

**River View Vista Estates**  
**Annual Meeting of Members**  
**September 15, 2018**

<b>DATE &amp; TIME</b>	Pursuant to Section 2, Article II of the Bylaws of the River View Vista Estates, Inc., a regular annual meeting of members was held on Saturday, September 15, 2018, at 9:30 a.m., at the Administrative Office of Eagle Crest Resort in Redmond, Oregon.
<b>CALL TO ORDER</b>	Steve Sansone, President, called the meeting to order at 9:30 a.m. Kelsey Rook recorded the minutes on behalf of the Secretary. Steve introduced directors, officers and management staff present at the meeting.
<b>QUORUM</b>	Steve confirmed that a quorum was present in person and by proxy.
<b>MINUTES</b>	Minutes from the annual meeting of members held on September 16, 2017, were available for member review and had also been posted on the owner website. There being no corrections, a motion was made, seconded and unanimously approved to accept the minutes as written.
<b>DIRECTOR ELECTION</b>	Steve Sansone reported that there were three directors with expiring terms this year: Fred Duhring, Ernie Taylor, and himself.
<b>IRS RESOLUTION</b>	Following discussion, and after motion duly made and seconded, the following resolution was passed by a majority of the Association members present at the meeting in person and by proxy: <p style="text-align:center"><b>RESOLVED, that any excess membership income over membership expenses for the year ended December 31, 2018, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.</b></p>
<b>PRESIDENT'S REPORT</b>	Steve next provided a brief report on the activities of the Association Board during the past year, noting: <ul style="list-style-type: none"><li>• A primary activity of the Board is to meet quarterly to review the Association's financial status and to work with management on any operational or pending issues. At this time, expenses are tracking very close to budget overall for 2018 and expect to be close to budget overall at year end unless some surprises occur between now and year end.</li><li>• Williamson &amp; Associates is the CPA firm that reviewed the Association financial statements for 2017 statements. A copy of the 2017 reviewed statement was posted on the owner website (<a href="http://www.eaglecrestowners.com">www.eaglecrestowners.com</a>). Notice of the web posting was mailed to all owners with the annual meeting notice, along with information on how to request a paper copy.</li><li>• Directors will meet in November to address the 2019 Association budget and dues. One of the larger Association expenses is for landscaping services. The Board continues to be sensitive to dues increases while considering the desire to maintain the current level of services and ensure a commitment to unit quality. Directors recognize that Oregon's minimum wage increases annually through July 1, 2023; rising wages and the overall labor shortage impacts the cost of services and materials.</li><li>• The Board reviews reserve fund investments and expenses quarterly, and obtains an update to the reserve study on an annual basis.</li></ul>

- This year, the Association’s scheduled reserve-funded projects included:
  - Garbage enclosures – five garbage enclosures are planned for construction in the Association. This will eliminate the individual trash and recycling receptacles that currently line the streets, allowing for a more aesthetically pleasing appearance in the neighborhood.
  - Unit exterior painting (39/41/43 & 45/47/49) – Two buildings are scheduled for painting this fall
- Currently, all Resort and Ridge owners have access to the Resort Sports Center as well as Ridge and Lakeside Sports Centers per a joint use agreement between ECMA, RECOA and Eagle Crest Acquisition Group (“ECAG”-owners of the Ridge and Lakeside Sports Centers). The agreement expires 12/31/18 and negotiations continue on its renewal. Discussions are ongoing, but to date, no agreement has been made.
- We were advised that the Ridge Sports Center pool will continue to be open year around. Access, of course, pending finalizing agreements for use. The Resort Sports Center and Redtail Hawk outdoor pool closure during winter is planned to continue.
- Updates to ECMA’s Cross Control Connection Policy were approved in July 2018. As part of the CCC policy, structures that are missing premise isolation (backflow) devices are required to install them by mid-November. While not an activity of the Board, we have been notified that all units in Riverview Vista Estates are missing the premise isolation device and will need to have one installed per unit. Unit owners have been advised.

**RESORT  
OPERATIONS  
REPORT**

Debbie Hahn reported on the following resort operations activities:

- Closure of the outdoor pools during the winter months is planned to continue. The indoor pool at the Ridge Sports Center is available during these winter months.
- The weekly tie-dye and s’mores activities continues to be a popular summer activity. The return of paddleboard rentals/classes at the Resort Sports Center was very popular this summer. The operator has indicated their desire to return next year.
- In February, Northview Hotel Group sold Eagle Crest Resort to KDG Capital. Aimbridge Hospitality is the new management company for Eagle Crest Resort and the HOA/Property Services division. Our interactions with the new owners has been very positive and they are happy to be part of Eagle Crest.
- There has been a large project going on at the intersection of Falcon Crest Drive and Mountain Quail Drive for much of this year. This is a septic tank relocation project for the Hotel Association. There were several factors extending the original estimated timeframe; current estimates for completion are end of October.
- The new resort owners have confirmed their plan to continue the Starfest holiday light display this year.
- This year, all of the pathway lights were updated to LED fixtures.
- Eagle Crest Golf projects completed this year (or currently underway) include:

- Ridge Course bunkers have been refreshed and received nearly 90 tons of tan sand
- 1/3 of the Ridge Court cart paths will be addressed this fall, and some limited paving will occur on the Challenge Course to close up some non-asphalt areas. Cart path work will continue next year.
- The pond on the 18th hole of the Ridge will be reconfigured and positioned more in front of the green with a higher water table for improved visibility for the golfer. It will also include the addition of a fountain which will improve aesthetics and provide a noise buffer from the pavilion and putting course. (All other ponds on the Ridge & Challenge courses with the exception of the 16th hole of the Ridge will also be receiving fountains).
- In early 2019, fresh white sand is planned for installation at the Challenge Course bunkers.
- Remember to visit the website for updates and information about what's happening on the Resort – [owners.eagle-crest.com](http://owners.eagle-crest.com).

**QUESTIONS &  
COMMENTS**

Steve opened the floor for questions and comments. There were none.

**ADJOURNMENT**

There being no further business, the meeting was adjourned.

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Secretary to the Association