



Board of Directors Meeting

WEDNESDAY, July 20, 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	<u>Commencement of Meeting</u>			
1.a	Meeting Agenda Presentation / Pre-Meeting Adjustments to Agenda			As to Item 1.a, meeting started at: 5:15 p.m.
1.b	Call to Order – Roll Call of Directors & Delegates		<u>Board of Directors</u> Fred Wiley, President (FW) Present Phil Crosby, Vice President & Chief Financial Officer (PC) Present Beth Espinoza, Secretary (BE) Present	
			<u>Delegates</u>	



Montagna HOA by and through Stephen Greenfield & Kerri Roberts	KR Present
Rio Vista HOA by and through Raj Doshi & Craig Michaud	RD Present @ 5:30 p.m.
Rio Vista Estates HOA by and through Skip Staley and Art Mijarez	SS & AM 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 Ken Schmitz	Present
Mario Valenzuela, Sarah Resa, Manager	MV Present

1.c Ratification of Board actions for June 14, 2022, and approval of the Meeting Minutes.

As to Item 1.c, PC motioned to ratify actions and approve the June 14, 2022, Meeting Minutes. BE 2nd – Majority in Favor.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Open Floor

As to 2.a.1, SS inquired as to Flock Security Cameras, SS indicated they are working well and described to triggering events with reported stolen vehicles. SS request a 6-month review report of financials. SS to provide MV spreadsheet.



Inquiry of Article V of CC&Rs made and impact on owners. MH inquired about elections, and solicitation form noting 1 election. MV to review form.

2.b Next Meeting: Board Meeting
 Tuesday, August 9, 2022, at 5:15 p.m. via Zoom Conferencing and/or Tony's Firehouse Grill and Pizza, 10701 CA-178, Bakersfield, CA 93306

As to Item 2.b, meeting announced.

3. **Financial & Accounting**

3.a	Financial Summary – account balances as of July 19, 2022.	C	\$56,717.62 Chase Operating Account \$42,941.87 Chase Savings Account ----- \$99,659.49
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Consent Items designated with a “C.”
 As to Consent Items, PC motioned to approve Consent items. FW 2nd. PC abstained. Majority in Favor.

3.b	Chase Bank Checking Activity, Operating Account, Reconciliation, and Bank Statement for account ending 5572. Reconciliation report through 6/30/2022.	C	\$39,497.70 Non-redacted version available in BOD files.
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- 3.c Chase Bank Savings Activity, C \$42,941.87
Reconciliation, and Bank
Statement for account ending
5761. Reconciliation report
through 6/30/2022. Non-redacted version available in BOD files.
- 3.d Financial Report for June 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. \$326.06 on 6/3/22 PG&E
(9301712956-5 Guard Station & Street
combined) Electronic Payment
 - C 2. \$43.92 on 6/6/22 California Water
Service (account 5814588888)
Electronic Payment
 - C 3. \$106.89 on 6/6/22 TelPlex (guard
phone)
 - C 4. \$107.55 on 6/6/22 to Spectrum (guard
internet)
 - C 5. \$600.12 on 6/8/22 to DwellingLive
(monthly service)



- C 6. \$459.63 on 6/13/22 to DwellingLive (passes)

CHECKS TO RATIFY

None

CHECKS TO DISBURSE

- C 7. \$8,460.00 to R. Stanley Security (Invoice 19196, 6/1/22 through 6/15/22)
- C 8. \$8,460.00 to R. Stanley Security (Invoice 19220, 6/16/22 through 6/30/22)
- C 9. \$2,522.00 to Elite Maintenance & Tree Service (monthly landscaping, flowerbed design, 4 sprinkler repair, and 1 sprinkler add-on work orders) 6/30/22 Invoice 30416.
- C 10. \$1,847.75 HOA Management Solutions, Inc. (June 2022 services and reimbursements)
- C 11. \$200.00 to Aurelio Hernandez (July 2022 janitorial services)



- C 12. \$47.40 to Phil Crosby (replacement fan for guard station)
- C 13. \$90.89 to Phil Crosby (replacement door handles for guard station)
- C 14. \$6,788.55 (transfer from operating account to savings for reserves, 2nd quarter 2022).

3.f Other Administrative / Financial Items

- 1. Casa Club Billing ■ As to Item 3.f.1, discussion under way, communications are being reviewed.
- 2. Rio Bravo Fairways Security Gate Billing ■ As to Item 3.f.2, awaiting draft of MOU from Rio Bravo Fairways.
- 3. PG&E Rebill case ID 6509951392 (placeholder) As to Item 3.f.3, no action.
- 4. Financials Review
 - a. SS Email As to Item 3.f.4.a, item placed in file. SS wanted to ensure it was part of minutes record.
- 5. Lien Assessment(s) 387-610-08-00-1; 387-331-08-5; 387-332-06-7, and 387-333-05-7. As to Item 3.f.5, lien assessments:
PC motioned to approve lien assessment on parcel 387-610-08-00-1. BE 2nd. All in Favor.



PC motioned to approve lien assessment on parcel 387-331-08-5. BE 2nd. All in Favor.

PC motioned to approve lien assessment on parcel 387-332-06-7. BE 2nd. All in Favor.

PC motioned to approve lien assessment on parcel 387-333-05-7. BE 2nd. All in Favor.

4. **Regular & Ongoing Business**

4.a Operational Items

1. Rodeo Project Update
2. Katchay Update

As to Items 4.a.1 and 4.a.2, no updates.

4.b Roadway Maintenance Report

1. GPM Update

As to Item 4.b.1, no update.

4.c Landscape Maintenance Report

As to Item 4.c., PC discussed concerns with trees at front entry. 2 Olive trees, and 1 Maple tree are in poor condition. Maple tree has mistletoe. Trees need to be trimmed. SS inquired about Cal Water restrictions. Irrigation water is non-potable and not provided by Cal Water.



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| 4.d Board Education & Training | 1. Davis-Sterling Newsletter Links | As to item 4.d.1, educational material in meeting packet. |
| 4.e Prior Executive Session Summary | | As to Item 4.e, litigation, collections, and reserve issues discuss in Executive Sessions. |
| 5. <u>Security Gate Business</u> | | |
| 5.a Security Gate Report | 1. Notable Activity | As to Item 5.a.1, visitor lane arm not working well, and awaiting service on it. Locks to doors were changed, fan and cooler repairs made. |
| | 2. Flock Systems | As to Item 5.a.2, RVCA has agreed to allow Flock to place cameras on RVCA property. Discussion was had on RVCA/RBCA license agreement for camera placement. MV to have agreement recorded.

PC motioned to approve the RVCA/RBCC license agreement for placement of Flock Security Cameras. BE 2 nd . All in Favor. |



3. The Manors Security Gate ■ As to Items 5.a.3 and 5.a.4, no action.
4. Cost Sharing Agreement – Guard ■

Adjournment of Meeting

Time: 5:52 p.m.

PC motioned to adjourn. BE 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 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.