

**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 August 18, 2026 at 1:30 p.m. via Zoom conference.
ATTENDANCE	Directors present included Fred Duhring, Paul Fujimoto, Denene Holbrook, Brett Moshofsky, and Ernie Taylor. Staff members present from Eagle Crest Management (ECM) included Marrissa Rainey, Tori Ennis, Debbie Hahn, Curt Heimuller, and Kacy Hjeresen. Brett Moshofsky, 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 1:32 p.m. Paul moved to approve the agenda as presented. Fred seconded the motion, and it passed unanimously.
PRIOR MINUTES	Reading of the prior meeting minutes dated July 7, 2026 was waived. Fred noted an error in the attendee list, as he was listed as present but did not attend the meeting. Paul moved to accept the prior meeting minutes as amended to remove Fred from the attendee list. Ernie seconded the motion, which passed unanimously. Brett opened the discussion of business items.
<u>UNFINISHED BUSINESS</u>	
PAINT AND SIDING PROJECT	Kacy reviewed the “Siding Repair / Replacement & Paint Evaluation” (“Attachment 1”) and the memo titled “RVVE Paint & Siding Repair – Special Meeting Questions” (“Attachment 2”). Kacy confirmed the prices included in Exhibit A of “Attachment 1” is based on the use of Sherwin-Williams or Rodda paint products and that the cost would increase if Benjamin Moore products were selected. Following discussion and upon motion duly made (PF) and seconded (ET), the following resolution was approved by a vote of 4 in favor and 1 opposed (FD): RESOLVED, to select Rodda CoverCoat XL as the paint to be used during the upcoming project, with two coats to be applied. <i>Resolution 2026.08.18-01</i> The Board discussed replacing chimney chase siding with cement board siding to reduce woodpecker damage, at an estimated cost of \$1,500 per unit. The Directors asked Kacy to conduct an assessment to identify which chimneys require immediate replacement and which replacements can be deferred, based on the absence of visible evidence of existing damage. Following discussion and upon motion duly made (DH) and seconded (PF), the following resolution was approved unanimously: RESOLVED, to proceed with replacement of the chimney chase siding with cement board on units determined to require replacement and defer replacement of the remaining units’ chimney chase siding until the anticipated full siding replacement project, currently estimated for 2042. <i>Resolution 2026.08.18-02</i>

Marrissa discussed the management time required to oversee the project and noted that management will evaluate the anticipated time commitment and present the associated costs to the Board for review at a future meeting.

**2026 DRAFT RESERVE
STUDY**

Marrissa noted that she has received very few comments on the draft reserve study. With no further questions or comments from the Board, she will request that Resort Resources finalize the reserve study.

ADJOURNMENT

There being no further business, the meeting was adjourned at 3:22 p.m.

Secretary to the Association