



Board of Directors Meeting
WEDNESDAY, September 22, 2021

5:15 p.m. @ Zoom video conferencing & 1430 Truxtun Avenue, Fifth Floor, Bakersfield, CA 93301 (**recorded**)

X Agenda & Management Summary

__ Minutes

<u>No.</u>	<u>Item Description</u>	<u>Ref.</u>	<u>Discussion</u>	<u>Action</u>
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1 **Commencement of Meeting**

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

Meeting started at:

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 August 10, 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:

Board of Directors Meeting
Tuesday, October 12, 2021, at 5:15 p.m.
Zoom or 1430 Truxtun Avenue, Fifth Floor,
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 September 18, 2021.		\$34,623.19 Chase Operating Account \$37,832.12 Chase Savings Account ----- \$72,455.31
3.b	Chase Bank Checking Activity, Operating Account, Reconciliation, and Bank Statement for account ending 5572. Reconciliation report through 8/31/2021.	C	\$28,658.79 Non-redacted version available in BOD files.
3.c	Chase Bank Savings Activity, Reconciliation, and Bank Statement for account ending 5761. Reconciliation report through 8/31/2021.	C	\$37,832.12 Non-redacted version available in BOD files.
3.d	Financial Report for August 2021.	C	Profit & Loss Statement of Cash Flows Balance Sheet Budget to Expense
3.e	Outgoing Funds		RATIFICATION – Utilities/Dwelling Live



- C 1. \$305.80 on 8/3/21 PG&E (9301712956-5 Guard Station & Street *combined*) Electronic Payment
- C 2. \$38.98 on 8/31/21 California Water Service (account 5814588888) Electronic Payment
- C 3. \$105.04 on 8/9/21 TelPlex (guard phone)
- C 4. \$107.55 on 8/9/21 to Spectrum (guard internet)
- C 5. \$462.17 on 8/16/21 to DwellingLive (passes)
- C 6. \$600.12 on 8/13/21 to DwellingLive (monthly service)

CHECKS TO RATIFY

None

CHECKS TO DISBURSE

- C 1. \$8,448.00 to R. Stanley Security (Invoice 18734 through 8/31/21)
- C 2. \$7,392.00 to R. Stanley Security (Invoice 18708 through 8/15/21)



- C 3. \$1,438.00 to Letourneau Landscape Services (monthly landscaping, sprinkler repairs, and credit)
- C 4. \$1,620.43 HOA Management Solutions, Inc. (August 2021 services and reimbursements)
- C 5. \$200.00 to Aurelio Hernandez (September 2021 janitorial services)
- C 6. \$4,084.38 to Camera Access Technologies (300 Infinity tags)
- 7. \$253.44 to Orkin Pest Control Pre-Pay Offer

3.g Other Administrative / Financial Items

- 1. 2022 Operating Budget Preparation ■
- 2. 2022 Calendar of Events Preparation
- 3. 2022 Nomination Forms Review – Informational ■
- 4. Answer and Cross Complaint – Informational ■
- 5. Casa Club Annexation and Related Billing ■
- 6. Rio Bravo Fairways Security Gate Billing ■
- 7. Lien assessments:
387-333-05-7



3 NODs

4. **Regular & Ongoing Business**

4.a Operational Items

1. Physical Inspection of Common Areas Report

4.b Roadway Maintenance Report

1. PG&E lamp repairs:
New work order ticket is 342107 for light pole 17086.

Rebill case ID 6509951392.

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. 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 generally 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.