REVISED 3/3/2026

River View Vista Estates, Inc.
Board Meeting Agenda

March 5th, 2026
9:00 AM
Teleconference/Zoom Only *

Meeting called by:	President, Brett Moshofsky	Facilitator:	President, Brett Moshofsky
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)

Owner Comment Opportunity *(guidelines for participation below)*

Zoom Link and Call In Information:
https://us06web.zoom.us/j/7510516296?omn=88262502557
Meeting ID: 751 051 6296
Call In Number: 1-253-205-0468

AGENDA ITEM	RESPONSIBLE PARTY	ACTION
I. CALL TO ORDER	Brett Moshofsky, President	
II. CONSENT TO AGENDA	Brett Moshofsky, President	YES
III. APPROVE PRIOR MEETING MINUTES	Brett Moshofsky, President	YES
IV. UNFINISHED BUSINESS		
A. Deck Replacement Project Details	Kacy Hjeresen, Eagle Crest Management (ECM) Paul Fujimoto, Project Liason Marrissa Rainey, ECM	YES
1. Project Construction Update		
2. Project Loan & Budget Status Update		
3. Motion(s) if/as applicable		
V. MANAGEMENT REPORTS		
A. Financial Report	Mark Owings, ECM	YES
1. Review draft year-end 2025 financial statements		
2. Engagement letter for 2025 review		
3. Discussion and questions		
4. Motion to approve financial report subject to review		
B. Reserve Expenses	Marrissa Rainey, ECM	
1. Close out Reserve expense report for 2025–*no activity*		
C. Operations Report	Marrissa Rainey, ECM	
1. General operations report		
2. Insurance claims report – *no activity*		
VI. UNFINISHED BUSINESS - *Continued*		
A. Front Entry and Upper Deck Discussion	Kacy Hjeresen, ECM	YES
1. Review responsibility & repair plan for reserve update		
2. Discussion and questions		
3. Motion(s) if/as applicable		
B. Siding Repair/Replacement and Paint Discussion		
1. Review options for repair/replacement for reserve update	Kacy Hjeresen, ECM	YES
2. Discussion and questions		

3. Motion(s) if/as applicable		
C. Terminix Building Report	Kacy Hjeresen, ECM	YES
1. Discussion and questions		
2. Motion(s) if/as applicable		
D. 2026 DRAFT Reserve Study	Karen Smith, Resort Resources, Inc. (RRI) – Memo Included	
1. Reference material for discussion		
VII. NEW BUSINESS		
A. Meeting Schedule		
1. Confirm next meeting: Thursday, June 4th, 2026 (9:00am)	Brett Moshofsky, President	YES
2. Schedule meeting for Reserve Study approval	Marrissa Rainey, ECM	
B. Other New Business		
VIII. ADJOURN	Brett Moshofsky, President	YES

Owner Comment Opportunity *(guidelines for participation below)*

Additional Information

*Virtual Meeting Procedures:

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 1-253-205-0468 and the meeting ID is 751 051 6296.

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 preceeding and following the board meeting.

Please respect the following participation guidelines:

- Please raise your hand (virtually) 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 may 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.

Resource Persons: Staff