

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

- CALL TO ORDER** Pursuant to call by the President of the Association, the third quarter meeting of the Board of Directors was held on September 23, 2022, at 2:00 p.m. at 7555 Falcon Crest Drive in Redmond, Oregon and via Zoom conference.
- ATTENDANCE** Directors present included Ernie Taylor, Fred Duhring, Brett Moshofsky, Shirley Braunstein, and Paul Fujimoto. Staff members present included Marrissa Rainey, Debbie Hahn, and Mark Owings. Rob Johns, Association Insurance Broker with Alliant Insurance Services, and Arron Curtis of Eagle Crest Project Management LLC, were also in attendance. Ernie Taylor, 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 2:00 p.m. Ernie requested a change to the agenda to accommodate the attendance of the Association’s insurance broker at the beginning of the meeting. Brett moved to approve the agenda as amended. Fred seconded the motion and it passed unanimously.
- PRIOR MINUTES** Reading of the prior meeting minutes dated August 24, 2022 was waived and Brett moved to accept the prior meeting minutes as presented. Paul seconded the motion, which passed unanimously. Ernie opened the discussion of business items.
- NEW BUSINESS**
- INSURANCE PACKAGE POLICY RENEWAL – 10/1/22 – 10/1/23 POLICY YEAR** Marrissa Rainey referred directors to the insurance proposal summary (“Attachment 1”) and introduced Rob Johns, First Vice President at Alliant Insurance Services, who joined the meeting to discuss the insurance policy proposal for the 2022-2023 policy year (“Attachment 2”). Rob clarified the property coverage is for the storage buildings only, not the units themselves.
- Following discussion and upon motion duly made (BM) and seconded (PF), the following resolution was unanimously approved.
- RESOLVED, that the insurance proposal submitted by Alliant Insurance Services (“Attachment 2”) including property, general liability, directors and officers liability, and umbrella liability for one year effective October 1, 2022 at a total annual premium cost of \$6,565.14, be hereby approved.**
- Resolution 2022.09.23-01*
- UNFINISHED BUSINESS**
- DECK REPLACEMENT** None pending.
- Marrissa provided an update for the deck design services RFP (“Attachment 3”), then introduced Arron Curtis, licensed General Contractor representing Eagle Crest Project Management, LLC, to discuss potential project management services for the deck replacement project. Marrissa noted Eagle Crest Management recommends utilizing a fully qualified project manager for the complicated deck project, noting Arron has worked on similar projects for other Associations at Eagle Crest, as well as currently managing several multi-million dollar projects across the country. Arron provided background of his experience and expertise.
- The Board instructed management to provide Arron with preliminary information to allow him to analyze what his role could be in the project. The Board accepted Paul’s offer to work directly with Arron to discuss details of the project. Once

more information is available it will be presented to the board for consideration.

Marrissa provided a hot tub storage update (“Attachment 4”). Marrissa was tasked with developing two draft communications – one from the Board regarding the overall deck project and another from management specific to hot tub replacements in conjunction with the deck project.

Marrissa reported she reached out to Karen Smith, consultant with Resort Resources, Inc., to gather input regarding potential funding options for the deck replacement project and provided Karen’s report (“Attachment 5”). The board discussed the various topics; no action was taken.

**UNIT PROPERTY
INSURANCE
COVERAGE UPDATE**

Marrissa summarized the property insurance coverage update (“Attachment 6”). No action was requested of or taken by the Board.

**NEW BUSINESS
(cont’d)**

FINANCIAL REPORT

Mark Owings provided the financial report, which included the financial summary (“Attachment 7”) and internally prepared second-quarter 2022 financial statements (“Attachment 8”). Mark noted the CPA review of the 2021 financial statements is now complete. The settlement received from the unit 2 issue was received in January and therefore booked into 2022; the CPA determined it should be booked in 2021 when the settlement was agreed upon. The 2021 financial statements will be updated to reflect this adjustment, which will then update the beginning balance for 2022.

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

RESOLVED, that the financial report submitted by Mark Owings including “Attachment 7” and “Attachment 8” be hereby approved subject to review.

Resolution 2022.09.23-02

**RESERVE EXPENSE
REPORT**

Marrissa presented the Evaluation of Reserve Account Expenditures 2022 Budget vs. Expenditures (“Attachment 9”), noting there are no variances to report.

**OPERATIONS
REPORT**

Marrissa presented the written operations report (“Attachment 10”). Directors understood parking space striping would be completed following the upcoming roadway seal coating project, but requested the numbers be repainted on the parking stalls prior to the seal coating project as many of them are no longer visible. Directors confirmed only one space per unit is to be assigned.

ANNUAL MEETING

Marrissa announced a quorum for the RVVE annual meeting on September 24, 2022 has been met by the proxies received to date.

**COMMITTEE
REPORT**

Marrissa reported the Covenants Committee does not have any activity to report this quarter.

**PRELIMINARY 2023
BUDGET
ASSUMPTIONS**

Marrissa summarized the preliminary 2023 Association budget assumptions (“Attachment 11”). There was no further direction from the Board.

**OTHER NEW
BUSINESS**

Directors confirmed that the fourth quarter board meeting will be held on November 18, 2022 at 2:00 p.m.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:01 p.m.

Secretary to the Association