



Board of Directors Meeting

TUESDAY, November 9, 2021

5:15 p.m. @ Zoom video conferencing & 2225 E Street, Suite 201, Bakersfield, CA 93301 (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	
Mark Hall, Vice President, and Chief Financial Officer	
Phil Crosby, Secretary	

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	
Highpointe Rio Bravo 224, L.P by and through Steve Vliss	
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>	
Rio Bravo Fairways by and through Scott Johnson	



Rio Bravo Golf Course Master HOA by and through Kelly Lucas	
Casa Club HOA by and through	
Mario Valenzuela, Sarah Resa, Manager	

1.c Approval of the October 12, 2021, Meeting Minutes.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Continued Guard Gate Closure Status
2. Open Floor

2.b Next Meeting:

Annual Meeting / Elections
 Tuesday, December 14, 2021, at 5:15 p.m.
 Zoom or 2225 E Street, Suite 201,
 Bakersfield, CA 93301 and/or via Zoom
 video conferencing.

3. **Financial & Accounting**

Consent Items designated with a “C.”

3.a Financial Summary – account
 balances as of November 5, 2021.

\$56,163.10 Chase Operating Account
 \$37,833.11 Chase Savings Account



\$93,996.21

- | | | | |
|-----|--|---|--|
| 3.b | Chase Bank Checking Activity, Operating Account, Reconciliation, and Bank Statement for account ending 5572. Reconciliation report through 10/29/2021. | C | \$45,074.27
Non-redacted version available in BOD files. |
| 3.c | Chase Bank Savings Activity, Reconciliation, and Bank Statement for account ending 5761. Reconciliation report through 10/29/2021. | C | \$37,833.11
Non-redacted version available in BOD files. |
| 3.d | Financial Report for October 2021. | C | Profit & Loss
Statement of Cash Flows
Balance Sheet
Budget to Expense |
| 3.e | Outgoing Funds | | RATIFICATION – Utilities/Dwelling Live |



- C 1. \$307.79 on 10/5/21 PG&E (9301712956-5 Guard Station & Street *combined*) Electronic Payment
- C 2. \$41.89 on 10/4/21 California Water Service (account 5814588888) Electronic Payment
- C 3. \$102.81 on 10/8/21 TelPlex (guard phone)
- C 4. \$107.55 on 10/8/21 to Spectrum (guard internet)
- C 5. \$600.12 on 10/14/21 to DwellingLive (monthly service)
- C 6. \$440.66 on 10/4/21 to DwellingLive (passes)

CHECKS TO RATIFY

None

CHECKS TO DISBURSE

- C 7. \$7,900.00 to R. Stanley Security (Invoice 18814 through 10/15/21)
- C 8. \$835.00 to Letourneau Landscape Services (monthly landscaping)



- C 9. \$1,678.20 HOA Management Solutions, Inc. (October 2021 services and reimbursements)
- C 10. \$250.00 to Aurelio Hernandez (November 2021 janitorial services)
- C 11. \$50.00 to Orkin (pest control)
- 12. \$17,000.00 to Rio Bravo County Club, LLC 3rd quarter 2019 to 4th quarter 2021 (non-potable water)

3.f Other Administrative / Financial Items

- 1. 2022 Operating Budget for approval
- 2. Calendar of Events for approval
- 3. Draft Annual Disclosures
- 4. Delegate Voting Authority
- 5. Election Rules/Ballot
- 6. Casa Club Annexation and Related Billing ■
- 7. Rio Bravo Fairways Security Gate Billing ■
- 8. PG&E Rebill case ID 6509951392 (placeholder)
- 9. Assessment Lien

4. Regular & Ongoing Business



4.a Operational Items

4.b Roadway Maintenance Report

4.c Landscape Maintenance Report

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. Guard computer screen

3. The Manors Security Gate ■

4. 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.

2021 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.