

**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 14, 2023, at 1:00 p.m. at 8300 Coopers Hawk Drive in Redmond, Oregon and via Zoom conference.
- ATTENDANCE** Directors present included Ernie Taylor, Fred Duhring, Brett Moshofsky, Denene Holbrook, and Paul Fujimoto. Staff members present included Marrison Rainey, Debbie Hahn, Curt Heimuller, Mark Owings, and Tori Swearingen. Karen Smith, Consultant with Resort Resources, Inc., 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 1:00 p.m. Brett moved to approve the agenda as presented. Paul seconded the motion and it passed unanimously.
- PRIOR MINUTES** Reading of the prior meeting minutes dated June 1, 2023 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.
- UNFINISHED BUSINESS**
- DECK REPLACEMENT** Arron Curtis of Eagle Crest Project Management electronically shared engineering plans regarding the Association’s upcoming deck replacement project. Arron noted the plans are a work in progress, and once complete, a link to view the plans will be provided to directors.
- Karen Smith reviewed her Deck Replacement Funding Options Update memorandum (“Attachment 1”). Directors were asked to send any additional questions to Marrison within one week. Marrison noted she will work with Karen regarding additional financial analysis as it relates to the reserve fund.
- NEW BUSINESS**
- FINANCIAL REPORT** Mark Owings provided the financial report, which included the financial summary (“Attachment 2”) and internally prepared second-quarter 2023 financial statements (“Attachment 3”). Mark noted the CPA review of the 2022 financial statements is nearing completion.
- Following discussion and upon motion duly made (BM) and seconded (PF), the following resolution was unanimously approved:
- RESOLVED, that the financial report submitted by Mark Owings including “Attachment 2” and “Attachment 3” be hereby approved subject to review.**
- Resolution 2023.09.14-01*
- RESERVE EXPENSE REPORT** Marrison presented the Evaluation of Reserve Account Expenditures 2023 Budget vs. Expenditures (“Attachment 4”), requesting approval of a variance for sealcoating on Snowgoose Lane.
- Following discussion and upon motion duly made (BM) and seconded (DH), the following resolution was unanimously approved:

RESOLVED, that the “Evaluation of Reserve Account Expenditures 2023 Budget vs. Expenditures” (“Attachment 4”) be hereby approved, including the \$416 variance for sealcoating of Snowgoose Lane.

Resolution 2023.09.14-02

**OPERATIONS
REPORT**

Marrissa presented the written operations report (“Attachment 5”). Directors requested the next email to owners include a reminder that only one parking spot is dedicated and marked per unit. Directors also requested management investigate whether adding gutters to the storage buildings will help protect the new doors from water damage in the future.

**ANNUAL MEETING
PLANNING**

Marrissa suggested changing the annual meeting date to Saturday, October 21st and directors consented to the rescheduled date.

**PRELIMINARY 2024
BUDGET
ASSUMPTIONS**

Marrissa summarized the preliminary 2024 Association budget assumptions (“Attachment 6”). There was no further direction from the Board.

**OTHER NEW
BUSINESS**

Directors briefly discussed quarterly vs. monthly dues billing; no action was taken. Directors confirmed that the fourth quarter board meeting will be held on November 17, 2023 at 2:00 p.m.

ADJOURNMENT

There being no further business, the meeting was adjourned at 2:59 p.m.

Secretary to the Association