

River View Vista Estates, Inc.

Board Meeting Agenda

September 27th, 2024
2:00 PM
Zoom Session

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| Meeting called by: | President, Ernie Taylor | Facilitator: | Ernie Taylor, President |
| Type of meeting: | Third quarter regular meeting | Minutes: | Debbie Hahn |
| Attendees: | Directors and staff | | |
| Please read: | Packet of materials including: (see package Table of Contents) | | |

Owner Comment Opportunity (*guidelines for participation below*) Ernie Taylor, President

| <u>AGENDA ITEM</u> | <u>RESPONSIBLE PARTY</u> | <u>ACTION</u> |
|--|--------------------------|---------------|
| I. CALL TO ORDER | Ernie Taylor, President | |
| II. CONSENT TO AGENDA | Ernie Taylor, President | YES |
| III. APPROVE PRIOR MEETING MINUTES | Ernie Taylor, President | YES |
| IV. UNFINISHED BUSINESS | | |
| A. Deck Replacement | Marrissa Rainey, ECM | YES |
| 1. Project Update | | |
| 2. Project Funding | | |
| 3. Project Communications | | |
| 4. Discussion and questions | | |
| 5. Motion(s) if/as applicable | | |
| V. NEW BUSINESS | | |
| A. Financial Report | | |
| 1. Year-end 2023 reviewed financials | Mark Owings, ECM | YES |
| 2. Review 6/30/2024 second quarter financial statements | | |
| 3. Discussion and questions | | |
| 4. Motion to approve financial report subject to review | | |
| B. Reserve Expense Report | | |
| 1. Expense status report for YTD 2024 | Marrissa Rainey, ECM | YES |
| 2. 2024 Reserve Study Approval | | |
| 3. Discussion and questions | | |
| 4. Motion(s) if/as applicable | | |
| C. Operations Report | | |
| 1. General operations report | Marrissa Rainey, ECM | |
| 2. Insurance Claims Report (<i>no activity</i>) | | |
| D. D&O Insurance Policy Renewal-10/1/24-10/1/25 policy year | Marrissa Rainey, ECM | YES |
| 1. Review proposal | | |
| 2. Motion(s) if/as applicable | | |
| E. Annual Meeting Planning | | |
| 1. Annual Meeting Process | Ernie Taylor, President | |
| 2. Discussion and questions | | |
| F. Preliminary 2025 Association Budget Assumptions | Marrissa Rainey, ECM | |
| 1. Discussion and direction to management | | |

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| G. Other new business | Ernie Taylor, President | YES |
| <ol style="list-style-type: none"> 1. Confirm next meeting: Q4 Board Meeting – Friday, November 22nd, 2024 at 2:00 p.m. 2. Annual Meeting: Friday, September 27th, 2024 at 4:30 p.m. 3. Annual Budget Planning Session – Friday, November 1st, 2024 at 2:00 p.m. 4. Other new business | | |
| VI. ADJOURN | Ernie Taylor, President | YES |

Additional Information

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| Virtual Meeting Procedures: | <p><u>Audience members will be required to call in for this meeting.</u> Only directors and essential staff will be permitted to attend in person. The phone line will open 5-10 minutes prior to the meeting.</p> <p>The call-in number is 1-253-205-0468 and the meeting ID is 751 051 6296.</p> <p>Open meeting conducted in accordance with RRO. The Board welcomes member attendance at Board meetings to observe business matters involving the Association.</p> |
| Observers: | <p>While the Board meeting is in session, there is no owner participation unless invited by the Chair. The Board meeting is a meeting of the Directors of the Association. Management and committee reports are given as requested and recognized by the Board. Business matters come before the Board when a motion is made and seconded, followed by a discussion period, before a vote is taken. This discussion is to take place only between the Board members (with management, if needed).</p> <p>To provide an opportunity for members to address the Board, a time for owner comments will be set aside preceding the board meeting.</p> <p>Please respect the following participation guidelines:</p> <ul style="list-style-type: none"> • Please raise your hand (virtually) to be recognized by the Meeting Facilitator. Once recognized, state your comment or concern in clear and simple terms and please limit it to three minutes. If someone else has already stated the same concern, please only comment if you have something new to add. • Please understand that the Board will not offer an immediate response/decision at this time. <p>Any member unable to attend a Board meeting is always welcome to send a comment or concern in writing to the Board via the management company by fax, mail, or email. Submitting your comment in writing is encouraged.</p> |
| Resource persons: | Staff |