



Board of Directors Meeting

TUESDAY, January 11, 2022

5:15 p.m. on Zoom Conferencing & Tony's Firehouse Grill and Pizza, 10701 CA-178, Bakersfield, CA 93306 (recorded)

X **Agenda & Management Summary**

_____ Minutes

<u>No.</u>	<u>Item Description</u>	<u>Ref.</u>	<u>Discussion</u>	<u>Action</u>								
1	<u>Commencement of Meeting</u>											
1.a	Meeting Agenda Presentation / Pre-Meeting Adjustments to Agenda											
1.b	Call to Order – Roll Call of Directors & Delegates		<p><u>Board of Directors</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Fred Wiley, President</td> <td style="width: 50px;"></td> </tr> <tr> <td style="padding: 2px;">Phil Crosby, Secretary</td> <td></td> </tr> <tr> <td style="padding: 2px;">Beth Espinoza, Member</td> <td></td> </tr> </table> <p><u>Delegates</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Montagna HOA by and through Stephen Greenfield & Kerri Roberts</td> <td style="width: 50px;"></td> </tr> </table>	Fred Wiley, President		Phil Crosby, Secretary		Beth Espinoza, Member		Montagna HOA by and through Stephen Greenfield & Kerri Roberts		
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Rio Vista HOA by and through Raj Doshi & Craig Michaud	
Rio Vista Estates HOA by and through Skip Staley and Art Mijarez	
Highpointe Rio Bravo 224, L.P by and through Steve Vliss	
Estates of Rio Bravo HOA by and through	
The Manors by and through Johnny Duenas	
Rio Bravo Country Club, LLC by and through Randy Steinert	

Guest(s)

Rio Bravo Fairways by and through Scott Johnson	
Rio Bravo Golf Course Master HOA by and through Kelly Lucas	



Casa Club HOA by and through	
Mario Valenzuela, Sarah Resa, Manager	

1.c Approval of the November 9, 2021, Meeting Minutes.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Officer Elections
2. Kachay Global Development Update
3. 2022 Goals
4. Open Floor

2.b Next Meeting:

Board Meeting
 Tuesday, February 8, 2021, at 5:15 p.m. via Zoom Conferencing and/or Tony's Firehouse Grill and Pizza, 10701 CA-178, Bakersfield, CA 93306.

3. **Financial & Accounting**

Consent Items designated with a "C."

3.a Financial Summary – account balances as of January 7, 2022.

\$20,991.20 Chase Operating Account
 \$37,833.86 Chase Savings Account



\$58,825.06

- 3.b Chase Bank Checking Activity, C \$10,750.69 12/31/21
Operating Account, \$45,868.25 11/30/21
Reconciliation, and Bank Non-redacted version available in BOD files.
Statement for account ending
5572. Reconciliation report
through 11/30/2021 and
12/31/2021.
- 3.c Chase Bank Savings Activity, C \$37,833.79 12/31/21
Reconciliation, and Bank \$37,833.44 11/30/21
Statement for account ending Non-redacted version available in BOD files.
5761. Reconciliation report
through 11/30/2021 and
12/31/2021.
- 3.d Financial Report for November C Profit & Loss
and December 2021. Statement of Cash Flows
Balance Sheet
Budget to Expense
- 3.e Outgoing Funds RATIFICATION – Utilities/Dwelling Live



- C 1. \$317.05 on 12/3/21 PG&E (9301712956-5 Guard Station & Street *combined*) Electronic Payment
- C 2. \$281.22 on 11/2/21 PG&E (9301712956-5 Guard Station & Street *combined*) Electronic Payment
- C 3. \$38.57 on 12/6/21 California Water Service (account 5814588888) Electronic Payment
- C 4. \$41.64 on 11/2/21 California Water Service (account 5814588888) Electronic Payment
- C 5. \$106.11 on 11/6/21 TelPlex (guard phone)
- C 6. \$108.67 on 11/8/21 TelPlex (guard phone)
- C 7. \$107.55 on 12/8/21 to Spectrum (guard internet)
- C 8. \$107.55 on 11/8/21 to Spectrum (guard internet)
- C 9. \$600.12 on 12/8/21 to DwellingLive (monthly service)
- C 10. \$52.00 on 12/6/21 to DwellingLive (credits)



