



**Board of Directors Meeting**

TUESDAY, August 9, 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: 5:20 p.m.
1.b	Call to Order – Roll Call of Directors & Delegates		<b><u>Board of Directors</u></b>	
			Fred Wiley, President (FW)	Present
			Phil Crosby, Vice President & Chief Financial Officer (PC)	Present
			Beth Espinoza, Secretary (BE)	Not Present

**Delegates**



Montagna HOA by and through Stephen Greenfield & Kerri Roberts	SG & KR Present
Rio Vista HOA by and through Raj Doshi & Craig Michaud	Present via Zoom 5:21 p.m.
Rio Vista Estates HOA by and through Skip Staley and Art Mijarez	SS Present, AM present 5:28 p.m.
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	Not Present
Mario Valenzuela, Sarah Resa, Manager	MV Present

1.c Approval of the July 20, 2022, Meeting Minutes.

As to Item 1.c, PC motioned to approve the July 20, 2022, Meeting Minutes. FW 2nd – Majority in Favor.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Open Floor
2. Security Gate Entrance Trees Trimming - Elite Proposal #424082

As to Item 2.a.1, inquiry as to Delegate representation by KR. FW provided summary and requested that subsidiary associations must elect their respective delegates. SS mentioned alternative method to cure a vacancy. Question related to subsidiary association delegate is



before RBCA's counsel. MH suggested letter to associations. FW indicated letter set out earlier this year. Discussion had.

FW went over budgeting process for RBCA. SG commented on arrears issue and impact on annexed members when certain groups are not paying on a predictable basis. Discussion had.

As to Item 2.a.2, trees at front gate very low and interferes with RV vehicles making entry. RD requested tree trimming should look at tree trimming at location by new Flock cameras. Flock assessed, no need to trim at this time.

PC motioned to approve bid to trim trees. FW 2nd – Majority in Favor.

2.b Next Meeting:

Board Meeting  
Tuesday, September 13, 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 August 9, 2022.  | C | \$42,236.84 Chase Operating Account<br>\$49,730.77 Chase Savings Account<br>-----<br>\$91,967.61                      |
| 3.b | Chase Bank Checking Activity, Operating Account, Reconciliation, and Bank Statement for account ending 5572. Reconciliation report through 7/29/2022. | C | \$42,141.75<br>Non-redacted version available in BOD files.   |
| 3.c | Chase Bank Savings Activity, Reconciliation, and Bank Statement for account ending 5761. Reconciliation report through 7/29/2022.                     | C | \$49,730.77<br>Non-redacted version available in BOD files.   |
| 3.d | Financial Report for July 2022.   | C | Profit & Loss [Accrual – Cash]<br>Statement of Cash Flows<br>Balance Sheet<br>Budget to Expense – through prior month |

Consent Items designated with a “C.”  
 As to Consent Items, PC motioned to approve Consent items. FW 2<sup>nd</sup>.



3.e Outgoing Funds

Budget to Expense – through year end

RATIFICATION – Utilities/Dwelling Live

- C 1. \$300.06 on 7/5/22 PG&E  
(9301712956-5 Guard Station & Street  
\*combined\*) Electronic Payment
- C 2. \$43.93 on 7/5/22 California Water  
Service (account 5814588888)  
Electronic Payment
- C 3. \$115.53 on 7/7/22 TelPlex (guard  
phone)
- C 4. \$107.55 on 7/7/22 to Spectrum (guard  
internet)
- C 5. \$600.12 on 7/7/22 to DwellingLive  
(monthly service)
- C 6. \$62.40 on 7/21/22 to DwellingLive  
(access device credits)

CHECKS TO RATIFY

None

CHECKS TO DISBURSE

- C 7. \$8,460.00 to R. Stanley Security  
(Invoice 19246, 7/1/22 through  
7/15/22)



- C 8. \$9,024.00 to R. Stanley Security (Invoice [pending], 7/16/22 through 7/31/22)
- 9. \$[pending] to Elite Maintenance & Tree Service (monthly landscaping, 4 sprinkler repair, and 1 sprinkler add-on work orders) 7/ /22 Invoice [pending].
- C 10. \$1,815.55 HOA Management Solutions, Inc. (July 2022 services and reimbursements)
- C 11. \$250.00 to Aurelio Hernandez (August 2022 janitorial services)
- C 12. \$48.00 to Orkin Pest Control (pest control services) 7/16/22 Invoice 230217099

3.f Other Administrative / Financial Items

- 1. Casa Club Billing ■

As to Item 3.f.1, MV noted discussion continue and the parties are trying to reach an agreement.

- 2. Rio Bravo Fairways Security Gate Billing ■

As to Item 3.f.2, FW waiting for MOU from their attorney. SS asked the percentage will be paid. MOU to deal with the process but we are waiting for the final MOU before a percentage will be voted on.



3. PG&E Rebill case ID 6509951392 As to Item 3.f.3, no update.  
(placeholder)

4. Financial Review

As to Item 3.f.4, SS requested review of page 55 looking at budgeted, spending, and collected numbers and analyzing the cushion. Reserved funding is lowered than anticipated for current year and for repayment. SS inquired as to cause of reserves. SS understands who budget survives the year. MV explained budgeting, indicating RBCA utilizes a modified accrual budget. Numbers in budget utilized higher number because of entity billings have been billed. RD indicated that 5 annexed associations are paying an unfair amount to those not paying their fair share. MH question on transponder deposit. MV entry for deposits. MV to pull the report. MH question on Pacific Western Bank. CPA to change. Discussion had.

4. **Regular & Ongoing Business**





4.a Operational Items

1. Rodeo Project Update

As to Item 4.a.1, Rodeo inquired about requirements for RBCA. Rodeo moving toward development. SG and KR have concerns as to entry. Also, water issue unknown. Parcel being developed is Parcel 2, not Parcel 5, so new lots will be added to billing. MV to send Rodeo concerns from Montagna. RBCA to facilitate access with Ed Coyne. KR indicated there is an issue with water coming down and sandbags around drain. Fire department issue with access. RBCC needs to update governing documents to address access and security. Discussion had.

2. Katchay Update

As to Item 4.a.2, offer pending, no new update.

4.b Roadway Maintenance Report

1. GPM Update

As to Item 4.b.1, GPM to come on in next week.

4.c Landscape Maintenance Report

As to Item 4.c., no update.

4.d Board Education & Training

1. Davis-Sterling Newsletter Links

As to Item 4.d.1, links in packet.



4.e Prior Executive Session Summary

As to Item 4.e, collection and legal were reviewed. MV was deposited as PMK for RBCA. Deposition may be closed.

5. **Security Gate Business**

5.a Security Gate Report

1. Notable Activity

As to Item 5.a.1, PC noted the real estate agent attempted entry. Flock identified the real estate agent was not from Los Angeles as he claimed. Flock system indicated solar strength strong, and PC removed himself out of Flock system to keep privacy integrity in place. Cost reduction review, not much short of cutting hours. PC provided lists of what PC and MH contribute in terms of time and events as volunteers. Water issue at Vista Verde, city contacted. MH showed pictures of flooding at drain.

2. The Manors Security Gate ■

As to Item 5.a.2, no update.

3. Cost Sharing Agreement – Guard ■

As to Item 5.a.3, no update.



**Adjournment of Meeting**

Time: 6:34 p.m.

PC motioned to adjourn. FW 2nd – All in Favor.

- 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.