

**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 first quarter meeting of the Board of Directors was held on March 2, 2023 at 1:00 p.m. at the Eagle Crest Management Office in Redmond, Oregon and via Zoom conference.

ATTENDANCE Directors present included Fred Duhring, Paul Fujimoto, Denene Holbrook, Brett Moshofsky, and Ernie Taylor. Staff members present included Marrison Rainey, Curt Heimuller, Debbie Hahn, Mark Owings, and Kacy Hjeresen. Karen Smith, consultant with Resort Resources, Inc., Arron Curtis with Eagle Crest Project Management, and three owners were also in attendance. Ernie Taylor, President, presided at the meeting, and Debbie Hahn recorded the minutes.

CONSENT TO AGENDA The meeting was called to order at 1:03 p.m. and all board members consented to the agenda as written.

PRIOR MINUTES Reading of prior meeting minutes dated November 16, 2022 was waived and Paul moved to accept the prior meeting minutes as presented. Brett seconded the motion, which passed unanimously.

Reading of prior meeting minutes dated November 18, 2022 was waived and Brett moved to accept the prior meeting minutes as presented. Fred seconded the motion, which passed unanimously.

Ernie opened the discussion of business items.

UNFINISHED BUSINESS None.

NEW BUSINESS

UNIT PROPERTY INSURANCE – ASSOCIATION POLICY Marrison Rainey provided a summary of the property insurance status for the neighborhood and referenced an insurance proposal received from State Farm (“Attachment 1”), noting acting on the State Farm proposal would require the Board to exercise its authority to bind property insurance for all 47 living units.

Marrison introduced Karen Smith of Resort Resources who reviewed a memo she authored titled “Property Insurance Recommendation” (“Attachment 2”). Karen noted the quote is vastly improved over the policy costs for property insurance that has otherwise been available to the majority of units in the Association, specifically those owned in fractional interests. Karen summarized the general steps needed if the Board wishes to bind the policy as proposed and confirmed the proposal includes fixed finishes, but not personal property. Marrison clarified under the proposed State Farm policy, Eagle Crest Management would procure personal property coverage on behalf of the fractional unit owners, but whole-owned unit owners would need to procure their own personal property coverage.

Marrison noted the State Farm agent has requested management provide loss run reports for the current policy, after which time he will update the proposal. Once that is received, the Board can act via consent resolution or hold a special meeting.

RESERVE EXPENSES Marrison presented the Evaluation of Reserve Account Expenditures 2022 Budget vs. Expenditures (“Attachment 3”) noting this is a close-out report for the year,

and there are no variances requiring approval. Marrison summarized the projects carrying over into 2023.

FINANCIAL REPORT

Treasurer Mark Owings provided the financial report, which included the financial summary (“Attachment 4”) and internally prepared year-end 2022 financial statements (“Attachment 5”).

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

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

Resolution 2023.03.02-01

OPERATIONS REPORT

Marrison Rainey reviewed items included in the written Operations Report (“Attachment 6”). Marrison additionally noted the Association’s reserve study update for 2023 was put on hold until decisions are made on the deck project so those assets and the related financial impact can be included. Marrison noted one incident was reported to the insurance company during the current policy year, but the adjuster determined the incident occurred due to negligence of the injured party and there was no fault on the part of the Association.

OTHER NEW BUSINESS

Directors confirmed the second quarter meeting on Thursday, June 1, 2023, at 1:00 p.m.

DECK REPLACEMENT PROJECT

Arron Curtis of Eagle Crest Property Management provided an update on the activities related to the deck replacement project, noting the invitation to bid closed nearly a week ago, after an extension due to lack of response. Several invitations were sent, and only one bid has been received. Arron electronically shared a deck evaluation checklist, photos of deck understructures, and aspects of prescriptive path plans for the decks.

EXECUTIVE SESSION

Following discussion and upon motion duly made and seconded, the following resolution was unanimously approved:

RESOLVED, that the Board adjourns to executive session to discuss deck replacement contractor bids.

Resolution 2023.03.02-02

The Board reconvened in open session at 3:50 p.m. and the following action was taken.

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

RESOLVED, to move forward with Keeton King if no other bids are received prior to March 10, 2023.

Resolution 2023.03.02-03

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

RESOLVED, to engage LB Engineering to analyze the decking and substructure for possibility of repair as well as total replacement.

Resolution 2023.03.02-04

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

RESOLVED, to request the Construction Manager get costs for removing and replacing the deck skirting, repairing the skirting, or providing an alternative solution, with the intent being for the skirting to have the same life as the deck structure.

Resolution 2023.03.02-05

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:09 p.m.

Secretary to the Association