

**River View Vista Estates  
Annual Meeting of Members  
September 24, 2022**

<b>DATE &amp; TIME</b>	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 24, 2022, at 9:30 a.m., at 7555 Falcon Crest Drive in Redmond, Oregon and via zoom teleconference.
<b>CALL TO ORDER</b>	Ernie Taylor, President, called the meeting to order at 9:30 a.m. Marrissa Rainey, Secretary, recorded the minutes. Ernie introduced directors, officers and management staff present at the meeting.
<b>QUORUM</b>	Ernie confirmed that a quorum was present in person and by proxy.
<b>MINUTES</b>	Minutes from the annual meeting of members held on September 18, 2021 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.
<b>DIRECTOR ELECTION</b>	Ernie Taylor reported that there were two directors with expiring terms this year: Shirley Braunstein and Brett Moshofsky. Nominees for the open positions include Gordon Eddington, Denene Holbrook, Brett Moshofsky, and Randy Nolander. There being no additional nominations from the floor, the nominations were closed. Votes received by proxy and in person were counted and Denene Holbrook and Brett Moshofsky were elected for three-year terms to expire in 2025.
<b>IRS RESOLUTION</b>	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"><b>RESOLVED, that any excess membership income over membership expenses for the year ended December 31, 2022, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.</b></p>
<b>PRESIDENT'S REPORT</b>	Ernie noted 2022 has been a difficult year with challenges related to property insurance coverage, failing hot tubs, and deck substructure issues requiring professional assessment. Ernie then provided a brief report on the activities of the Association Board during the past year, noting: <ul style="list-style-type: none"><li>• 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 2022 with the exception of repair work related to the septic system, waste removal services, and propane.</li><li>• Hudspeth &amp; Co. is the CPA firm that reviewed the Association financial statements for 2021. This review was delayed due to being completed remotely rather than in person. When it is ready, a copy of the 2021 reviewed statement will be posted to the owner website at <a href="http://www.eaglecrestowners.com">www.eaglecrestowners.com</a>.</li></ul>

- 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 Association’s scheduled reserve expenses planned for 2022 includes
  - Storage unit door replacement is scheduled to begin in the fall.
  - Exterior painting of units 1-14 will likely be delayed to spring 2023 due to vendor unavailability.
  - Seal coating of the roads and parking areas has been postponed to fall of 2023. A detailed schedule will be provided to all owners to properly plan for this road work. Striping of the parking spots will happen this Fall.
  - While landscaping bark was planned for 2022, the project has been delayed while alternate materials are considered as part of a fire fuel reduction effort.
- The Board engaged an engineering firm to review the remaining life of the deck substructure to begin funding this asset in the reserve study. The engineering firm found that the deck substructure has reached its end of life and has recommended replacement. The Board is working to understand the costs associated with full replacement, construction management, and funding for this project. More communications will be forthcoming as more information is provided to the Board.
- The Board meets in November to address the 2023 budget and dues. Directors continue to be sensitive to dues increases, while considering the desire to maintain level of services. The overall labor shortage and extreme increases in labor rates 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.
- Ernie commended the management team and the directors for navigating another challenging year in a very cooperative and professional manner. He expressed appreciation to Paul Fujimoto for spearheading some difficult issues with the deck project. He thanked Shirley Braunstein for her service on the Board, congratulated Brett Moshofsky on his re-election and welcomed Denene as a new board member.

**RESORT  
OPERATIONS  
REPORT**

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

- Closure of the outdoor pools during the winter months is planned to continue. The indoor pool at the Ridge Sports Center will be available during these winter months.
- Activity at the Golf Courses over the past year includes:
  - Three holes on the Ridge Course received new cart paths.

- New turf equipment was purchased for all three courses, including mowers, seeders, spreaders, and core destroyers.
- Irrigation upgrades were completed on the Resort Course.
- Two full rail cars of bunker sand were installed on all three courses
- The Greenside Café, located adjacent to the Ridge Pro Shop, has hosted several successful events for owners over the summer including Paint Nights and Pups & Pints.
- Niblicks and Greene’s is the new vendor at the Resort Sports Center poolside food and beverage outlet – aptly named Mulligan’s Poolside Grill. This summer season was their first year and we are happy to report it was a huge success.
- We are excited to share that the holiday light display, “Starfest”, will continue this year with display installation beginning in late-October/early-November.
- Remember to visit the website for updates and information about what is happening on the Resort – [www.eaglecrestowners.com](http://www.eaglecrestowners.com).

**QUESTIONS &  
COMMENTS**

Ernie opened the floor for questions and comments. There were no further questions related to Association business that had not previously been addressed.

**ADJOURNMENT**

There being no further business, the meeting was adjourned.

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Secretary to the Association