

# River View Vista Estates, Inc.

## Board Meeting Agenda

March 1<sup>st</sup>, 2024  
 2:00 PM  
 Teleconference/Zoom Only \*

Meeting called by: President, Ernie Taylor      Facilitator: President, Ernie Taylor  
 Type of meeting: First quarter regular meeting      Minutes: Debbie Hahn

Attendees: Directors and staff  
 Please read: Packet of materials including: (see package Table of Contents)

<u>AGENDA ITEM</u>	<u>RESPONSIBLE PARTY</u>	<u>ACTION</u>
I. CALL TO ORDER	Ernie Taylor, President	
II. <b>CONSENT TO AGENDA</b>	Ernie Taylor, President	YES
III. <b>APPROVE PRIOR MEETING MINUTES</b>	Ernie Taylor, President	YES
IV. UNFINISHED BUSINESS		
A. Deck Design Review	Arron Curtis/Kacy Hjeresen, Eagle Crest Project Management (ECPM)	YES
1. Discussion and Questions		
2. <b>Motion(s) if/as applicable</b>		
B. Deck Replacement Project Details	Marrissa Rainey, Eagle Crest Management	YES
1. ECM Hot Tub Replacements		
2. Neighborhood Communication Strategy		
3. Discussion and Questions		
4. <b>Motions(s) if/as applicable</b>	Marrissa Rainey, ECM	YES
C. Project Loan Update		
1. Discussion and Questions		
2. <b>Motions(s) if/as applicable</b>	Marrissa Rainey, ECM	YES
V. NEW BUSINESS		
A. Collections Policy	Karen Smith, Resort Resources Inc., (RRI)	YES
1. Discussion and Questions		
2. <b>Motions(s) if/as applicable</b>		
B. Resort Resources, Inc. Proposal	Karen Smith, (RRI)	YES
1. 2024 Task Orders		
2. Discussion and questions		
3. <b>Motions(s) if/as applicable</b>		
C. Financial Report		
1. Review draft year-end 2023 financial statements	Mark Owings, ECM	YES
2. Engagement letter for 2023 review		
3. Discussion and questions		
4. <b>Motion to approve financial report subject to review</b>		
D. Reserve Expenses		
1. Close-out expense report for 2023	Marrissa Rainey, ECM	YES
2. Discussion and questions		
3. <b>Motion(s) to approve variances, if/as applicable</b>		

E. Operations Report		
1. General operations report	Marrissa Rainey, ECM	
2. Insurance claims report – <i>no activity</i>		
F. Other New Business	Ernie Taylor, President	YES
1. Confirm next meeting: Friday, May 31 <sup>st</sup> , 2024 (2:00pm)		
2. Other new business		
VI. <b>ADJOURN</b>	Ernie Taylor, President	YES

## Additional Information

*Virtual Meeting Procedures:	<p>Audience members have the option to call in for this meeting. The phone line will open 5-10 minutes prior to the meeting start time.</p> <p style="background-color: #00ffff; padding: 2px;"><b>The call-in number is 253-205-0468; the meeting ID is 751 051 6296</b></p>
Observers:	<p>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).</p> <p>To provide an opportunity for members to address the Board, a time for owner comments will be set aside preceding the board meeting.</p> <p>Please respect the following participation guidelines:</p> <ul style="list-style-type: none"> <li>• Please raise (zoom – virtually raise hand) your hand to be recognized by the Meeting Facilitator.</li> <li>• 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.</li> <li>• <b>Please understand that the Board will not offer an immediate response/decision at this time.</b></li> </ul> <p>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.</p>