



**Board of Directors Meeting**

TUESDAY, June 14, 2022

5:15 p.m. on Zoom Conferencing & Tony's Firehouse Grill and Pizza, 10701 CA-178, Bakersfield, CA 93306 (recorded)

\_\_\_ Agenda & Management Summary

X **Minutes**

<u>No.</u>	<u>Item Description</u>	<u>Ref.</u>	<u>Discussion</u>	<u>Action</u>
1	<b><u>Commencement of Meeting</u></b>			
1.a	Meeting Agenda Presentation / Pre-Meeting Adjustments to Agenda			As to Item 1.a, meeting started at: 5:35 p.m. Quorum not satisfied, minutes and actions must be ratified at next meeting.

1.b Call to Order – Roll Call of Directors & Delegates

**Board of Directors**

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

**Delegates**



Montagna HOA by and through Stephen Greenfield & Kerri Roberts	SG Present via Zoom
Rio Vista HOA by and through Raj Doshi & Craig Michaud	Not Present
Rio Vista Estates HOA by and through Skip Staley and Art Mijarez	Not Present
Shayan Capital, LLC (20); Kona Crown Holdings, LLC (25%); Falcon T Investments, LLC (25); and Lakewood Parkway, LLC (30) by Kris Pinero	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

**Guest(s)**



Mark Hall (MHOA)	Present
Rio Bravo Fairways by and through Scott Johnson	Not Present
Rio Bravo Golf Course Master HOA by and through Tony Martinez	Present
Casa Club HOA by and through	Not Present
Mario Valenzuela, Sarah Resa, Manager	MV Present

1.c Approval of the May 10, 2022, Meeting Minutes.

As to Item 1.c, PC motioned to approve the May 10, 2022, Meeting Minutes. BE 2nd – Majority in Favor.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Open Floor

As to Item 2.a.1, FW inquired about frame at Highway 178 and Miramonte, and requested it be moved when not in use.

MH inquired about automatic billing, and MH indicated it is initiated by management company. MV to ask Sandy.



- 2.b Next Meeting: Board Meeting As to Item 2.b, next meeting announced.  
 Tuesday, July 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 \$53,576.73 Chase Operating Account  
 balances as of June 13, 2022. \$42,941.52 Chase Savings Account  
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 \$96,518.25 As to Consent Items, PC motioned to  
 approve Consent items. BE 2nd, all in  
 Favor.
- 3.b Chase Bank Checking Activity, C \$91,286.33  
 Operating Account, Non-redacted version available in BOD files. SG questioned page 50 of financials, what  
 is it showing? MV indicated it was a form  
 SS requested it be filled out. MV  
 Reconciliation, and Bank explained the reserve loans, amount  
 Statement for account ending repaid, and amount to be repaid. MV to  
 5572. Reconciliation report provide an updated spreadsheet next  
 through 5/31/2022. month.
- 3.c Chase Bank Savings Activity, C \$42,941.52  
 Reconciliation, and Bank Non-redacted version available in BOD files.



Statement for account ending  
5761. Reconciliation report  
through 5/31/2022.

- 3.d Financial Report for May 2022. C Profit & Loss [Accrual – Cash]  
Statement of Cash Flows  
Balance Sheet  
Budget to Expense – through prior month  
Budget to Expense – through year end
- 3.e Outgoing Funds RATIFICATION – Utilities/Dwelling Live
- C 1. \$317.25 on 5/3/22 PG&E  
(9301712956-5 Guard Station & Street  
\*combined\*) Electronic Payment
  - C 2. \$40.36 on 5/9/22 California Water  
Service (account 5814588888)  
Electronic Payment
  - C 3. \$106.58 on 5/4/22 TelPlex (guard  
phone)
  - C 4. \$107.55 on 5/9/22 to Spectrum (guard  
internet)
  - C 5. \$600.12 on 5/9/22 to DwellingLive  
(monthly service)
  - C 6. \$464.46 on 5/9/22 to DwellingLive  
(passes)



CHECKS TO RATIFY

None

CHECKS TO DISBURSE

- C 7. \$17,484.00 to R. Stanley Security (Invoice 19164, 5/1/22 through 5/31/22)  
Notation: Invoice 19142, 5/7/22, \$8,460.00, through 4/30/22
- C 8. \$1,448.00 to Elite Maintenance & Tree Service (monthly landscaping, fertilizer, and 3 sprinkler repair work orders) 5/31/22 Invoice 4358
- C 9. \$2,070.58 HOA Management Solutions, Inc. (May 2022 services and reimbursements)
- C 10. \$200.00 to Aurelio Hernandez (June 2022 janitorial services)
- C 11. \$48.00 to Orkin Pest Control (pest control services)

3.f Other Administrative / Financial Items

1. Casa Club Billing ■

As to Item 3.f.1, MV indicated the RBCA meet with Casa Club and discussions are



ongoing. RBCA looking forward to a resolution.

2. Rio Bravo Fairways Security Gate Billing ■ As to Item 2.f.2, working agreement is being finalized.
3. PG&E Rebill case ID 6509951392 (placeholder) As to Item 2.f.3, placeholder.
4. Financials Review  
a. SS Email As to Item 2.f.4.a., per SS request, SS email added to the meeting packet.
5. Lien Assessment As to Item 2.f.5, no action.

#### 4. **Regular & Ongoing Business**

- 4.a Operational Items
  1. Rodeo Project Update As to 4.a.1, no update. FW reported water line markings.
  2. Katchay Update As to 4.a.2, FW reported that Sam indicated there is offer pending.
- 4.b Roadway Maintenance Report
  1. GPM Update As to 4.b.1, MV contacted Ulysses with GPM. Waiting for date.



- |     |                                      |                                     |   |
|-----|--------------------------------------|-------------------------------------|---|
| 4.c | Landscape Maintenance Report         |                                     | As to Item 4.c, PC discussed olive trees by entry. Elite to take pictures and look at soil analysis to determine best course of care for olive trees.   |
| 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      |                                     | As to Item 4.e., RBCA discuss litigation, Flock system, status of Rodeo and Katchay.  |
| 5.  | <b><u>Security Gate Business</u></b> |                                     |   |
| 5.a | Security Gate Report                 | 1. Notable Activity                 | As to Item 5.a.1, no update.  |
|     |                                      | 2. Flock Systems                    | As to Item 5.a.2, PC provided update on Flock system, and the Manors provide notice to cease and desist installation. Installation will be made on Rio Vista once the agreement is completed. |
|     |                                      | 3. The Manors Security Gate ■       | As to Item 5.a.3 and 5.a.4, no update.  |
|     |                                      | 4. Cost Sharing Agreement – Guard ■ |   |





**Adjournment of Meeting**

Time: 5:54 p.m.

- Δ 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.