

**River View Vista Estates**  
**Annual Meeting of Members**  
**September 21, 2019**

- DATE & TIME** Pursuant to Section 2, Article II of the Bylaws of the River View Vista Estates, Inc., a regular annual meeting of members was held on Saturday, September 21, 2019, at 9:30 a.m., at 7555 Falcon Crest Drive in Redmond, Oregon.
- CALL TO ORDER** Steve Sansone, President, called the meeting to order at 9:30 a.m. Debbie Hahn recorded the minutes on behalf of the Secretary. Steve introduced directors, officers and management staff present at the meeting.
- QUORUM** Steve confirmed that a quorum was present in person and by proxy.
- MINUTES** Minutes from the annual meeting of members held on September 15, 2018, were available for member review and had also been posted on the owner website. There being no corrections, a motion was made, seconded and unanimously approved to accept the minutes as written.
- DIRECTOR ELECTION** Steve Sansone reported that there were two directors with expiring terms this year: Brett Moshofsky and Gordon Eddington. Nominees for the open positions include Brett Moshofsky, Gordon Eddington, Shirley Braunstein, Richard Aufort, and Darcy Rourk. There being no additional nominations from the floor, the nominations were closed. Ballots were distributed to the members in attendance who had not already cast a vote in a returned proxy. Votes received by proxy and in person were counted and Brett Moshofsky and Shirley Braunstein were elected for three-year terms to expire in 2022.
- IRS RESOLUTION** Following discussion, and after motion duly made and seconded, the following resolution was passed by a majority of the Association members present at the meeting in person and by proxy:
- RESOLVED, that any excess membership income over membership expenses for the year ended December 31, 2019, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.**
- PRESIDENT'S REPORT** Steve next provided a brief report on the activities of the Association Board during the past year, noting:
- A primary activity of the Board is to meet quarterly to review the Association's financial status and to work with management on any operational or pending issues. At this time, expenses are tracking very close to budget overall for 2019. Snow removal is an exception. Due to the unexpected \$15k expense for tree damage cleanup related to the storm, each unit was assessed an additional \$326.60 to cover this unbudgeted expense. We expect to be close to budget overall at year end unless some surprises occur.
  - Hudspeth & Co. is the CPA firm that reviewed the Association financial statements for 2018 statements. A copy of the 2018 reviewed statement was posted on the owner website ([www.eaglecrestowners.com](http://www.eaglecrestowners.com)). Notice of the web posting was mailed to all owners with the annual meeting notice, along with information on how to request a paper copy.
  - Currently, all Resort and Ridge owners have access to the Resort Sports Center as well as Ridge and Lakeside Sports Centers per a joint use agreement between

ECMA, RECOA and Eagle Crest Acquisition Group (“ECAG”-owners of the Ridge and Lakeside Sports Centers). We were advised that the Ridge Sports Center pool will continue to be open year around. The Resort Sports Center and Redtail Hawk outdoor pool closure during winter is planned to continue.

- Directors will meet in November to address the 2020 Association budget and dues. The Board continues to be sensitive to dues increases while considering the desire to maintain the current level of services. The Board also recognizes that Oregon has another minimum wage increase effective July 2020, and the overall labor shortage impacts both services and materials.
- The Board reviews reserve fund investments and expenses quarterly and obtains an update to the reserve study on an annual basis.
- This year, the Association’s scheduled reserve-funded projects include:
  - Completion of the garbage enclosures, which was finalized in the spring. Signage will be added with recycling information.
  - Installation of landscaping bark mulch.
- Steve expressed appreciation to the management staff and all board members.

**RESORT  
OPERATIONS  
REPORT**

Hannah Henson, HOA Manager for Eagle Crest Management, reported on the following resort operations activities:

- Closure of the outdoor pools during the winter months is planned to continue. The indoor pool at the Ridge Sports Center is available during these winter months.
- The completion of the garbage enclosures is exciting and provides a much cleaner look to the neighborhood. Management is working on signage for the interior of the enclosures with recycling information.
- The third season of paddleboard rentals and classes were again very popular. Electric scooters have been added as a new item available for rent from the Resort Sports Center.
- The owner of Eagle Crest (KDG) restriped the outdoor tennis courts near the Lakeside Sports Center for pickleball – they are now pickleball only. This has been well received by the very active Eagle Crest pickleball community. Winter season play at the indoor tennis courts at the Resort Sports center is set to occur from November 1st – April 15th, with blocks of time available on Saturdays and Tuesdays.
- The Eagle Crest Golf Course operator has completed these projects this year, or they are currently underway:
  - A new fleet of club car golf carts have been put into service. Each cart is equipped with a USB port as to allow for personal electronic devices and GPS yardage apps.
  - The work on the 18th hole water feature on the Ridge is near completion.
  - Nearly 1/3 of the cart paths on the Ridge have been resurfaced and another 3-4 holes of cart path will be resurfaced this spring. Resort Course paths have sections resurfaced each year.

- A new piece of turf equipment has been purchased that allows us to avoid the large core removal aerification on any of the Eagle Crest Courses.
- Four new machines for mowing the greens have been purchased; this will help with the quality of cut and enhance the putting surfaces as well.
- Fountains have been added to most of the Ridge and Challenge Course water features.
- The Greenside Café will undergo a full renovation of both the inside space and outside patio area. This work is planned to begin in late-October.
- Remember to visit the website for updates and information about what's happening on the Resort – [www.eaglecrestowners.com](http://www.eaglecrestowners.com).

**QUESTIONS &  
COMMENTS**

Steve opened the floor for questions and comments.

- Jim Rourk stated he likes the periodic dinner events that are held at the River Run Event Center and he hopes they continue. He also noted their family loves Starfest.

There were no further questions related to Association business that had not previously been addressed.

**ADJOURNMENT**

There being no further business, the meeting was adjourned.

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Secretary to the Association