

**RIVER VIEW VISTA ESTATES
ANNUAL MEETING OF MEMBERS
OCTOBER 21, 2023**

- DATE & TIME** 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, October 21, 2023, at 9:00 a.m., at 8300 Coopers Hawk Drive in Redmond, Oregon and via zoom teleconference.
- CALL TO ORDER** Director Denene Holbrook called the meeting to order at 9:00 a.m. Debbie Hahn recorded the minutes on behalf of the Secretary. Denene introduced directors, officers and management staff present at the meeting.
- QUORUM** Denene noted there were not enough returned proxies to establish a quorum for today’s meeting; as of this morning, the election was 12 votes short of achieving a quorum. The meeting will proceed with offering reports to those in attendance, and at the end of the meeting, a motion will be called for to adjourn the meeting to a future date, allowing additional time to collect proxies for conducting business at the adjourned meeting.
- DIRECTOR ELECTION** Denene reported three of the River View Vista Estates (“RVVE”) Association director positions are filled through September of 2024, and two of the RVVE Association director positions are filled through September 2025, so no election of directors was required during this year’s meeting. Denene thanked all directors for serving and invited any owner who may be interested in serving on the board to advise any staff member or director for next year.
- PRESIDENT’S REPORT** Denene reported on behalf of President Ernie Taylor regarding the activities of the Association Board during the past year.
- 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, most expenses are tracking close to budget overall for 2023 with the exception of legal and professional fees related to work on the deck replacement project. Waste removal services and propane are also slightly above budget.
 - Hudspeth & Co. is the CPA firm that is reviewing the Association financial statements for 2022. This review is somewhat delayed, however, once completed and approved by the Board of Directors, a copy of the 2022 reviewed statement will be posted to the owner website at www.eaglecrestowners.com.
 - 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). We were advised that the Ridge Sports Center pool will continue to be open year around. The Resort Sports Center and Redtail Hawk outdoor pool closure during winter is planned to continue.
 - The Association’s scheduled reserve expenses planned for 2023 include:

- The storage unit door replacement project is 95% complete. The project consisted of replacing existing doors with a metal door and painting to match in cases where the door could not be repaired. Repair work consisted of painting and adding strike plates to doors where it appeared there was water damage.
- Exterior painting of units has been delayed pending deck replacement plans.
- Seal coating of the roads and parking areas has been completed. Management (“ECM”) is working with the vendor to complete any needed striping work.
- The Board approved spending some operational funds to remove potentially hazardous trees located near structures. Eagle Crest Management is working on scheduling tree removal this fall, weather permitting.
- Eagle Crest Management along with your Board of Directors was able to source new property insurance coverage for the River View Vista Estates neighborhood. The cost related to this policy is vastly reduced from the policy costs for property insurance that have otherwise been available to the majority of the units within the RVVE Association, specifically those owned in fractional interests. Because the State Farm policy is an Association policy, the RVVE Board of Directors exercised its authority to bind this insurance for the Association effective May 1, 2023 and it covers all 47 units and 18 storage buildings.
- As many owners in the neighborhood are aware, the Board engaged an engineering firm to review the remaining life of the deck substructure. The engineers found that the deck substructure has reached its end of life and has recommended replacement. Your RVVE Board of Directors and ECM have been diligently working on the details related to this project and unfortunately have run into many delays due to vendor availability and challenging decisions that have needed to be made, which unfortunately have impacted the timeline of this project. The deck design work has been through several revisions and is getting very close to being finalized which will allow the project budget to be completed. These items are imperative for the Board to have in order to understand funding options. As these larger project items get completed, the Board will be able to provide additional information to all owners.
- Eagle Crest Management has provided the following update to the Association regarding future hot tub replacements. ECM has received updated pricing on two models of hot tubs and will be coordinating replacement for fractional owners as the deck replacement project gets underway. Association whole owners interested in getting a new hot tub during this deck replacement project timeline will receive information on the appropriate hot tub dimensions in order to source out their individual hot tubs. The vendor pricing that ECM has secured on behalf of fractional owners will be shared with whole-owned unit owners as well.

**RESORT
OPERATIONS
REPORT**

- The Board will meet in November to address the 2024 budget and dues. Directors continue to be sensitive to dues increases, while considering the desire to maintain level of services.
- The Board reviews reserve fund investments and expenses quarterly and obtains an update to the reserve study on an annual basis.

