets as originally identified in the Association’s Reserve Study. While these assets are not fully funded yet, there are some reserve funds available that will further positively offset the total cost of the project.

Eagle Crest Management and the Board of Directors understand the neighborhood’s concern for the length of time this project has taken to get underway. The deck replacement project is a more complex matter for the Board and ECM than usual, and review, discussion and achieving board consensus on all the facets does take time.

In the next 30-45 days, Eagle Crest Management will be reaching out to those fractional owners that have hot tubs and are on the list for replacement and those that do not. Hot tub specifications will be

determined with the vendor and costs will be secured for upcoming replacement when the project gets underway. ECM is still vetting out options for whole owners that would like to replace their hot tub during this project. Additionally, those owners who have a current hot tub and select not to replace it at this time, will also have options provided.

Please note that there are many details of this project that are still being discussed, including cost breakdown by unit type (hot tub vs. no hot tub), decks with a considerable amount of skirting vs. those that are ground level, etc. As we determine more about the project funding, more decisions can be made pertaining to these details.

ECM has created a section on the owner's website which includes all communications that have been sent thus far as well as an FAQ – <http://eaglecrestowners.com/hoas/rvve/>.

We thank you for your patience and continued support.

Eagle Crest Management & River View Vista Board of Directors

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