

**MINUTES FOR THE MEETING OF THE BOARD OF DIRECTORS
OF THE
RIVER VIEW VISTA ESTATES OWNERS ASSOCIATION**

CALL TO ORDER Pursuant to call by the President of the Association, the third quarter meeting of the Board of Directors was held on September 20, 2019, at 4:00 p.m. at 7555 Falcon Crest Drive in Redmond, Oregon.

ATTENDANCE Directors present included Fred Duhring, Gordon Eddington, Brett Moshofsky, Steve Sansone, and Ernie Taylor. Attendance by Fred, Gordon, and Brett was accommodated via teleconference call. Also present were staff members Robin Dowty, Debbie Hahn, Hannah Henson, Kelsey Rook, and Brenda Tompkins. Rob Johns, Association Insurance Broker with Alliant Insurance Services was also in attendance. Steve Sansone, President, presided at the meeting, and Kelsey Rook recorded the minutes on behalf of the Secretary.

CONSENT TO AGENDA The meeting was called to order at 3:58 p.m. and all board members consented to the agenda as written.

PRIOR MINUTES Reading of the prior meeting minutes dated May 31, 2019 was waived. Two typos to the attendance and prior minutes sections were identified and corrected. Brett moved to approve the minutes as corrected. Ernie seconded the motion and it passed unanimously.

OLD BUSINESS None pending.

NEW BUSINESS

INSURANCE POLICY RENEWAL Directors consented to a change to the agenda to review the insurance proposal as presented by Rob Johns, First Vice President at insurance brokerage firm Alliant Insurance Services. Rob referred Directors to the “River View Vista Estates Insurance Renewal Proposal 2019-2020” (“Attachment 1”). Rob noted that the policy renewals present a 7.1% increase over last year’s premiums. Rob informed directors that he is seeking quotes for the newly constructed garbage enclosures and will provide this information to management once received. In response to director questions about the Oregon marijuana exclusion, Rob offered to contact the liability policy underwriter and provide any further details to management.

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

RESOLVED, that the President be authorized to bind the insurance proposal submitted by Alliant Insurance Services (“Attachment 1”) to bind the general liability, directors and officers liability, and umbrella liability for one year, effective October 1, 2019 following receipt of the additional requested property and related premium information with up to \$500 additional premium being authorized.

Resolution 2019-09.20-01

FINANCIAL REPORT Brenda Tompkins provided the financial report, which included the financial summary (“Attachment 2”) and internally prepared second-quarter 2019 financial statements (“Attachment 3”). Robin reviewed the material variances as outlined in the financial summary.

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

RESOLVED, that the financial report submitted by Brenda Tompkins including “Attachment 2”, and “Attachment 3” be hereby approved subject to review.

Resolution 2019-09.20-02

RESERVE EXPENSE REPORT Debbie Hahn presented the Evaluation of Reserve Account Expenditures vs. Budget per 2019 Reserve Study (“Attachment 4”), which included no variances requiring approval. No action was taken by Directors.

OPERATIONS REPORT Debbie Hahn presented the written operations report (“Attachment 5”) noting there are no insurance claims to report. There were no actions requested of or taken by the Board.

ANNUAL MEETING Debbie announced a quorum for the RVVE annual meeting on September 21, 2019 has been met by the proxies received to date. Steve noted that meeting will be held at 7555 Falcon Crest Drive at 9:30 a.m.

PRELIMINARY 2020 BUDGET ASSUMPTIONS Debbie Hahn summarized the “2020 Budget Assumption Memo” (“Attachment 6”). There were no actions requested of or taken by the Board.

NEW BUSINESS

OTHER NEW BUSINESS Directors confirmed that the fourth quarter board meeting will be held on November 22, 2019 at 3:00 p.m. at 7555 Falcon Crest Drive in Redmond, Oregon.

ADJOURNMENT There being no further business, the meeting was adjourned at 4:31 p.m.

Secretary to the Association