

River View Vista Estates, Inc.

Board Meeting Agenda

July 7th, 2026
 1:00 PM Executive Session
1:30 PM Open Session Begins
 Zoom / Teleconference Only *

Meeting called by: President, Brett Moshofsky Facilitator: Brett Moshofsky
 Type of meeting: Second quarter regular meeting Minutes: Debbie Hahn
 Attendees: Directors and staff
 Please read: Packet of materials including: *(see package Table of Contents)*

Zoom Link and Call In Information:

<https://us06web.zoom.us/j/7510516296?omn=87917841550>

Meeting ID: 751 051 6296

Call In Number: 253-205-0468

<u>AGENDA ITEM</u>	<u>RESPONSIBLE PARTY</u>	<u>ACTION</u>
I. CALL TO ORDER	Brett Moshofsky, President	
II. EXECUTIVE SESSION **	Brett Moshofsky, President	
1. Motion to adjourn to executive session **		
2. Brief statement in open session re: business being considered (Sensitive Owner Information)		
3. Reconvene in open session		
a. Motion(s) if / as applicable		
<i>Brief Recess for Owner Comment Opportunity</i> <i>(guidelines for participation included under Additional Information)</i>		
III. CONSENT TO AGENDA	Brett Moshofsky, President	YES
IV. APPROVE PRIOR MEETING MINUTES	Brett Moshofsky, President	YES
V. UNFINISHED BUSINESS		
A. Deck Replacement Project Details	Paul Fujimoto, Project Liason	
1. Project Completion Report	Marrissa Rainey, Eagle Crest Management (ECM)	
2. Owner Prepayment Update	Kacy Hjeresen, ECM	
3. Deck Railing Maintenance		
4. Project Wrap Up Study Session Scheduling		
VI. MANAGEMENT REPORTS		
A. Financial Report	Marrissa Rainey, ECM	YES
1. Reserve fund investment update – <i>verbal update</i>		
2. Review 3/31/2026 first quarter financial statement		
3. Engagement letter bid – Jones Roth CPAs		
4. Discussion and questions		
5. Motion to approve financial report subject to review		
B. Reserve Expenses	Marrissa Rainey, ECM	
1. Expense Status Report 2026 – <i>no activity</i>		

C. Operations Report	Marrissa Rainey, ECM	
1. General operations report		
2. Repair and Maintenance Report – Front Entry, Siding, Paint, and Upper Decks	Kacy Hjeresen, ECM	YES
3. Insurance claims report – <i>no activity</i>		
VII. SCHEDULED 2 ND QUARTER BUSINESS		
A. Annual Meeting Planning	Marrissa Rainey, ECM	YES
1. No director election in 2026 – <i>RVVE Directors serve 3-year terms, every third year, there is no director election</i>		
2. Confirm annual meeting date: Friday, September 18 th at 12:00pm		
VIII. NEW BUSINESS		
A. 2026 Association Reserve Study	Karen Smith, Resort Resources, Inc.	YES
1. Review reserve study prepared by Resort Resources, Inc.		
2. Discussion and Questions		
3. Motion to approve reserve study		
B. ECMA Irrigation Policy	Marrissa Rainey, ECM	YES
1. Review policy requirements		
2. Discuss compliance plan		
3. Motion(s), if/as applicable		
C. Building Perimeter Pest Inspection	Marrissa Rainey, ECM	YES
1. Review bid		
2. Motion(s), if/as applicable		
D. Ridge and Lakeside Sports Center Improvement Project	Marrissa Rainey, ECM	
1. Discussion on ECMA involvement in project		
E. Deschutes County Lighting Ordinance	Marrissa Rainey, ECM	YES
1. Review policy requirements		
2. Motion(s), if/as applicable		
F. Other New Business	Brett Moshofsky, President	YES
1. Confirm next meeting: Friday, September 18 th at 9:00am		
2. Annual Meeting: Friday, September 18 th at 12:00pm		
IX. ADJOURN	Brett Moshofsky, President	YES
Owner Comment Opportunity (guidelines for participation below)		
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. See Zoom connection information above. Open meeting conducted in accordance with RRO. The Board welcomes member attendance at Board meetings to observe business matters involving the Association.	

Materials:	Materials related to this Board Meeting agenda can be found within the Owner's AppFolio Portal > Shared Documents. If you are not yet registered for the AppFolio portal, please follow the instructions below to sign up: 1. Visit https://eaglecrest.appfolio.com/connect/ 2. Click on "Need to Set Up an Account?" 3. Enter your information and click "Request Access." 4. The "Property Address" field can be left blank.
Observers:	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 preceeding and following 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 may 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
Special Notes:	**MOTION to adjourn to executive session: [I] move that the Board adjourns to executive session to discuss sensitive owner information.