River View Vista Estates, Inc.
Board Meeting Agenda

November 19th, 2026
9:00 AM
Zoom / Teleconference Only *

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

Zoom Link and Call In Information:

https://us06web.zoom.us/j/7510516296?omn=89391996683

Call In Number: 1-253-205-0468

Meeting ID: 751 051 6296

Owner Comment Opportunity

(guidelines for participation below)

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. MANAGEMENT REPORTS		
A. Financial Report		
1. Review 9/30/2026 third quarter financial statement	Marrissa Rainey, Eagle Crest Management (ECM)	YES
2. 2025 Financial Review Status		
3. Reserve Fund investment update		
4. Discussion and questions		
5. Motion to approve financial report subject to review		
B. Reserve Expenses	Marrissa Rainey, ECM	
1. Expense Status Report 2026 – *no activity*		
C. Operations Report		
1. General operations report	Marrissa Rainey, ECM	
2. Status update on Deck Project Owner Prepayment		
3. Repair and Maintenance Report – Front Entries - *verbal*	Kacy Hjeresen, ECM	
4. Insurance claims report – *no activity*		
V. UNFINISHED BUSINESS		
A. Paint & Siding Repair Project	Marrissa Rainey & Kacy Hjeresen, ECM	YES
1. Contractor Selection		
2. ECM Project Management Fee		
3. Project Scheduling & Communication		
4. Discussion and Questions		
5. Motion(s) if/as applicable		

B.	ECMA Irrigation Policy Compliance – *no update*	Marrissa Rainey, ECM	
C.	Deschutes County Lighting Ordinance – *no update*	Marrissa Rainey, ECM	
VI.	SCHEDULED 4th QUARTER BUSINESS		
A.	Election of Officers Current officers: President: Brett Moshofsky Vice President: Paul Fujimoto Secretary: Denene Holbrook Treasurer: Fred Duhring	Brett Moshofsky, President	YES
B.	Travel/Lodging Expense Policy ** 1. Review current policy 2. Motion to adopt policy for 2026-2027	Brett Moshofsky, President	YES
D.	2027 Association Budget 1. Review proposed Association 2027 Budget 2. Discussion and questions 3. Motion to approve 2027 budget and set 2027 dues	Marrissa Rainey, ECM	YES
E.	Authorized Signers ** 1. Update authorized signers 2. Motion(s) if/as applicable	Marrissa Rainey, ECM	YES
VII.	NEW BUSINESS		
A.	Other New Business 1. Set 2027 meeting dates 2. Other new business	Marrissa Rainey, ECM	YES
VIII.	ADJOURN	Brett Moshofsky, President	YES

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. See Zoom connection information above.

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

**Special Notes

**Agenda Item VI-B, Travel / Lodging Expense Policy: The current policy: *"Transportation costs are allowed based on the most prudent mode of travel as determined by each director. If driving, a mileage rate will be paid at the then current IRS mileage rate. Air travel will be reimbursed at cost. Lodging, as needed to accommodate for the meeting schedules (1-2 nights) will be provided by the Association at the resort property. In addition, communication costs will be reimbursed to directors at cost upon receipt of bill."*

**Agenda Item VI-E, Authorized Signers: 2027 suggested authorized signers

Authorized Signers: Curt Heimuller, Mark Owings, Carolyn Schwaderer

Authorized Signers for Association Liens & Lien Releases: Curt Heimuller, Carolyn Schwaderer

Materials:	Materials related to this Board Meeting agenda can be found within the Owner's AppFolio Portal > Shared Documents. If you are not yet registered for the AppFolio portal, please follow the instructions below to sign up: (Your Online Portal by AppFolio is now FolioSpace) 1. Visit https://eaglecrest.appfolio.com/connect/ 2. Click on "Need to Set Up an Account?" 3. Enter your information and click "Request Access." 4. The "Property Address" field can be left blank.
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