

**River View Vista Estates
Annual Meeting of Members
September 19, 2020**

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, September 19, 2020, at 9:30 a.m., at 7555 Falcon Crest Drive in Redmond, Oregon and via zoom teleconference.
CALL TO ORDER	Steve Sansone, President, called the meeting to order at 9:30 a.m. Patty Davis recorded the minutes on behalf of the Secretary. Steve introduced directors, officers and management staff present at the meeting.
QUORUM	Steve confirmed that a quorum was present in person and by proxy.
MINUTES	Minutes from the annual meeting of members held on September 21, 2019 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.
DIRECTOR ELECTION	Steve Sansone reported that there were no directors with expiring terms this year.
IRS RESOLUTION	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: RESOLVED, that any excess membership income over membership expenses for the year ended December 31, 2020, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.
PRESIDENT'S REPORT	Steve next provided a brief report on the activities of the Association Board during the past year, noting: <ul style="list-style-type: none">• 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 2020. The Board expects to be close to budget overall at year end unless some surprises occur.• Hudspeth & Co. is the CPA firm that reviewed the Association financial statements for 2019. The audit was delayed due to COVID and completed remotely rather than in person. When it is ready, a copy of the 2019 reviewed statements will be posted to the owner website (www.eaglecrestowners.com).• Resort and Sports Center staff will continue to follow all applicable state and local mandates related to COVID-19. The reservation system in place at the Resort Sports Center and Lakeside pools, along with the pool monitors stationed at each pool are some of the measures taken to follow guidelines.• 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 Board was advised that the Ridge Sports Center pool will continue to be open year-round, assuming COVID related restrictions in place at that time allow. The Resort Sports Center and Redtail Hawk outdoor pool closure during winter is planned to continue.

- The Board will meet in November to address the 2021 Association budget and dues. The Board continues to be sensitive to dues increases while considering the desire to maintain the current level of services. The overall labor shortage continues to impact both services and materials. The Board is getting cost estimates and reviewing policies regarding owner suggested improvements in the Association.
- The Board reviews reserve fund investments and expenses quarterly and obtains an update to the reserve study on an annual basis.
- The Association's reserve-funded projects planned for 2020 included parking pads and walkways along Red Tail Hawk Drive and Ridgehawk Court. The work has been postponed to 2021.
- Steve commended the management team for navigating a challenging year in a helpful, courteous, and professional manner. The year included COVID, tragic forest fires with lingering smoke, political upheaval, and a very difficult and frustrating situation with one of the association members. Hannah has led the charge with the owner situation; we are still working toward a resolution and hope that to occur soon.

RESORT OPERATIONS REPORT

Hannah Henson, HOA Manager for Eagle Crest Management ("ECM"), 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 will be available during these winter months if COVID restrictions in place at that time allow.
- During the Sports Center closure due to COVID, new walls and benches were installed in the sauna and the tennis courts were resurfaced. These projects were funded by Vacation Resort Owners Association as the facility owner.
- In the spring, the Redtail Hawk pool and spa were resurfaced, and new flooring was added in that facility's restrooms. These were Eagle Crest Master Association funded projects.
- ECM will continue to follow state and local guidelines for safety in this era of COVID. Hannah noted management has received great feedback from owners who appreciate all that is being done to make Eagle Crest safe and welcoming.
- The Greenside Café at the Ridge Pro Shop is undergoing renovation of both the inside space and outdoor patio area. This work is planned to be completed before spring 2021.
- Hannah reminded homeowners to visit the website for updates and information – www.eaglecrestowners.com.

**QUESTIONS &
COMMENTS**

Steve opened the floor for questions and comments. There were no further questions related to Association business that had not previously been addressed.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Secretary to the Association

DRAFT