

**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, a special meeting of the Board of Directors was held on May 4, 2023 at 3:00 p.m. via zoom conference.

ATTENDANCE Directors present included Fred Duhring, Denene Holbrook, Brett Moshofsky, and Ernie Taylor. Paul Fujimoto was not in attendance. Staff members from Eagle Crest Management (ECM) present included Marrison Rainey, Curt Heimuller, and Tori Swearingen. Karen Smith with Resort Resources, Inc. (RRI) was also in attendance. Ernie Taylor, President, presided at the meeting, and Marrison Rainey recorded the minutes.

CONSENT TO AGENDA The meeting was called to order at 3:00 p.m. Motion to approve the agenda (BM), seconded by (FD), approved unanimously.

PRIOR MINUTES Reading of the prior meeting minutes dated March 2nd, 2023 was waived and (BM) moved to accept the prior meeting minutes as presented. (FD) seconded the motion, which passed unanimously. Ernie opened the discussion of business items.

**UNFINISHED
BUSINESS**

UNIT PROPERTY INSURANCE – ASSOCIATION POLICY Directors reviewed a memorandum (“Attachment 1”) provided by Karen Smith, RRI providing updated (from Q1 Board Meeting) information and a recommendation to the Board to exercise its authority to bind property insurance for all 47 living units and accept a comprehensive package policy quote (“Attachment 2”) from State Farm Insurance.

It was recommended to keep the existing D&O (Directors & Officers) insurance coverage with McGowan to keep the continuity date. The policy can be reviewed in September prior to that policy expiration September 30th. The State Farm Package policy does also include D&O coverage but without the longer continuity date in the McGowan policy.

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

RESOLVED, that the Board of Directors approves binding the State Farm policies as presented (“Attachment 2”) effective May 5th, 2023, including property insurance on 47 living units and 18 storage buildings, general liability and umbrella liability insurance, directors and officers liability insurance and non-owned auto liability insurance, at a total annual quoted premium of \$18,434; and further, that the Board of Directors authorizes Eagle Crest Management to notify Philadelphia Insurance to cancel the Association property and liability policies effective concurrent with the State Farm policy binding date.

Resolution 2023.05.04-1

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

RESOLVED, to approve an amended 2023 Association budget to reflect the State Farm insurance expense through December 31, 2023, offset by the Philadelphia Insurance policy cancellation refund.

Resolution 2023.05.04-2

NEW BUSINESS

ENGAGE LEGAL COUNSEL

Marrissa Rainey, ECM advised the Board to seek legal advice related to the Deck Replacement Project to review the River View Vista Estates governing documents, Oregon Planned Communities Act and the Board’s responsibility and authority.

Karen Smith, RRI recommended an attorney who has extensive planned community experience.

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

RESOLVED, to engage Michelle DaRosa, attorney at law, to obtain legal advice with a not to exceed budget of \$2,500.

Resolution 2023.05.04-3

STORAGE DOOR RESERVE VARIANCE

Marrissa Rainey, ECM referenced the Storage Door Reserve Replacement memo (“Attachment 3”), noting that the 2022 Reserve Study included a miscalculation of exterior storage doors; 40 exterior doors were noted in the reserve study, however after further evaluation, the correct count is 78 exterior doors.

The Board provided ECM direction to inventory the doors that need to a) be replaced immediately; b) could be repaired; or c) are showing minimal signs of needing repair/replacement. After further discussion, the Board advised ECM to work with the vendor to supply alternative options to replacement in cases where repairs could be made and provide that information at the Q2 board meeting.

The Board directed management to proceed with the replacement of the doors that cannot be repaired and require replacement. Additionally, the Board directed ECM to confirm that the accurate numbers of exterior doors are listed in the next reserve study update.

ADJOURNMENT

There being no further business, the meeting was adjourned at 3:51 p.m.

Secretary to the Association