

**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, the second quarter meeting of the Board of Directors was held on July 7, 2026 at 1:00 p.m. via Zoom conference.

ATTENDANCE Directors present included Paul Fujimoto, Denene Holbrook, Brett Moshofsky, and Ernie Taylor. Staff members present included Marrissa Rainey, Debbie Hahn, Curt Heimuller, and Kacy Hjeresen. Brett Moshofsky, President, presided at the meeting, and Debbie Hahn recorded the minutes.

CONSENT TO AGENDA The meeting was called to order at 1:01 p.m. Marrissa requested moving the ECMA Irrigation Policy topic to immediately follow executive session. Paul moved for approval of the agenda as amended. Ernie seconded the motion, and all board members consented to the agenda as amended.

PRIOR MINUTES Reading of the prior meeting minutes dated March 5, 2026 was waived and Ernie moved to accept the prior meeting minutes as presented. Paul seconded the motion, which passed unanimously.

Reading of the prior meeting minutes dated April 20, 2026 was waived and Paul moved to accept the prior meeting minutes as presented. Ernie seconded the motion, which passed unanimously. Brett opened the discussion of business items.

EXECUTIVE SESSION Following discussion and upon motion duly made (PF) and seconded (FD), the following resolution was unanimously approved:

RESOLVED, that the Board adjourns to executive session to discuss sensitive owner information.

Resolution 2026.07.07-01

Brett confirmed that action, if any, would be taken in open session. Management company staff members were asked to attend the executive session.

Brett reconvened the meeting in open session at 1:30 p.m. No formal action was taken. A recess was called at 1:31 p.m. during which owner comments were heard. The meeting was reconvened in open session at 1:34 p.m.

NEW BUSINESS

ECMA IRRIGATION POLICY Marrissa presented a memorandum regarding the ECMA Irrigation Policy and sub-association compliance ("Attachment 1"). Marrissa noted the ECMA Board of Directors has requested each association review its existing irrigation infrastructure, evaluate its ability to comply with the ECMA Irrigation Policy, and submit a written compliance plan outlining a proposed timeline or phased approach for achieving compliance.

Marrissa introduced Ryan Williams, Eagle Crest Management ("ECM") Landscaping Manager, who provided an overview of the Association's current irrigation infrastructure. Following discussion, the Board concurred with the following compliance plan:

- Phase 1: Replace five (5) irrigation clocks in 2026 using existing reserve funds already allocated for this purpose.
- Phase 2: Conduct alternate-day watering on one or two buildings, monitor the results, and evaluate any infrastructure modifications needed to support implementation. The findings will be incorporated into the 2027 reserve study update, including recommended replacement schedules, as appropriate.

Marrissa will prepare and submit the Association’s written compliance plan to ECMA.

UNFINISHED BUSINESS

DECK REPLACEMENT PROJECT DETAILS

Marrissa provided an update on the completion of the deck replacement project along with the status of owner prepayments and billing as detailed in the “RVVE Deck Replacement Project Completion and Loan Repayment” memo (“Attachment 2”).

Kacy reviewed the Deck Railing and Maintenance Report (“Attachment 3”) outlining the hard water and mineral deposits affecting the appearance of the newly installed railings.

Following discussion, the Board directed management to prepare an estimate for cleaning the deck railings on the golf course units twice annually and present the cost for consideration during the budget study session. Management was also directed to update the deck railing care guide to include cleaning instructions and distribute the revised guide to owners.

Marrissa will coordinate with the Directors to schedule a project wrap-up study session.

MANAGEMENT REPORTS

FINANCIAL REPORT

Marrissa reviewed the items highlighted in the financial summary (“Attachment 4”) and the internally prepared first quarter 2026 financial statements (“Attachment 5”) prepared by Mark Owings.

Marrissa noted the agenda topic referring to an engagement letter was included in error and confirmed the annual financial review with Hudspeth & Co. CPAs is currently in process.

Reserve fund investment statements from Western Alliance Bank were provided (“Attachment 6”).

Following discussion and upon motion made (PF) and seconded (ET), the following resolution was unanimously approved:

RESOLVED, that the financial report submitted by management including “Attachment 4” and “Attachment 5” be hereby approved subject to review.

Resolution 2026.07.07-02

RESERVE EXPENSES

No activity.

OPERATIONS REPORT

Marrissa Rainey summarized the written Operations Report ("Attachment 7"), noting that many insurance carriers are implementing increasingly stringent wildfire mitigation requirements, including the removal of trees located near buildings. She recommended that additional tree removal funding be considered during preparation of the 2027 budget.