- C 11. \$464.10 on 11/15/21 to DwellingLive (passes)
- C 12. \$600.12 on 11/10/21 to DwellingLive (monthly service)

CHECKS TO RATIFY

- C 13. \$4,884.00 Philadelphia Insurance Company [check paid electronically ACH] for HOA and Umbrella
- C 14. \$5,347.97 HOA Management (November 2021 services, reimbursements, and annual collection percentage)
- C 15. \$7,706.00 to R. Stanley Security (Invoice 18895)
- C 16. \$7,920.00 to R. Stanley Security (Invoice 18869)
- C 17. \$8,448.00 to R. Stanley Security (Invoice 18842)
- C 18. \$835.00 to Letourneau Landscape Services (monthly landscaping) 11/30/21 Invoice 3882
- C 19. \$252.00 to Letourneau Landscape Services (fertilizer, sprinkler repairs) 11/30/2021 Invoice 3883



- C 20. \$44.00 to Orkin (pest control)
- C 21. \$741.45 to Beaumont & Tashijan (legal fees) 11/30/2021 Invoice 130340
- C 22. \$200.00 to Aurelio Hernandez (December 2021 janitorial services)

CHECKS TO DISBURSE

- C 23. \$7,920.00 to R. Stanley Security (Invoice 18919 through 12/15/21)
- C 24. \$943.00 to Letourneau Landscape Services (monthly landscaping, preemergent) 12/29/21 Invoice 3960
- C 25. \$1,539.40 HOA Management Solutions, Inc. (December 2021 services and reimbursements)
- C 26. \$200.00 to Aurelio Hernandez (January 2022 janitorial services)

3.f Other Administrative / Financial Items

- 1. Ratification of Highpointe Waiver of Collection Fees
- 2. Banking Resolution – Removal of Former Board Member and Addition of New Board Member



3. Casa Club Annexation and Related Billing ■
4. Rio Bravo Fairways Security Gate Billing ■
5. PG&E Rebill case ID 6509951392 (placeholder)
6. Assessment Lien – none scheduled [Note: Notice of Default and Notice of Trustee Sale on Executive Session Agenda]

4. **Regular & Ongoing Business**

4.a Operational Items

4.b Roadway Maintenance Report

4.c Landscape Maintenance Report

4.d Board Education & Training

4.e Prior Executive Session Summary

1. Davis-Sterling Newsletter Links



5. **Security Gate Business**

5.a Security Gate Report

1. Notable Activity
2. Guard computer screen
3. The Manors Security Gate ■
4. Cost Sharing Agreement – Guard ■

Adjournment of Meeting

Time:

△ Symbol notates an update to listed item on the posted agenda prior to meeting.

■ Symbol notates items also set for discussion in Executive Session



Notes:

1. Unless indicated, a quorum has been determined to exist if minutes are approved for the respective meeting date indicated.
2. Section 6 is kept separate and confidential from Sections 1 through 5. Only the Board can release such information.
3. Incoming and Outgoing Correspondences: General, Billing, and other general correspondences, billings, and communications are not posted for meetings but are available for inspection as required by law. Correspondences bearing key relevance to upcoming meetings are listed in agenda.
4. For simplicity, initials of Board, Delegate, & Management members are used.
5. Supporting documents, if any, are placed in order of the appropriate section, 1 through 6, with supporting documents for the Appendices and Supplements placed in section 6.
6. Supplemental information to be provided at BOD meeting if it becomes available.
7. Items “Retained on agenda” because an open question or issue remains unresolved or because of a repetitive nature per Board directive.
8. Certain information may be redacted in part because of privacy or other reasons per director of Board but is available for inspection as required by law.

2022 RBCA GOALS (To be Determined)

Date Achieved:	Goal Description
Not Completed	1. Acquire management control of secondary back gate and enhance RBCA community security.
Not Completed	2. Acquire the requisite easements from RBCC on all common areas.
Not Completed	3. Complete a cost sharing agreement with non-annexed associations for Guard services.
Not Completed	4. Create RBCA Emergency Response Plan
Not Completed	5. Register RBCA to receive notices of any development projects affecting Rio Bravo Community with City of Bakersfield.