



Board of Directors Meeting

TUESDAY, October 16, 2018

5:15 p.m. @ Rio Bravo Country Club, 15200 Casa Club Drive, Bakersfield, California 93306

X Agenda & Management Summary

__ Minutes

<u>No.</u>	<u>Item Description</u>	<u>Ref.</u>	<u>Discussion</u>	<u>Action</u>
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1 **Commencement of Meeting**

1.a Meeting Agenda Presentation /
Pre-Meeting Adjustments to
Agenda

1.b Call to Order – Roll Call of
Directors & Delegates

Board of Directors

Phil Crosby, President	
Mark Hall, Vice President, and Chief Financial Officer	
Fred Wiley, Secretary	

Delegates

Montagna HOA by and through Stephen Greenfield	
Rio Vista HOA by and through Jeff Thompson	



Rio Vista Estates HOA by and through Wayne Stephens	
Highpointe Rio Bravo 224, L.P by and through	
Estates of Rio Bravo HOA	
The Manors by and through Chris Felix	
Andrew Fuller	
Rio Bravo Country Club, LLC by and through Randy Steniert	

Guest(s)

Rio Bravo Fairways by and through	
Rio Bravo Golf Course Master HOA by and through Randy Steinert	
Casa Club HOA by and through ---	
Mario Valenzuela, Sarah Resa, Manager	

1.c Approval of the September 18, 2018, Meeting Minutes.



2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Open Forum

2.b Next Meeting:

Tuesday, November 20, 2018; at 5:15 p.m.
Rio Bravo Country Club, 15200 Casa Club Drive, Bakersfield, CA 93301

3. **Financial & Accounting**

CONSENT

3.a Financial Summary – account balances as of September 14, 2018.

\$41,310.25 Chase Operating Account
\$70,411.95 Chase Savings Account
\$25,521.70 Pacific Western CD 7/13/18

\$137,243.90

b Chase Bank Checking Activity, C Operating Account, Reconciliation, and Bank Statement for account ending 5572. Reconciliation report through 9/28/18.

\$30,945.90
Non-redacted version available in BOD files. **Δ**

3.c Chase Bank Savings Activity, C Reconciliation, and Bank Statement for account ending 5761. Reconciliation report through 9/28/18.

\$70,411.95
Non-redacted version available in BOD files.



- 3.d Pacific Western Bank CD -1 C \$25,242.17
(Ending 744) (Reserve)
Issue Date 7/30/16. Maturity
Date 7/30/17. Term 12 months.
Rate 0.150%
- 3.e Financial Report for August 2018. C Profit & Loss
Statement of Cash Flows
Balance Sheet
Budget to Expense
Reserve Report
- 3.f Outgoing Funds C RATIFICATION – Utilities/Dwelling Live
- C 1. \$37.27 on 10/9/18 California Water Service (account 5814588888) Electronic Payment
 - C 2. \$280.33 on 10/2/18 PG&E (9301712956-5 Guard Station & Street *combined*) Electronic Payment
 - C 3. \$159.70 on 10/5/18 to AT&T (6618715613) Electronic Payment
 - C 4. \$82.81 on 10/9/18 to Spectrum (0050633728-01) Electronic Payment
 - C 5. \$1,087.88 on 10/3/18 to DwellingLive (subscription/pass)



CHECKS TO DISBURSE

- C 6. \$13,320.00 to M&S Security (security gate September 2018)
- C 7. \$819.00 to Plahn Landscape Inc. (monthly service, repair) September 2018
- C 8. \$1,953.50 to RBCA (transfer to reserve savings – September 2018)
- C 9. \$1,681.72 to HOA Management Solutions, Inc. (September 2018)
- C 10. \$250.00 to Aurelio Hernandez (October 2018 janitorial services)
- C 11. \$52.49 to Mark Hall (guard station expenses)
- C 12. \$35.00 to Bank's Pest Control (spraying)

3.g Other Financial Items

- 1. Casa Club Annexation and Related Billing ■
- 2. Fuller Annexation / Billing ■
- 3. Rio Bravo Fairways Security Gate Billing ■
- 4. Updated 2019 Operating Budget

4. Regular & Ongoing Business



- 4.a Operational Items
 - 1. Drainage and Flood Prevention Committee Report
 - 2. Front Gate Signage
 - 3. Physical Inspection Report
- 4.b Roadway Maintenance Report
- 4.c Landscape Maintenance Report
 - 1. Cell-Tower Damaged Landscaping
- 4.d Board Education & Training
 - 1. Davis-Sterling Newsletter Links
- 4.e Prior Executive Session Summary
- 5. **Security Gate Business**
 - 5.a Security Gate Report
 - 1. Notable Activity / Owner Concerns
 - 2. Gate Management
 - 3. 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 generally 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.

2018 RBCA GOALS

Date Achieved:	Goal Description
Not Completed	1. Acquire ownership or 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.