

**River View Vista Estates
Annual Meeting of Members
September 18, 2021**

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 18, 2021, at 9:00 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 9:00 a.m. Debbie Hahn 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 19, 2020 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 three directors with expiring terms this year: Steve Sansone, Ernie Taylor, and Fred Duhring. Nominees for the open positions include Michelle Barth, Greta Beard, Fred Duhring, Paul Fujimoto, Tracy Radwan, Steve Sansone, and Ernie Taylor. There being no additional nominations from the floor, the nominations were closed. Votes received by proxy and in person were counted and Fred Duhring, Paul Fujimoto, and Ernie Taylor were elected for three-year terms to expire in 2024. Directors thanked outgoing President Steve Sansone for 12 years of service to River View Vista Estates.
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: <p style="text-align:center">RESOLVED, that any excess membership income over membership expenses for the year ended December 31, 2021, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.</p>
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 2021.• Hudspeth & Co. is the CPA firm that reviewed the Association financial statements for 2020. This review was delayed due to COVID and is being completed remotely rather than in person. When it is ready, a copy of the 2020 reviewed statement will be posted to the owner website (www.eaglecrestowners.com).

- Resort and Sports Center staff continue to follow CDC and State mandated safety protocols as it relates to the COVID-19 pandemic. While restrictions have loosened, and all facilities have re-opened, Oregon is currently requiring masks to be worn indoors and in many public outdoor settings where physical distancing is not possible.
- 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 Board has directed management to work with Trex on a warranty claim for some defective deck boards in many Association units. This warranty claim has been submitted and is under review; if approved, it would only cover materials but not labor to replace the defective boards. Additionally, the management team is acquiring updated bids for deck replacement, which the Board will consider as it reviews the 2022 budget and reserve study update. The Board has also requested an engineering report regarding the deck structure to ensure future plans are appropriate.
- The Board meets in November to address the 2022 budget and dues. Directors continue to be sensitive to dues increases, while considering the desire to maintain level of services. The overall labor shortage continues this year and significantly impacts both services and materials – cost and availability.
- The Board reviews reserve fund investments and expenses quarterly and obtains an update to the reserve study on an annual basis.
- The Association’s scheduled reserve expenses planned for 2021 includes seal coating of the walk paths throughout the neighborhood which is scheduled to begin next week. Seal coating of the roads and parking areas, originally planned for 2021, has been postponed to Spring of 2022. Several septic tank replacements were completed during the first half of 2021.
- On behalf of the Board, Steve commended the management team for navigating another challenging year in a very cooperative and professional manner.

**RESORT
OPERATIONS
REPORT**

Marrissa Rainey, HOA Manager for Eagle Crest Management (“ECM”), reported on the following resort operations activities:

- Garbage enclosures have been a nice addition, the look of the neighborhood is much cleaner. The enclosures have been a struggle to keep clean thus the Board has approved funds for regular clean-ups of the enclosures, including taking glass to the recycle center.
- Activity at the Golf Courses over the past year included a full renovation to the Greenside Café, asphalt work on various cart paths, new turf equipment for all three courses, and refurbishment of pump stations on the Resort Course.

- The Master Association has purchased a solar-powered speed sign for installation along Falcon Crest Drive on the straight stretch near the soccer field. This has historically been an area where some folks tend to speed, so the goal is to bring awareness to the speed people are traveling and hopefully speeds overall will decrease.
- Additional signage has been ordered for installation along the river trail to assist trail users on proper exit points. This project was also funded by the master association.
- Remember to visit the website at 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. Steve reminded attendees of the Eagle Crest Master Association annual meeting scheduled for September 25th at 9:30 a.m.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Secretary to the Association