



Board of Directors Meeting

TUESDAY, February 8, 2022

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

___ Agenda & Management Summary

X **Minutes**

No. Item Description Ref. Discussion Action

1 Commencement of Meeting

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

As to Item 1.a, meeting started at: 5:15 p.m. Quorum was not met. At 5:23 p.m., quorum as met when RD appeared, and restart of meeting was made.

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

Board of Directors

Fred Wiley, President (FW)	Present
Phil Crosby, Vice President & Chief Financial Officer (PC)	Present
Beth Espinoza, Secretary (BE)	Present

Delegates



Montagna HOA by and through Stephen Greenfield & Kerri Roberts	KR Present; SG Present via Zoom
Rio Vista HOA by and through Raj Doshi & Craig Michaud	RD Present at 5:23 p.m. via Zoom
Rio Vista Estates HOA by and through Skip Staley and Art Mijarez	Not Present
Shayan Capital, LLC (20); Kona Crown Holdings, LLC (25%); Falcon T Investments, LLC (25); and Lakewood Parkway, LLC (30) by TBD	Kris Pinero, via Zoom
Estates of Rio Bravo HOA by and through	Not Present
The Manors by and through Johnny Duenas	Not Present
Rio Bravo Country Club, LLC by and through Randy Steinert	Not Present

Guest(s)



Mark Hall (MHOA)	Present
Rio Bravo Fairways by and through Scott Johnson	Not Present
Rio Bravo Golf Course Master HOA by and through Tony Martinez	Present
Casa Club HOA by and through	Not Present
Mario Valenzuela, Sarah Resa, Manager	MV Present

1.c Approval of the January 11, 2022, Meeting Minutes.

As to Item 1.c, PC motioned to approve the January 11, 2022, Meeting Minutes. BE 2nd – Majority in Favor. (Based on 2nd vote after quorum met.)

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Security Gate / Cameras

As to Item 2.a.1, PC introduced Flock video security system, mentioned that Adam Garcia with BPD is familiar with it, that camera's read license plates. MH indicate that DwellingLive has similar system but does not read plates. \$2,400



per camera. Zoom Flock meeting will be on 2/16/22 at 5:30 p.m. Discussion had. System picks up a fingerprint of the vehicles.

2. Open Floor

As to Item 2.a.2, Kris Pinero introduced herself as project manager for new owners of the Estates of Rio Bravo. Kris indicated they plan to attend next board meeting in person. MH requested information for adding Kris into DwellingLive.

2.b Next Meeting:

Board Meeting
Tuesday, March 8, 2022, at 5:15 p.m. via
Zoom Conferencing and/or Tony's
Firehouse Grill and Pizza, 10701 CA-178,
Bakersfield, CA 93306.

As to Item 2.b, meeting announced.

3. **Financial & Accounting**

Consent Items designated with a “C.”

3.a Financial Summary – account C	\$33,737.66 Chase Operating Account
balances as of February 7, 2022.	\$37,834.08 Chase Savings Account

	\$71,571.74

As to Consent Items, PC motioned to approve Consent items. BE 2nd – All in Favor.



MH question of a \$1,000 payment check. MV indicated that the \$1,000 check was paid out to Phil Gillet a while back.

- | | | | | |
|-----|---|---|--|--|
| 3.b | Chase Bank Checking Activity, Operating Account, Reconciliation, and Bank Statement for account ending 5572. Reconciliation report through 1/31/2022. | C | \$37,653.71
Non-redacted version available in BOD files. | MH asked about banking status, discussion had on meet up time. |
| 3.c | Chase Bank Savings Activity, Reconciliation, and Bank Statement for account ending 5761. Reconciliation report through 1/31/2022. | C | \$37,834.08
Non-redacted version available in BOD files. | |
| 3.d | Financial Report for January 2022. | C | Profit & Loss
Statement of Cash Flows
Balance Sheet
Budget to Expense | |
| 3.e | Outgoing Funds | C | RATIFICATION – Utilities/Dwelling Live | |



- C 1. \$380.84 on 1/4/22 PG&E (9301712956-5 Guard Station & Street *combined*) Electronic Payment
- C 2. \$38.57 on 1/4/22 California Water Service (account 5814588888) Electronic Payment
- C 3. \$105.17 on 1/10/22 TelPlex (guard phone)
- C 4. \$107.55 on 1/7/22 to Spectrum (guard internet)
- C 5. \$600.12 on 1/13/22 to DwellingLive (monthly service)
- C 6. \$2,437.86 on 1/18/22 to DwellingLive (new guard computer)

CHECKS TO RATIFY

None

C CHECKS TO DISBURSE

- C 1. \$8,742.00 to R. Stanley Security (Invoice 18968 through 1/15/22)
- C 2. \$8,448.00 to R. Stanley Security (Invoice 18945 through 12/31/21)
- C 3. \$912.00 to Letourneau Landscape Services (monthly landscaping,



sprinkler repairs) 1/31/22 Invoice 4031

- C 4. \$1,724.10 HOA Management Solutions, Inc. (January 2022 services and reimbursements)
- C 5. \$200.00 to Aurelio Hernandez (February 2022 janitorial services)
- C 6. \$4,258.00 to Knauf Maxwell Insurance Services (CNA Community Association Policy - annual) via electronic payment

3.f Other Administrative / Financial Items

- 1. Casa Club Annexation and Related Billing ■ As to Item 3.f.1, no change.
- 2. Rio Bravo Fairways Security Gate Billing ■ As to Item 3.f.2, no change.
- 3. PG&E Rebill case ID 6509951392 (placeholder) As to Item 3.f.3, MV review the PG&E bills to see if there was credit issued, no history of any credit being applied yet. MV will circulate link to make light repair requests. MV to request relabeling again.
- 4. 2022 Goals As to Item 3.f.4, MV reviewed the



changes previously discussed.

5. Website Updates

As to Item 3.f.5, MV indicated that website updates will be made by next day, and to let him know if there are any items needed.

4. **Regular & Ongoing Business**

4.a Operational Items

As to Item 4.a., no action.

4.b Roadway Maintenance Report

As to Item 4.b., no action.

4.c Landscape Maintenance Report

As to Item 4.c., no action.

4.d Board Education & Training

1. Davis-Sterling Newsletter Links

As to Item 4.d, new 2022 updates made, and one link has a couple videos on differences between directors and officers.

4.e Prior Executive Session Summary

As to Item 4.a., summary provided related to new owner of Highpointe, billing practices for RBGCMOA.



FW asked TM about billing method, and TM confirmed that billing should be sent via mail.

5. **Security Gate Business**

5.a Security Gate Report

1. Notable Activity

As to Item 5.a.1, PC requested transponders from MH.

2. Guard computer

As to Item 5.a.2, MH described the ordeal of the new computer installation. Driving directions were not printing and fixed. MH fixed bugs.

3. The Manors Security Gate ■

As to Item 5.a.3 and 5.a.4, no action.

4. Cost Sharing Agreement – Guard ■

Adjournment of Meeting

Time: 5:48 p.m.

PC motioned to adjourn. BE 2nd – All in Favor

△ 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. Register RBCA to receive notices of any development projects affecting Rio Bravo Community with City of Bakersfield.
Not Completed	5. Future Entry Gates to be under RBCA.