

River View Vista Estates, Inc.

Board Meeting Agenda

August 15th, 2024
 9:00 AM
 Teleconference/Zoom Only

Meeting called by: President, Ernie Taylor Facilitator: Ernie Taylor
 Type of meeting: Special Board 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)

<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 Project Loan Update		
1. AAB Loan Update – Q&A		
2. Option to Borrow from Reserves (verbal report)		
3. Discussion and Questions		
4. Motion(s) if/as applicable		
B. Deck Project Permitting, Scheduling & Materials	Marrissa Rainey, Eagle Crest Management (ECM); Karen Smith, Resort Resources, Inc. (RRI)	YES
1. Discussion and Questions		
2. Motion(s) if/as applicable		
C. Deck Project Legal Review of Communications	Marrissa Rainey, ECM	YES
1. Discussion and Questions		
2. Motion(s) if/as applicable		
D. ECM Hot Tub Replacement Update (verbal report)	Kacy Hjeresen, ECM	
1. Discussion and Questions		
V. NEW BUSINESS		
A. 2024 Reserve Study	Karen Smith, (RRI)	YES
1. Decking & Railing Funding		
2. Discussion and Questions		
3. Motion to approve 2024 Reserve Study		
VI. ADJOURN	Ernie Taylor, President	YES

Additional Information

Virtual Meeting Procedures: Audience members will be required to call in for this meeting. Only directors and essential staff will be permitted to attend in person. The phone line will open 5-10 minutes prior to the meeting.
The call-in number is 1-253-205-0468 and the meeting ID is 751 051 6296.

Observers: Open meeting conducted in accordance with RRO. The Board welcomes member attendance at Board meetings to observe business matters involving the Association. 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).

To provide an opportunity for members to address the Board, a time for owner comments will be set aside preceding the board meeting.

Please respect the following participation guidelines:

- 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.**

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.

Resource persons: Staff