Kacy presented the memorandum titled "Siding & Paint, Upper Deck and Front Entry Report" ("Attachment 8") and the "River View Vista Estates Paint & Siding Repair Assessment" ("Attachment 9"). Following discussion, the Directors requested that Kacy evaluate additional paint options from Rodda Paint and Benjamin Moore and prepare a scope of work and cost estimate for installing cement siding, such as Hardie® Plank, on the chimneys.

Following discussion and upon motion made (ET) and seconded (DH), the following resolution was unanimously approved:

RESOLVED, to adopt the paint colors identified as “Option A” in “Attachment 8” with a low-luster finish, allowing for color matching by an alternate paint manufacturer.

Resolution 2026.07.07-03

The Board agreed to hold a special meeting to finalize the paint selection, chimney scope of work, building prioritization, and project schedule before any work begins. Kacy advised that the project is anticipated to commence in 2026 and continue into 2027 due to scheduling and potential weather constraints.

As requested during the first quarter meeting, Kacy presented cost estimates for cleaning the existing upper decks as a means of extending their service life and better aligning future replacement with the anticipated full siding replacement project. The Directors indicated these costs will be considered during development of the 2027 budget.

Kacy also presented preliminary labor cost estimates for Eagle Crest Management to replace deteriorated front deck boards using salvaged Trex decking from the recently completed deck replacement project. Because the salvaged decking is available for reuse, the estimates reflect labor costs only. Following discussion, the Board directed Kacy to identify the highest-priority units and complete those repairs using the Reserve Repair & Maintenance funds included in the 2026 budget, with funding for the remaining units to be considered as part of the 2027 budget.

SCHEDULED 2ND QUARTER BUSINESS

ANNUAL MEETING PLANNING

Marrissa confirmed the annual meeting date of Friday, September 18th, noting there are no director terms expiring in 2026 and as such, no nomination committee is needed.

NEW BUSINESS – cont’d

2026 ASSOCIATION RESERVE STUDY

Karen Smith provided a written summary of revisions made to the draft reserve study following feedback received during the first quarter Board meeting

("Attachment 10"). The revised draft reserve study ("Attachment 11") was provided for Director review.

Following discussion, the Board identified the following action items:

- Management was directed to identify a light fixture for the storage building for review and approval by the Board and ECMA's Environmental Control Committee (ECC).
- The replacement date for the "Landscape, Revitalize" reserve asset will be deferred by at least three years.
- The Directors will further review the draft study and submit any additional comments or questions to MARRISSA within two weeks. MARRISSA will relay the comments to Karen for incorporation into the next revision, which is expected to be reviewed at the upcoming special meeting.
- The Board acknowledged that an increase in reserve contributions will likely be necessary and agreed to address the matter during the 2027 budget process.

**BUILDING
PERIMETER PEST
INSPECTION**

Kacy presented the Building Perimeter Pest Inspection memorandum ("Attachment 12"). Following discussion, the Board agreed not to proceed with perimeter pest inspections unless evidence of a potential pest issue is identified. The Board directed Eagle Crest Management (ECM) to inspect the crawl spaces beneath the fractional units and to notify whole owners that crawl space maintenance is the owner's responsibility, including monitoring for pest-related issues.

**RIDGE AND
LAKESIDE SPORTS
CENTER
IMPROVEMENT
PROJECT**

MARRISSA presented an overview of the proposed Ridge and Lakeside Sports Center Improvement Project ("Attachment 13") and the accompanying Frequently Asked Questions document prepared by the Sports Center Vision Committee ("Attachment 14"). She clarified that the materials were provided for informational purposes only and that no Board action is requested. MARRISSA further noted that ECMA has appointed a subcommittee to conduct fact-finding during July and August, with broader communications anticipated in September.

**DESCHUTES COUNTY
LIGHTING
ORDINANCE**

MARRISSA reviewed details on the recently adopted Deschutes County Lighting Ordinance ("Attachment 15"). Management will communicate the ordinance requirements to owners, including the requirement to obtain ECMA Environmental Control Committee (ECC) approval before replacing exterior light fixtures.

**OTHER NEW
BUSINESS**

Directors confirmed the third quarter meeting on September 18th at 9:00 a.m. and the annual meeting on September 18th at 12:00 p.m.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:26 p.m.

Secretary to the Association