

River View Vista Estates, Inc.

Board Meeting Agenda

September 18, 2026
9:00 AM
Zoom / Teleconference Only *

Meeting called by: President, Brett Moshofsky Facilitator: Brett Moshofsky
Type of meeting: Third 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=82534631501>

Call In Number: 1-253-205-0468

Meeting ID: 751 051 6296

Owner Comment Opportunity

(guidelines for participation below)

<u>AGENDA ITEM</u>	<u>RESPONSIBLE PARTY</u>	<u>ACTION</u>
I. CALL TO ORDER	Brett Moshofsky, President	
II. CONSENT TO AGENDA	Brett Moshofsky, President	YES
III. APPROVE PRIOR MEETING MINUTES	Brett Moshofsky, President	YES
IV. MANAGEMENT REPORTS		
A. Financial Report		
1. Review 6/30/2026 second quarter financial statement	Marrissa Rainey, Eagle Crest Management (ECM)	YES
2. Year-end 2025 Financial Review Update		
3. Reserve Fund investment update		
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		
1. General operations report	Marrissa Rainey, ECM	
2. Repair and Maintenance Report – Front Entries - <i>verbal</i>	Kacy Hjeresen, ECM	
3. Insurance claims report – <i>no activity</i>		
V. UNFINISHED BUSINESS		
A. Paint & Siding Repair Project	Marrissa Rainey & Kacy Hjeresen, ECM	YES
1. Contractor Bids – review & selection		
2. Finalize Project Scope – chimney chase assessment		
3. ECM Project Management Fee		
4. Project Scheduling & Communication		
5. Discussion and Questions		
6. Motion(s) if/as applicable		

B. 2026/2027 Association Reserve Study 1. Review finalized/updated reserve study 2. Discussion on timing – 2026 or 2027 updates 3. Discussion and questions 4. Motion to approve 2026/2027 Association Reserve Study	Karen Smith, Resort Resources, Inc. (RRI)	YES
C. ECMA Irrigation Policy Compliance – <i>verbal update</i> 1. Phase 1 irrigation clock replacement status 2. Phase 2 alternate-day watering /infrastructure update 3. Discussion and questions	Marrissa Rainey, ECM	
D. Deschutes County Lighting Ordinance – <i>verbal update</i> 1. Update on storage unit fixture selection 2. Draft communication to owners on ordinance 3. Discussion and questions 4. Motion(s), if/as applicable	Marrissa Rainey, ECM	YES
VI. SCHEDULED 3rd QUARTER BUSINESS		
A. Preliminary 2027 Association Budget Assumptions 1. Discussion and direction to Management	Marrissa Rainey, ECM	
B. D&O Insurance Renewal 1. Review policy renewal 2. Discussion and questions 3. Motion(s), if/as applicable	Marrissa Rainey, ECM	YES
E. Annual Meeting Planning 1. No director election in 2026 – <i>RVVE Directors serve 3-year terms, every third year, there is no director election</i> 2. Provide voting/quorum update & review annual meeting process 3. Annual meeting date: Friday, September 18th at 12:00pm	Marrissa Rainey, ECM	YES
VII. NEW BUSINESS		
A. Other New Business 1. Confirm Budget Study Session: Tuesday, October 27th at 9:00am 2. Q4 Board Meeting: Thursday, November 19th at 9:00am	Brett Moshofsky, President	YES
VIII. ADJOURN	Brett Moshofsky, President	YES
Additional Information		
*Virtual Meeting Procedures:	<u>Audience members will be required to call in for this meeting.</u> 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