





<u>Delegates</u>	
Montagna HOA by and through Stephen Greenfield & Kerri Roberts	KR Present
Rio Vista HOA by and through Raj Doshi & Craig Michaud	Not Present
Rio Vista Estates HOA by and through Skip Staley and Art Mijarez	AM Present
Highpointe Rio Bravo 224, L.P by and through Steve Vliss	Not Present
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
<u>Guest(s)</u>	



Rio Bravo Fairways by and through Scott Johnson	Not Present
Rio Bravo Golf Course Master HOA by and through Kelly Lucas	KL present via Zoom 15 later.
Casa Club HOA by and through	Not Present
Mario Valenzuela, Sarah Resa, Manager	MV Present

1.c Approval of the August 10, 2021, Meeting Minutes.

As to Item 1.c, PC motioned to approve the August 10, 2021, Meeting Minutes with changed noted in Item 1.a MH 2nd – All in Favor.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Continued Guard Gate Closure Status

As to Item 2.a., MV indicated that funding continues to be available for guard gate operations resulting from collections and vendors not billing RBCA. MV expects 2021 not to have operational delays due to funding.



2. Open Floor

As to Item 2.a.2, KR indicated that she will only follow communications by the Board or management and not by random persons.

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.

As to Item 2.b, meeting announced.

3. **Financial & Accounting**

3.a Financial Summary – account  
balances as of September 18,  
2021.

\$34,623.19 Chase Operating Account  
\$37,832.12 Chase Savings Account  
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\$72,455.31

Consent Items designated with a “C.”  
As to Consent Items, PC motioned to  
approve Consent items with changes in  
Item 1.a. MH 2nd – All in Favor.

3.b Chase Bank Checking Activity, C  
Operating Account,  
Reconciliation, and Bank  
Statement for account ending  
5572. Reconciliation report  
through 8/31/2021.

\$28,658.79  
Non-redacted version available in BOD files.



- 3.c Chase Bank Savings Activity, C \$37,832.12  
Reconciliation, and Bank  
Statement for account ending  
5761. Reconciliation report  
through 8/31/2021. 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 and \$428.00 HOA Management Solutions, Inc. (August 2021 services and reimbursements and recording fees)
- C 5. \$200.00 to Aurelio Hernandez (September 2021 janitorial services)
- C 6. \$4,084.38 to Camera Access Technologies (300 Infinity tags)



- C
7. \$253.44 to Orkin Pest Control Pre-Pay Offer
  8. \$57.95 to Mark Hall (reimburse for guard restroom repairs)
- 3.g Other Administrative / Financial Items
1. 2022 Operating Budget Preparation ■ As to Item 3.g.1, MV presented budget draft for 2022, explained basis for it. Discussion had. Approval will follow likely in November.
  2. 2022 Calendar of Events Preparation As to Item 3.g.2, MV presented 2022 Calendar of Events. MH will check for scheduling conflicts.
  3. 2022 Nomination Forms Review – Informational ■ As to Item 3.g.3, MV indicated the Mary ‘Beth’ Espinoza submitted her candidate information form. Other forms may be forthcoming. The Board designated Karina Navarro as the Inspector of Elections.
  4. Answer and Cross Complaint – Informational ■ As to Item 3.g.4, publicly available information regarding currently litigation provided.



- 5. Casa Club Annexation and Related Billing ■ As to Item 3.g.5, pending, no action.
- 6. Rio Bravo Fairways Security Gate Billing ■ As to Item 3.g.6, pending, no action.
- 7. Lien assessments: As to Item 3.g.7, lien assessments:  
387-333-05-7 PC motioned to approve filing of lien  
3 NODs assessment on 387-333-05-7. MH 2nd – All  
in Favor.

4. **Regular & Ongoing Business**

- 4.a Operational Items
  - 1. Physical Inspection of Common Areas Report As to Item 4.a.1, MV to provide report at later time.
- 4.b Roadway Maintenance Report
  - 1. PG&E lamp repairs: As to Item 4.b.1, MV inquired about any streetlights not operational, no reported. PG&E (Amber) contacted MH, then MV on the rebilling case. MV indicated PG&E will credit one year of charges on the case.  
New work order ticket is 342107 for light pole 17086.  
Rebill case ID 6509951392.
- 4.c Landscape Maintenance Report
  - As to Item 4.c., PC reported irrigation working better at Highway 178 and Miramonte corner but that a permanent fix has not been completed.





4.d	Board Education & Training	1. Davis-Sterling Newsletter Links	As to Item 4.d.1, information in meeting packet.
4.e	Prior Executive Session Summary		Summary not provided because Executive Session was not completed before Regular Session.
5.	<b><u>Security Gate Business</u></b>		
5.a	Security Gate Report	1. Notable Activity	As to Item 5.a.1, MH reports issuing lots of transponders. MV fixed the toilet seat at the guard station restroom.
		2. The Manors Security Gate ■	As to Item 5.a.2 and 5.a.3, no action.
		3. Cost Sharing Agreement – Guard ■	
	<b><u>Adjournment of Meeting</u></b>	Time: 5:50 p.m.	PC motioned to adjourn. MH 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 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.