

**MINUTES FOR THE MEETING OF THE BOARD OF DIRECTORS
OF THE
RIVERVIEW VISTA ESTATES OWNERS ASSOCIATION**

- CALL TO ORDER** Pursuant to call by the President of the Association, a special meeting of the Board of Directors was held on November 5, 2024 at 10:00 a.m. via Zoom conference.
- ATTENDANCE** Directors present included Fred Duhring, Paul Fujimoto, Denene Holbrook, Collet Morgan-Gresham, and Brett Moshofsky. Staff members present from Eagle Crest Management (ECM) included Marrissa Rainey, Debbie Hahn, Curt Heimuller, and Kacy Hjeresen. Brett Moshofsky, Vice President, presided at the meeting, and Debbie Hahn recorded the minutes on behalf of the Secretary.
- CONSENT TO AGENDA** The meeting was called to order at 10:03 a.m. Paul moved to approve the agenda as presented. Denene seconded the motion, and it passed unanimously.
- PRIOR MINUTES** Reading of the prior meeting minutes dated October 29, 2024 was waived. Collet requested a correction to note her vote on resolution 2024.10.29-02 as being in favor rather than opposed. Fred moved to accept the prior meeting minutes as corrected. Brett seconded the motion, which passed by a vote of three (3) in favor (Brett, Collet, Fred) and two (2) opposed (Denene, Paul). Brett opened the discussion of business items.
- UNFINISHED BUSINESS**
- DECK PROJECT** Directors thoroughly reviewed the “Explanation of Ballot – RVVE Deck Replacement Project” draft dated 11/3/24 (“Attachment 1”). Directors agreed upon various revisions which were made to the document in real time during the meeting, with all changes marked. As part of the review, Collet provided a brief overview of her recent discussion with the Alliance Association Bank representative as it related to some financial aspects of the document. The revised document’s date was changed to 11/5/24 and included as “Attachment 2”.
- A draft ballot (“Attachment 3”) prepared by Fred and Paul, incorporating input from other directors, was also provided for review. No revisions were made to the ballot during the meeting.
- Marrissa was directed to insert follow-up information expected to be received from Project Manager Arron Curtis into the Explanation of Ballot dated 11/5/24, then provide the updated document along with the draft ballot to consultant Karen Smith of Resort Resources, Inc., and Association legal counsel Michelle DaRosa for their review and input. Once Marrissa knows Karen and Michelle’s estimated response time, she will schedule a special board meeting for finalizing the documents. Directors agreed once the special board meeting is scheduled, timing for a community meeting and vote can then be determined.
- Directors were also provided with a draft presentation (“Attachment 4”) prepared by Fred and Paul which is intended to be presented at the upcoming community meeting. There was no discussion related to this document.

**DISTRIBUTION OF
ASSOCIATION
INFORMATION**

Marrissa provided a demo of the shared documents section of the AppFolio owner portal.

Following discussion and upon motion duly made (DH) and seconded (PF), the following resolution was unanimously approved:

RESOLVED, to adopt AppFolio as the method of non-public communication for River View Vista Estates.

Resolution 2024.11.05-01

Marrissa agreed to setup Paul's owner portal with some shared documents so he can test the downloading process to ensure no error or warning messages are received. Once Paul approves, Marrissa will proceed with setting up shared documents for all owners in the association.

ADJOURNMENT

There being no further business, the meeting was adjourned at 12:39 p.m.

Secretary to the Association