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RESOLUTION OF THE BOARD OF DIRECTORS OF RIVER VIEW VISTA ESTATES ADOPTED BY UNANIMOUS WRITTEN CONSENT

The undersigned, constituting all of the members of the Board of Directors of River View Vista Estates, Inc., an Oregon nonprofit corporation (the "**Association**"), do hereby adopt the following resolution in lieu of a meeting:

2026 Revised River View Vista Estates Association Budget

WHEREAS, the River View Vista Estates Board of Directors approved the 2026 Association Budget at the December 2, 2025 quarterly meeting and set 2-bedroom quarterly dues at $2,354 and 3-bedroom quarterly dues at $2,538;

WHEREAS, an error was found in the approved 2026 budget whereby the Eagle Crest Master Association (ECMA) Dues were populated using the ECMA Pro Shop prepaid dues amount ($54,144) instead of the ECMA dues with Pro Shop debt service amount ($61,391), resulting in a difference of $7,247 AND;

WHEREAS, changes were made to extend the Property Taxes line item to the 2- and 3-bedroom budgets, and the new Association Reserve Asset R&M line item was populated on the 2-bedroom budget;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors approves the REVISED 2026 River View Vista Estates Association Budget as provided in "Exhibit A" and further sets 2026 2-bedroom quarterly dues at $2,410 and 3-bedroom quarterly dues at $2,570.

The Secretary of the Association is hereby directed to file this resolution with the official records of the Association.

IN WITNESS WHEREOF, the undersigned have executed this Unanimous Written Consent of Directors to be effective as of January 8, 2026.

Signed by:
D2C75FC3D0F445E...
Brett Moshofsky
Date: 1/9/2026

Signed by:
Ernie Taylor
C31D7616C8A141C...
Ernie Taylor
Date: 1/12/2026

DocuSigned by:
Fred Duhring
D463BCE0CD7B43C...
Fred Duhring
Date: 1/8/2026

DocuSigned by:
Denene Holbrook
96AB72612D704D9...
Denene Holbrook
Date: 1/8/2026

Signed by:
Paul Fujimoto
42A4D5179E1B477...
Paul Fujimoto
Date: 1/8/2026

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"Exhibit A"

RIVERVIEW VISTA ESTATES
2026 BUDGET - REVISED 12.16.25
WITH COMPARISON TO 2025 BUDGET AND FORECASTED 2025 RESULTS

	Actual 09/30/25	Forecast 12/31/25	General Operations % ^ 2025 Budget to 2025 Forecast	2025 Budget	2026 Budget	% of change
REVENUE:						
Member Assessment	$ 314,644	$ 419,519	0.00%	$ 419,519	$ 456,139	8.7%
Interest	8	11	0.00%	11	11	0.0%
TOTAL COMMUNITY ASSESSMENTS	$ 314,652	$ 419,530	0.00%	$ 419,530	$ 456,150	8.7%
COMMUNITY EXPENSES: ❶						
Repair & Mtc - Water/Sewer/Road/Backflow testing	$ 21,761	$ 26,247	66.25%	$ 8,857	$ 10,400	17.4%
Association Reserve Asset R&M *(new for 2026 with new CCR interpretation)*		$ -		$ -	$ 4,000	
Landscaping - R&M and Wildfire Mitigation	137	6,500	0.00%	6,500	5,200	-20.0%
Legal and Professional Fees	4,365	9,000	0.00%	9,000	5,000	-44.4%
Snow Removal	1,519	2,200	0.00%	2,200	2,789	26.8%
Waste Removal	12,809	17,204	-0.09%	17,220	18,020	4.6%
Propane	12,918	17,305	2.25%	16,916	17,761	5.0%
Insurance - General Liability/Property	14,867	19,885	-3.29%	20,540	21,338	3.9%
Property Taxes	286	389	0.91%	385	422	9.5%
Director Travel	138	1,000	-200.00%	3,000	1,000	-66.7%
Postage/mailings/misc	884	1,192	0.00%	1,192	1,392	16.8%
Eagle Crest Mgmt, LLC Contracted Services						
Safety Services	17,162	22,883	0.00%	22,883	23,501	2.7%
Common Area Grounds Maintenance	33,535	44,714	0.00%	44,714	45,921	2.7%
To Replacement Reserve Fund	94,368	125,824	0.00%	125,824	132,115	5.0%
TOTAL OPERATING EXPENSES	$ 214,749	$ 294,343	72.96%	$ 279,231	$ 288,858	3.4%
MANAGEMENT COMPANY FEE	21,615	28,820	0.00%	28,820	29,598	2.7%
ECMA FEES:						
ECMA Water & Sewer Fees	36,801	49,068	0.00%	49,068	50,760	3.4%
ECMA Dues - with Pro Shop Debt Service	41,454	55,272	0.00%	55,272	61,391	11.1%
TOTAL OPERATING EXPENSES FOR 47 RVVE UNITS	$ 314,619	$ 427,503	-3.54%	$ 412,391	$ 430,608	4.4%
SPORTS CENTER FEES: (17 Wholly Owned Units not including WorldMark)						
ECMA Resort Sports Center	$ 6,062	$ 8,082	0.00%	$ 8,082	$ 8,373	3.6%
Eagle Crest Crest Ridge Sports Centers	1,715	2,287	0.02%	2,287	2,348	2.7%
TOTAL OPERATING EXPENSES	$ 322,395	$ 437,872	3.45%	$ 422,759	$ 441,329	4.4%
NET INCOME	$ (7,744)	$ (18,342)		$ (3,229)	$ 14,821	-558.9%
BEGINNING BALANCE - OPERATING FUND	$ 11,763	$ 11,763		$ 14,688	$ (6,580)	
ENDING BALANCE - OPERATING FUND	$ 4,019	$ (6,580)		$ 11,458	$ 8,242	

