

# RIO BRAVO COMMUNITY ASSOCIATION

November 20, 2018

## Rio Bravo Community Association Members and Participants:

### NOTICE OF AND INVITATION TO THE BOARD OF DIRECTORS MEETING

**PLEASE TAKE NOTICE** that the Board of Directors meeting is scheduled for **Tuesday, November 20, 2018, at 5:30 p.m.** [following Annual Meeting & Elections], and located at the Rio Bravo Country Club, 15200 Casa Club Drive, Bakersfield, California 93306. The Executive Session will precede Regular Session at approximately 4:30 p.m. Regular Session meetings are open to all members of Rio Bravo Community Association and non-annexed participants. The Regular and Executive Session Agendas are as follows:

#### **Regular Session 5:15 p.m.**

- 1 Commencement of Meeting
- 1.a Meeting Agenda Presentation / Pre-Meeting Adjustments to Agenda
- 1.b Call to Order
- 1.c Approval of Meeting Minutes
- 2 New Business**
- 2.a New Business Items
  - Open Floor
- 2.b Next Meeting Date
- 3 Financial & Accounting**
- 3.a Financial Summary
- 3.b Checking Activity, Reconciliation & Statement
- 3.c Savings Activity, Reconciliation & Statement
- 3.d Pacific Western Bank Certificate of Deposit
- 3.e Financial Reports
- 3.f Outgoing Funds
- 3.g Other Financial Items
  - Casa Club Annexation and Related Billing ■
  - Fuller Annexation / Billing ■
  - Rio Bravo Fairways Security Gate Billing ■
  - Approval of 2019 Operating Budget
  - Annual Disclosures Draft
- 4 Regular & Ongoing Business**
- 4.a Operational Items
  - Drainage & Flood Committee Report
  - Physical Inspection Report
  - CC&R Update – Issue List
- 4.b Roadway Maintenance
- 4.c Landscape Maintenance
  - Cell-Tower Damaged Landscaping
- 4.d Board Education & Training
  - Davis-Sterling Newsletter Topic Links

- 4.e Summary of Prior Executive Session

#### **5 Security Gate Business**

- 5.a Security Gate Report
  - Notable Activity
  - Four Fairways Security Gate ■
  - Gate Management Secondary Gate
  - Cost Sharing Agreement – Guard ■
  - Café Med Visitors

#### **Adjournment of Meeting**

■ Symbol notates items also set for discussion in Executive Session

#### **Executive Session (precedes Regular Session, approximately 4:30 p.m.)**

- 6 Commencement of Meeting
- 6.a Agenda Presentation | Call to Order
- 6.b Approval of Past Meeting Minutes
- 6.c Management Discussions (legal-related)
- 6.d Risk Management
- 6.e Collection Report / AR Aging
- 6.f Legal Action Activity
- 6.g Continuance of Meeting

#### **Supplemental Documents, attached, if any.**

You may visit [www.rbcahoa.org](http://www.rbcahoa.org) to review the Agenda and Management Summary, which provides additional details on existing agenda topics. Prior to the meeting, Board members will receive meeting packets with substantially more related information.

*RIO BRAVO COMMUNITY ASSOCIATION BOARD OF DIRECTORS*

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#### **HOA MANAGEMENT SOLUTIONS, INC.**

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