Marrissa Rainey, HOA Manager for Eagle Crest Management, reported on the following resort operations activities:

- As noted earlier, closure of the outdoor pools during the winter months continues, with the Resort Sports Center pool opening around holiday periods, weather permitting. The indoor pool at the Ridge Sports Center remains open year-round.
- Activity at the Golf Courses over the past year includes:
 - Cart path overlays were completed at the Ridge and Challenge courses.
 - Renovations of the restroom interiors at the Ridge Pro Shop and on the Ridge and Challenge courses were completed.
 - Irrigation upgrades continued on the Resort course with replacement of sprinklers and satellite controllers.
 - Maintenance equipment was updated, and two (2) full rail cars of bunker sand were installed.
- The operator of Niblicks and Greene’s continues to provide a food and beverage option at the Resort Sports Center pool, aptly named Mulligan’s Poolside Grill. This summer season marked their second year, and we are happy to report it was a huge success. They are slated to reopen for summer operations again next year.
- The spa at Eagle Crest, located at the Ridge Sports Center, has recently reopened. The spa will be offering a wide variety of services including massages, waxing and facials. More information can be found at www.eagle-crest.com.
- The Sports Centers implemented a new access system with access cards available at the Resort or Ridge Sports Centers. Resort Sports Center upgrades during the year included new exercise equipment (a recumbent bike, a cross trainer, two (2) treadmills and an adjustable decline bench), and replacement of the front panels of the racquetball courts. In addition, resurfacing of the outdoor basketball court near the Lakeside Sports Center was recently completed.
- The indoor restroom facilities at the soccer field and Redtail Hawk pools have been updated with a fresh new look.
- We’re excited to share that Starfest, the holiday light display, will continue this year. Installation of the displays begins in late-October.
- Remember to visit the owner website for updates and information at www.eaglecrestowners.com.

**QUESTIONS &
COMMENTS**

Denene opened the floor for questions and comments.

- In response to a member question, Marrison confirmed the decks will be replaced with a similar Trex material and the plan is for the units to be repainted consistent with the current color. Marrison added if any changes were to be made, they would need to be approved by the Environmental Control Committee of the Eagle Crest Master Association.
- In response to a member question regarding timing for replacement of hot tubs, Marrison noted non-functional hot tubs in fractionally-owned units will be replaced in conjunction with the deck replacement project.

ADJOURNMENT

Following discussion and upon motion duly made and seconded, the following resolution was unanimously approved:

RESOLVED, that the annual meeting of members be adjourned to November 7, 2023 at 2:00 p.m.

Resolution 2023.10.21-01

Secretary to the Association

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**RIVER VIEW VISTA ESTATES
ANNUAL MEETING OF MEMBERS
NOVEMBER 7, 2023**

- DATE AND TIME** The adjourned meeting of the annual meeting of members was continued on November 7, 2023 at 2:00 p.m. via Zoom teleconference.
- CALL TO ORDER** President Ernie Taylor called the meeting to order at 2:00 p.m. Debbie Hahn recorded the minutes on behalf of the Secretary. Ernie introduced directors, officers and management staff present at the meeting.
- QUORUM** Ernie confirmed that a quorum was present in person and by proxy.
- MINUTES** Minutes from the annual meeting of members held on September 24, 2022 were made available for member review prior to the meeting by posting on the owner website. Reading of minutes was waived; a motion was made, seconded, and unanimously approved to accept the minutes as written.
- IRS RESOLUTION** The following resolution was passed by a majority of the Association members present at the meeting by proxy vote:

RESOLVED, that any excess membership income over membership expenses for the year ended December 31, 2023, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

Resolution 2023.11.07-01
- Marrissa noted three of the RVVE Association director positions are filled through September of 2024, and two of the RVVE Association director positions are filled through September 2025, so no election of directors was required during this year’s meeting.
- QUESTIONS & COMMENTS** Ernie opened the floor for questions and comments. There were no further questions related to Association business that had not previously been addressed. Ernie commended the management team and the directors for all the time and effort put forth in navigating another challenging year.
- ADJOURNMENT** There being no further business, the meeting was adjourned.

Secretary to the Association