



Board of Directors Meeting

TUESDAY, March 8, 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

No. Item Description Ref. Discussion Action

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

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

Delegates



| | |
|---|--|
| Montagna HOA by and through Stephen Greenfield & Kerri Roberts | |
| Rio Vista HOA by and through Raj Doshi & Craig Michaud | |
| Rio Vista Estates HOA by and through Skip Staley and Art Mijarez | |
| Shayan Capital, LLC (20); Kona Crown Holdings, LLC (25%); Falcon T Investments, LLC (25); and Lakewood Parkway, LLC (30) by TBD | |
| 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 | |
| <u>Guest(s)</u> | |
| Mark Hall (MHOA) | |



| | |
|---|--|
| Rio Bravo Fairways by and through Scott Johnson | |
| Rio Bravo Golf Course Master HOA by and through Tony Martinez | |
| Casa Club HOA by and through | |
| Mario Valenzuela, Sarah Resa, Manager | |

1.c Approval of the February 8, 2022, Meeting Minutes.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Elite Estimate number 99824
2. Flock Security Cameras
3. Open Floor

2.b Next Meeting:

Board Meeting
 Tuesday, April 12, 2022, 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 C \$43,484.23 Chase Operating Account
balances as of March 8, 2022. \$37,834.37 Chase Savings Account

\$81,318.60
- 3.b Chase Bank Checking Activity, C \$27,036.50
Operating Account, Non-redacted version available in BOD files.
Reconciliation, and Bank
Statement for account ending
5572. Reconciliation report
through 2/28/2022.
- 3.c Chase Bank Savings Activity, C \$37,834.37
Reconciliation, and Bank Non-redacted version available in BOD files.
Statement for account ending
5761. Reconciliation report
through 2/28/2022.
- 3.d Financial Report for February C Profit & Loss
2022. Statement of Cash Flows
Balance Sheet
Budget to Expense – prior month



Budget to Expense – through year end

3.e Outgoing Funds

RATIFICATION – Utilities/Dwelling Live

- C 1. \$402.25 on 2/1/22 PG&E (9301712956-5 Guard Station & Street *combined*) Electronic Payment
- C 2. \$39.32 on 2/7/22 California Water Service (account 5814588888) Electronic Payment
- C 3. \$103.07 on 2/8/22 TelPlex (guard phone)
- C 4. \$107.55 on 2/7/22 to Spectrum (guard internet)
- C 5. \$600.12 on 2/10/22 to DwellingLive (monthly service)
- C 6. \$54.08 on 2/14/22 to DwellingLive (transponder credits)

CHECKS TO RATIFY

- C 7. \$1.00 to Knauf Maxwell Insurance Services (CNA Community Association Policy) fee for electronic payment

CHECKS TO DISBURSE



- C 8. \$8,460.00 to R. Stanley Security (Invoice 19018 through 2/15/22)
- C 9. \$9,024.00 to R. Stanley Security (Invoice 18993 through 1/31/21)
- C 10. \$1,000.00 to Elite Maintenance & Tree Service (monthly landscaping, pre-emergent) 2/28/22 Invoice 4119
- C 11. \$1,796.31 HOA Management Solutions, Inc. (February 2022 services and reimbursements)
- C 12. \$250.00 to Aurelio Hernandez (March 2022 janitorial services)
- 13. \$8,250.00 to Flock Safety Quote (3 Cloud Security Cameras)

3.f Other Administrative / Financial Items

- 1. Casa Club Annexation and Related Billing ■
- 2. Rio Bravo Fairways Security Gate Billing ■
- 3. PG&E Rebill case ID 6509951392 (placeholder)
- 4. Financials Review
- 5. Lien Assessment
 - a. Parcel 387-620-07-3



b. Parel 387-610-21-5

4. **Regular & Ongoing Business**

- 4.a Operational Items
 - 1. Inspection Report
- 4.b Roadway Maintenance Report
- 4.c Landscape Maintenance Report
 - 1. Elite Estimate number 99824, Options 1 or 2 (in New Business)
- 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
 - 2. The Manors Security Gate ■
 - 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 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. |