❶ The June 2024 to June 2025 CPI increase (Western Regions) was 2.7%.

❷ Wholly-owned units: 2 ,3 ,5, 10, 14, 18, 24, 25, 27, 28, 29, 30, 31, 32, 33, 35, 41, (47 - WorldMark)

❸ Owners that elected to prepay the loan principal for the ECMA Pro Shop improvement project will receive a quarterly credit on their dues statement of $38.55. Wholly-owned units that prepaid are: 3, 27, 35, 41. Fractional Units that prepaid include: 7, 13, 22.

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"Exhibit A"

River View Vista Estates
Three (3) Bedroom Units
2026 Association Budget ❶
Annual costs per living unit

	2025 Budget	2026 Budget	% of Change
COMMUNITY EXPENSES: ❷			
Repair & Mtc - Water/Sewer/Road/Backflow testing	$ 188	$ 221	17.4%
Association Reserve Asset R&M *(new for 2026 with new CCR interpretation)*		$ 85	100.0%
Landscaping - Repair & Mtc	$ 138	$ 111	-20.0%
Legal and Professional Fees	$ 191	$ 106	-44.4%
Snow Removal	$ 47	$ 59	26.8%
Waste Removal	$ 366	$ 383	4.6%
Propane	$ 360	$ 378	5.0%
Insurance - General Liability/Property	$ 437	$ 454	3.9%
Property Taxes	$ 8	$ 9	9.5%
Director Travel	$ 64	$ 21	-66.7%
Postage/mailings/misc	$ 25	$ 30	16.8%
Eagle Crest Mgmt, LLC Contracted Services			
Safety Services	$ 487	$ 500	2.7%
Common Area Grounds Maintenance	$ 951	$ 977	2.7%
To Replacement Reserve Fund ❸	$ 2,830	$ 2,971	5.0%
TOTAL OPERATING EXPENSES	$ 6,086	$ 6,306	3.6%
MANAGEMENT COMPANY FEE	$ 628	$ 646	2.9%
ECMA FEES:			
ECMA Water & Sewer Fees	$ 1,044	$ 1,080	3.4%
ECMA Dues - with Pro Shop Debt Service ❺	$ 1,176	$ 1,306	11.1%
TOTAL OPERATING EXPENSES	$ 8,934	$ 9,339	4.5%
SPORTS CENTER FEES: ❹			
ECMA Resort Sports Center	$ 473	$ 488	3.0%
Eagle Crest Crest Ridge Sports Centers	$ 135	$ 138	2.7%
CONTINGENCY			
Carry Forward (surplus)/loss	$ (60)	$ 315	
TOTAL OPERATING EXPENSES	$ 9,482	$ 10,279	8.4%

These are the annual association dues PER LIVING UNIT.	2025	2026	
There are 34 three bedroom units	$ 2,370	$ 2,570	8.4%

The "2026 Annual Budget" includes the following (1) Association dues for River View Vista Estates to be paid by all owners in RVVE (fractional and wholly-owned); (2) Eagle Crest Master Association (ECMA) dues and water/sewer fees
❶ paid by all resort-side owners; and (3) sports center fees

❷ The June 2024 to June 2025 CPI increase (Western Regions) was 2.7%.

