

**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, the second quarter meeting of the Board of Directors was held on May 27, 2022 at 10:00 a.m. at 8300 Coopers Hawk Drive in Redmond, Oregon and via teleconference.

**ATTENDANCE** Directors present included Ernie Taylor, Brett Moshofsky, Shirley Braunstein, Fred Duhring and Paul Fujimoto. Fred and Paul attended via teleconference. Staff members present included Marrissa Rainey, Mark Owings, and Debbie Hahn. Ernie Taylor, President, presided at the meeting, and Debbie Hahn recorded the minutes.

**CONSENT TO AGENDA** The meeting was called to order at 10:00 a.m. and all board members consented to the agenda as written.

**PRIOR MINUTES** Reading of the prior meeting minutes dated March 11, 2022 was waived and Brett moved to accept the prior meeting minutes as presented. Shirley seconded the motion, which passed unanimously. Ernie opened the discussion of business items.

**UNFINISHED  
BUSINESS**

**UNIT PROPERTY INSURANCE COVERAGE UPDATE** Marrissa reviewed the information provided in the “Property Insurance Coverage Update” (“Attachment 1”). Marrissa noted the Association’s governing documents do not have a clear path as to the responsibility of adding the Association or Eagle Crest Management as additional interests on whole-owned unit individual policies. Marrissa confirmed management is investigating options for this and will report in a future meeting, noting board action would be required if the recommendation is to implement an Association policy in this regard.

**DECK STRUCTURAL ENGINEER SOW UPDATE** Marrissa reviewed the “Deck Structural Engineering Update” (“Attachment 2”) and summarized the responses of the various engineering firms that received the request for proposal. Marrissa further noted she has phone meetings scheduled with two firms, and one additional engineering firm she plans to contact. Paul confirmed his willingness to have a discussion with the engineering firm(s) if needed. Board consensus was to not submit the proposal to general contractors with engineers on staff if all if the engineering firms decline the work.

**NEW BUSINESS**

**FINANCIAL REPORT** Chris Richie of Edward Jones Investments was not able to attend the meeting, so Mark Owings briefly reviewed the Association’s investment income portfolio analysis report (“Attachment 3”). Mark informed directors after new investments are purchased, they are placed at First Interstate Bank in accordance with state and federal regulations, so the amount held at Edward Jones is minimal. For future investment reports, directors requested more information on the First Interstate Bank investments rather than just the small amount held directly at Edward Jones.

Mark Owings presented the financial summary (“Attachment 4”) and the internally prepared first quarter 2022 financial statements (“Attachment 5”).

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

**RESOLVED, that the financial report submitted by Mark Owings including “Attachment 4” and “Attachment 5” be hereby approved subject to review.**

*Resolution 2022.05.27-01*

**RESERVE EXPENSE REPORT**

Marrissa Rainey reviewed the Evaluation of Reserve Account Expenditures vs. Budget 2022 Reserve Study (“Attachment 6”) noting there are no variances to report.

**OPERATIONS REPORT**

Marrissa Rainey summarized the written Operations Report (“Attachment 7”). No action was requested of, or taken by, Directors.

**EXTERIOR ALTERATION REQUEST**

Marrissa reviewed the exterior alteration requested received by the owner of unit 31 (“Attachment 8”). The proposed air conditioner was present in the meeting room and turned on for observation of noise level. Marrissa confirmed the Environmental Control Committee of the Eagle Crest Master Association has reviewed and approved “Attachment 8” as submitted.

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

**RESOLVED, that the exterior alteration request to add an Air Conditioning unit to unit #31 at 1962 Redtail Hawk Drive be hereby approved as submitted in “Attachment 8” with the following conditions:**

- **Air Conditioning (A/C) unit exterior must be painted to match the existing colors, and blend seamlessly.**
- **All work must meet building codes and county permitting requirements, as applicable.**
- **Any premature roof/building damage caused by A/C unit water discharge will be the sole responsibility of the unit owner to repair.**
- **All future maintenance of the A/C unit is the sole responsibility of the unit owner.**
- **The board will have final approval as to whether the work is completed as promised, and will be empowered to require the work halted, reversed, or corrected if needed, with the property owner responsible for any related costs. This includes but is not limited to vibrations and sound.**

*Resolution 2022.05.27-02*

Directors requested management send a notice to whole owners reminding them of the requirement to submit for approval of any exterior alterations, and Marrissa confirmed she will do so.

**ANNUAL MEETING PLANNING**

Marrissa confirmed that two directors have terms expiring this year: Brett Moshofsky and Shirley Braunstein. Ernie appointed Paul Fujimoto and Fred Duhring to serve as the nominating committee, with administrative support provided by Eagle Crest Management. Management will send election details to owners and provide any interested candidate information to the committee. Ernie confirmed the annual meeting date of Saturday, September 24<sup>th</sup>.

**OTHER NEW BUSINESS**

Directors confirmed the third quarter meeting on Friday, September 23<sup>rd</sup> at 2:00 p.m.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 11:39 a.m.

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Secretary to the Association