

River View Vista Estates, Inc.

Board Meeting Agenda

March 11, 2022
 10:00 A.M.
 Eagle Crest Management HOA
 Office or via teleconference
 Redmond, OR*

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

Agenda

<u>AGENDA ITEM</u>	<u>RESPONSIBLE PARTY</u>	<u>ACTION</u>
I. CALL TO ORDER	Ernie Taylor, President	
II. CONSENT TO AGENDA	Ernie Taylor, President	YES
III. APPROVE PRIOR MEETING MINUTES	Ernie Taylor, President	YES
IV. UNFINISHED BUSINESS		
A. Unit Property Insurance Coverage Update	Marrissa Rainey, ECM	
1. Discussion and questions		
B. Trex Decking/Railing Surface Flaking Settlement Offer	Marrissa Rainey, ECM	YES
1. Discussion and questions		
2. Motion to approve Settlement Offer as submitted		
C. Deck Reconfiguration for Hot Tub Replacement Update	Marrissa Rainey, ECM	
1. Discussion and questions		
V. NEW BUSINESS		
A. Financial Report	Mark Owings, ECM	YES
1. Review draft year-end 2021 financial statements		
2. Discussion and questions		
3. Motion to approve financial report subject to review		
B. Reserve Expense Report	Marrissa Rainey, ECM	YES
1. Close-out expense report for 2021		
2. Discussion and questions		
3. Motion to approve variances, if/as applicable		
C. Operations Report		
1. General operations report	Marrissa Rainey, ECM	
2. Insurance claims report (<i>no activity</i>)		
D. 2022 Reserve Study		
1. Review 2022 Reserve Study and expense schedule	Marrissa Rainey, ECM	YES
2. Discussion and questions		
3. Motion to approve 2022 reserve study and 2022 Planned reserve expenses		
E. Other new business	Ernie Taylor, President	YES
1. Confirm next meeting: Friday, May 27th, 2022 at 10:00AM		
2. Other new business		
VI. EXECUTIVE SESSION		
A. Motion to adjourn to Executive Session ** (see below)	Ernie Taylor, President	YES

B. Provide update on outcome of legal matter

Marrissa Rainey, ECM

C. Reconvene in open session

VI. **ADJOURN**

Ernie Taylor, President

YES

Additional Information

Special Note:

Agenda Item VI – A, Executive Session: ****MOTION** to adjourn to executive session: **[I] move that the Board adjourns to executive session to discuss outcome of legal a matter.**

Virtual Meeting
Procedures:

IMPORANT RE: COVID-19 VIRTUAL MEETING - *Due to current COVID-19 restrictions, 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.

The call-in number is 253-215-8782 and the meeting ID is 5415489300.

Open meeting conducted in accordance with RRO. The Board welcomes member attendance at Board meetings to observe business matters involving the Association.

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 preceding the board meeting.

Please respect the following participation guidelines:

- Please raise your hand 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 will 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.