Reserves fund the replacement and refurbishment of common association assets. Association common assets include Snowgoose Lane and Canadian Honker Drive; exterior pathways and lighting; exterior paint, siding, decks and roofs;
❸ and garbage enclosures.

Access to three sports centers provided to Association members based on a Joint Use Agreement that specifies fees
❹ per unit/lot and per owner

Owners that elected to prepay the loan principal for the ECMA Pro Shop improvement project will receive a quarterly
❺ credit on their dues statement of $38.55. Wholly-owned units that prepaid are: 3, 27, 35, 41. Fractional Units that

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"Exhibit A"

River View Vista Estates
Two (2) Bedroom Units
2026 Association Budget ❶
Annual costs per living unit

	2025 Budget	2026 Budget	% of Change
COMMUNITY EXPENSES: ❷			
Repair & Mtc - Water/Sewer/Road/Backflow testing	$ 188	$ 221	17.4%
Association Reserve Asset R&M *(new for 2026 with new CCR interpretation)*		$ 85	100.0%
Landscaping - Repair & Mtc	$ 138	$ 111	-20.0%
Legal and Professional Fees	$ 191	$ 106	-44.4%
Snow Removal	$ 47	$ 59	26.8%
Waste Removal	$ 366	$ 383	4.6%
Propane	$ 360	$ 378	5.0%
Insurance - General Liability/Property	$ 437	$ 454	3.9%
Property Taes	$ 8	$ 9	9.5%
Director Travel	$ 64	$ 21	-66.7%
Postage/mailings/misc	$ 25	$ 30	16.8%
Eagle Crest Mgmt, LLC Contracted Services			
Safety Services	$ 487	$ 500	2.7%
Common Area Grounds Maintenance	$ 951	$ 977	2.7%
To Replacement Reserve Fund ❸	$ 2,278	$ 2,392	5.0%
TOTAL OPERATING EXPENSES	$ 5,534	$ 5,727	3.5%
MANAGEMENT COMPANY FEE	$ 571	$ 587	2.7%
ECMA FEES:			
ECMA Water & Sewer Fees	$ 1,044	$ 1,080	3.4%
ECMA Dues - with Pro Shop Debt Service ❺	$ 1,176	$ 1,306	11.1%
TOTAL OPERATING EXPENSES	$ 8,325	$ 8,700	4.5%
SPORTS CENTER FEES: ❹			
ECMA Resort Sports Center	$ 473	$ 488	3.0%
Eagle Crest Crest Ridge Sports Centers	$ 135	$ 138	2.7%
CONTINGENCY			
Carry Forward (surplus)/loss	$ (60)	$ 315	
TOTAL OPERATING EXPENSES	$ 8,873	$ 9,640	8.7%

These are the annual association dues PER LIVING UNIT.	2025	2026	
There are 13 two bedroom units	$ 2,218	$ 2,410	8.7%

❶ The "2026 Annual Budget" includes the following (1) Association dues for River View Vista Estates to be paid by all owners in RVVE (fractional and wholly-owned); (2) Eagle Crest Master Association (ECMA) dues and water/sewer fees paid by all resort-side owners; and (3) sports center fees

❷ The June 2024 to June 2025 CPI increase (Western Regions) was 2.7%.

❸ Reserves fund the replacement and refurbishment of common association assets. Association common assets include Snowgoose Lane and Canadian Honker Drive; exterior pathways and lighting; exterior paint, siding, decks and roofs; and garbage enclosures.

❹ Access to three sports centers provided to Association members based on a Joint Use Agreement that specifies fees per unit/lot and per owner

❺ Owners that elected to prepay the loan principal for the ECMA Pro Shop improvement project will receive a quarterly credit on their dues statement of $38.55. Wholly-owned units that prepaid are: 3, 27, 35, 41. Fractional Units that