

River View Vista Estate Owners -

There has been considerable concern about the lack of communication from the Board regarding the deck replacement project. While the Board has been deeply involved in the details of this major project, we acknowledge that the communication sent so far has not been sufficient. We will address this by sending more updates, which will be posted both on the owners' website and the AppFolio Portal, if the deck replacement project proceeds. The Board apologizes for the inadequate communication and hopes this message will serve as a positive step toward resolving the issue.

Initially, the Board was advised that we did not need owner approval to add the deck structure to the Area of Common Responsibility or to proceed with the project and a loan to replace decks that are at, or nearing, the end of their lifespan. However, some questions from owners prompted the Board to reconsult with our advisors and lawyer. During this second consultation, we discovered a provision in the CC&Rs that allows owners to call a special meeting to vote on the budget, which includes the loan payment for owners who choose not to pay the principal upfront. Since this finding, the Board has been working quickly to address the situation, and the project has been temporarily put on hold, as the Association cannot take on a loan without the necessary support from the community.

At the September board meeting, we committed to hosting an owners' forum or meeting to share information and answer questions about the deck replacement project. Soon, you will receive a ballot, voter pamphlet and supplemental information, along with an invitation to attend the forum/meeting. More details will also be available at <http://eaglecrestowners.com/hoas/rvve/>.

We strongly encourage your participation in the voting process. Please attend the owners' forum/meeting. The Board believes the ballot and accompanying information will clearly explain the benefits of proceeding with the project and loan, as well as the consequences of not approving the loan. A large voter turnout is crucial. The Board believes that approving the loan and moving forward with the project is in the best interest of all owners. In order to proceed, we need the approval of a majority of all owners. Please note that not casting a vote is considered the same as a "no" vote.

Please stay tuned for additional information regarding the upcoming vote and owners' forum.

Thank you,

The River View Vista Board of Directors