

**MINUTES FOR THE MEETING OF THE BOARD OF DIRECTORS  
OF THE  
RIVERVIEW VISTA ESTATES OWNERS ASSOCIATION**

- CALL TO ORDER** Pursuant to call by the President of the Association, the second quarter meeting of the Board of Directors was held on June 4, 2021 at 2:00 p.m. at 8300 Coopers Hawk Drive in Redmond, Oregon and via teleconference.
- ATTENDANCE** Directors present included Ernie Taylor, Brett Moshofsky, and Shirley Braunstein. Brett & Shirley attended via teleconference. Staff members present included Debbie Hahn, Curt Heimuller, and Marrassa Rainey. Chris Richie of Edward Jones Investments and Karen Smith of Resort Resources, Inc. also attended via teleconference. Ernie Taylor, Vice President, presided at the meeting, and Debbie Hahn recorded the minutes.
- CONSENT TO AGENDA** The meeting was called to order at 2:03 p.m. and all board members consented to the agenda as written.
- PRIOR MINUTES** Reading of the prior meeting minutes dated March 5, 2021 was waived and Brett moved to accept the prior meeting minutes as presented. Shirley seconded the motion, which passed unanimously. Ernie opened the discussion of business items.
- OLD BUSINESS** None pending.
- NEW BUSINESS**
- FINANCIAL REPORT** Mark Owings introduced Chris Richie of Edward Jones Investments who provided the Association’s investment income portfolio analysis report (“Attachment 1”). Chris reported that the annualized return on the mortgage-backed securities held at Edward Jones is between 5-8%. Chris informed directors after new investments are purchased, they are placed at First Interstate Bank in accordance with state and federal regulations.
- Mark Owings presented the financial summary (“Attachment 2”) and the internally prepared first quarter 2021 financial statements (“Attachment 3”).
- Following discussion and upon motion made (BM) and seconded (SB), the following resolution was unanimously approved:
- RESOLVED, that the financial report submitted by Mark Owings including “Attachment 2” and “Attachment 3” be hereby approved subject to review.**
- Resolution 2021.06.04-01*
- RESERVE EXPENSE REPORT** Marrassa Rainey reviewed the Evaluation of Reserve Account Expenditures vs. Budget 2021 Reserve Study (“Attachment 4”) noting there are no variances to report.
- OPERATIONS REPORT** Marrassa Rainey summarized the written Operations Report (“Attachment 5”) and then referred to the representation letter from Hinman Law, P.C. (“Attachment 6”) noting the attorney is increasing the retainer from \$5,000 to a total of \$10,000.
- Following discussion and upon motion made (BM) and seconded (SB), the following resolution was unanimously approved:

**RESOLVED, that the President be authorized to sign the attorney representation letter (“Attachment 6”) to increase the retainer to \$10,000.**

*Resolution 2021.06.04-02*

Marrissa then referred to a letter from an association member (“Attachment 7”) with comments on the new Sports Center policies that took effect March 15, 2021. Curt Heimuller provided a summary of the recent policy changes to the Board, noting the River View Vista Estates Board does not have any authority in the policy decisions, as they are set by Eagle Crest Master Association and Eagle Crest Acquisition Group as the facility operators.

The Board was directed to the memo titled “RVVE Property Insurance” (“Attachment 8”) and Marrissa asked Karen Smith to provide some additional history. Karen noted when all units were fractionally-owned, the co-ownership agreement that governed the units allowed Eagle Crest Management the standing to coordinate any needed repairs should an insurance claim arise. Now that there are many whole-owned units, the issue has arisen as the CC&Rs don’t allow Eagle Crest Management any standing to coordinate repairs in whole-owned units. The change in ownership type is driving the necessity to address this topic now.

Karen suggested the association consult with an HOA attorney to confirm if the Association can get into a legal standing position by adopting a resolution rather than pursuing a CC&R amendment. She offered to assist management to prepare the background for the attorney in order to reduce attorney costs. The Board directed management to work with Karen Smith to prepare the information for the attorney and get an attorney recommendation on whether a resolution can be passed regarding the property insurance change rather than pursuing a CC&R amendment.

**COMMITTEE  
REPORTS**

No activity.

**SATELLITE DISH  
POLICY**

Marrissa reviewed the memo titled “RVVE Satellite Dish Policy Review” (“Attachment 9”) and recommended a proposed policy amendment regarding satellite dishes.

Following discussion and upon motion made (SB) and seconded (BM), the following resolution was unanimously approved:

**RESOLVED, that the Antenna Policy be revised to the proposed policy as noted on “Attachment 9”.**

*Resolution 2021.06.04-03*

**APPOINT  
SECRETARY  
POSITION**

Following discussion and upon motion made (SB) and seconded (BM), the following resolution was unanimously approved:

**RESOLVED, that Marrissa Rainey be appointed as Secretary for River View Vista Estates to serve until the next appointment of officers in November 2021.**

*Resolution 2021.06.04-04*

**DEFINE AREA OF  
COMMON  
RESPONSIBILITY**

Marrissa led the discussion regarding unit decks and railings utilizing the Trex Decking and Railing Discussion document (“Attachment 10”) previously provided to the directors. Marrissa noted she has been in contact with Trex regarding a warranty claim. The process includes sending an adjuster to inspect all the unit decks and make a determination regarding the warranty.

Directors confirmed that responsibility for repair or maintenance of existing decks and railing falls to the unit owner. The Association reserve project includes replacement of the deck and railing but not repairs or maintenance that may become necessary between replacement dates.

Following lengthy discussion, management was directed to acquire bids for deck replacements and continue to coordinate with the Trex adjuster regarding the warranty claim. Once all necessary information has been received, the next steps will be discussed during the third quarter board meeting, or a special meeting should timing allow for a meeting prior to the third quarter meeting.

**ANNUAL MEETING  
PLANNING**

Marrissa confirmed the annual meeting date of Saturday, September 18<sup>th</sup> and noted that three directors have terms expiring this year: Steve Sansone, Ernie Taylor, and Fred Duhring. In accordance with the Bylaws, Ernie appointed Shirley and Brett to serve as the nominating committee. Management will send election details to owners and provide any interested candidate information to the committee.

**OTHER NEW  
BUSINESS**

Directors confirmed the third quarter meeting on Friday, September 17<sup>th</sup> at 2:00 p.m., in the meeting room located at 7555 Falcon Crest Drive in Redmond, Oregon.

Marrissa Rainey and Curt Heimuller both noted they would not be able to attend the meetings on September 17<sup>th</sup> and 18<sup>th</sup>. Ernie agreed to contact President Steve Sansone to discuss rescheduling to alternate dates.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 4:30 p.m.

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Secretary to the Association