

RIO BRAVO COMMUNITY ASSOCIATION

May 11, 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 has been scheduled for **Tuesday, May 15, 2018, at 5:15 p.m.**, at the Rio Bravo Country Club, 15200 Casa Club Drive, Bakersfield, California 93306. The Executive Session precedes Regular Session at 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
 - CC&R Update – Initial Issue List
 - 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
 1. Casa Club Annexation and Related Billing ■
 2. Fuller Annexation / Billing ■
 3. Rio Bravo Fairways Security Gate Billing ■
 4. Notices of Default (4) ■
- 4 Regular & Ongoing Business**
- 4.a Operational Items
 - Drainage & Flood Committee Report
- 4.b Roadway Maintenance
- 4.c Landscape Maintenance
 - Tree Replacement
 - 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 ■
 - Replacement Signage Guard Station Entry Proposals

Adjournment of Meeting

- Symbol notates items also set for discussion in Executive Session

Executive Session 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
 - Approve 4 Notice of Defaults
- 6.g Continuance of Meeting

Supplemental Documents, attached, if any.

You may visit 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

HOA MANAGEMENT SOLUTIONS, INC.

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