

**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 December 4, 2024 at 8:30 a.m. via Zoom conference.

ATTENDANCE Directors present included Fred Duhring, Paul Fujimoto, Denene Holbrook, Collet Morgan-Gresham, and Brett Moshofsky. Staff members present from Eagle Crest Management (ECM) included Marrissa Rainey, Debbie Hahn, Curt Heimuller, and Kacy Hjeresen. Brett Moshofsky, President, presided at the meeting, and Debbie Hahn recorded the minutes on behalf of the Secretary.

CONSENT TO AGENDA The meeting was called to order at 8:48 a.m. Paul moved to approve the agenda as presented. Denene seconded the motion, and it passed unanimously.

PRIOR MINUTES Reading of the prior meeting minutes dated November 22, 2024 was waived. Denene moved to accept the prior meeting minutes as presented, and Paul seconded the motion. The motion passed unanimously, and Brett opened the discussion of business items.

**UNFINISHED
BUSINESS**

DECK REPLACEMENT PROJECT Directors reviewed draft versions of the ballot (“Attachment 1”), voting pamphlet (“Attachment 2”), and explanation of ballot (“Attachment 3”). Directors agreed upon various revisions, which Paul made following meeting adjournment. The only change to the ballot was to clarify the work will be on the rear deck, as no work will be done on the upper or entry decks. Paul provided revised versions of the other two documents which are included as “Attachment 4” (voting pamphlet) and “Attachment 5” (explanation of ballot).

Regarding the following statement in the voting pamphlet – “The Board strongly recommends owners vote to approve the loan for this project” – Collet requested comment in the minutes noting she does not strongly recommend the owners vote in a particular way, just strongly recommends the owners vote.

Regarding the following statement in the explanation of ballot – “The Board believes that approving the loan and proceeding with the project is in the best interest of all owners” – Collet requested comment in the minutes regarding her desire to remain neutral, as she is not aware of the condition of every unit’s substructure.

ECM was directed to send the voters pamphlet and explanation of ballot, along with information about the upcoming town hall, via email and USPS to all owners on approximately December 11, 2024. The Board agreed the ballots will be mailed on January 7, 2025 and be due on January 31, 2025.

The Board scheduled a townhall meeting for Tuesday, January 7, 2025 at 6:30 p.m., which will be held via Zoom online conference.

ADJOURNMENT There being no further business, the meeting was adjourned at 10:32 a.m.

Secretary to the Association