



Board of Directors Meeting

TUESDAY, January 10, 2023

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

X **Agenda & Management Summary**

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No. Item Description Ref. Discussion Action

1 Commencement of Meeting

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

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

Board of Directors

Fred Wiley (FW)	
Phil Crosby(PC)	
Bill Slocumb (BS)	

Delegates

Montagna HOA by and through Stephen Greenfield	
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Rio Vista HOA by and through Raj Doshi & Craig Michaud	
Rio Vista Estates HOA by and through Skip Staley	
Shayan Capital, LLC (20); Kona Crown Holdings, LLC (25%); Falcon T Investments, LLC (25); and Lakewood Parkway, LLC (30) by Kris Pinero	
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 Tony Martinez	
Casa Club HOA by and through Ken Schmitz	
Mario Valenzuela, Sarah Resa, Manager	

1.c Approval of the November 8, 2022, November 23, 2022, November 29, 2022, Meeting Minutes, and December 13, 2022, Annual Minutes.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Open Floor
2. Election of Officers
3. Formation of Committees
4. Delegate Budget Voting

2.b Next Meeting: Tuesday, February 14, 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 \$55,532.83 Chase Operating Account
balances as of January 8, 2023. \$49,732.83 Chase Savings Account

\$105,265.66
- 3.b Chase Bank Checking Activity, C \$53,129.78 – 12/30/22
Operating Account, \$30,693.21 – 11/30/22
Reconciliation, and Bank
Statement for account ending
5572. Reconciliation report
through 12/30/22 and
11/30/2022. Non-redacted version available in BOD files.
- 3.c Chase Bank Savings Activity, C \$49,732.83 – 12/30/22
Reconciliation, and Bank \$49,732.43 – 11/30/22
Statement for account ending
5761. Reconciliation report
through 11/30/2022. Non-redacted version available in BOD files.



- 3.d Financial Report for December 2022. C Profit & Loss [Accrual – Cash]
Statement of Cash Flows
Balance Sheet [Accrual – Cash]
Budget to Expense – through year end
[Accrual – Cash]
- 3.e Outgoing Funds RATIFICATION – Utilities/Dwelling Live
- C 1. \$358.49 on 12/5/22 PG&E
(9301712956-5 Guard Station & Street
combined) Electronic Payment
 - C 2. \$218.48 on 11/1/22 PG&E
(9301712956-5 Guard Station & Street
combined) Electronic Payment
 - C 3. \$46.43 on 12/5/22 California Water
Service (account 5814588888)
Electronic Payment
 - C 4. \$47.05 on 11/7/22 California Water
Service (account 5814588888)
Electronic Payment
 - C 5. \$108.91 on 12/5/22 TelPlex (guard
phone)
 - C 6. \$105.24 on 11/5/22 TelPlex (guard
phone)



- C 7. \$107.55 on 12/7/22 to Spectrum (guard internet)
- C 8. \$107.55 on 11/7/22 to Spectrum (guard internet)
- C 9. \$630.13 on 12/7/22 to DwellingLive (monthly service)
- C 10. \$630.13 on 11/9/22 to DwellingLive (monthly service)
- C 11. \$10.40 on 11/7/22 to DwellingLive (transponder credit)

CHECKS TO RATIFY

- C 12. \$2,000.00 to Common Ground Resolutions (mediation payment)

CHECKS TO DISBURSE

- C 13. \$8,460.00 to R. Stanley Security (Invoice 19423, 12/1/22 through 12/15/22)
- C 14. \$8,460.00 to R. Stanley Security (Invoice 19472, 11/16/22 through 11/30/22)
- C 15. \$8,460.00 to R. Stanley Security (Invoice 19445, 11/1/22 through 11/15/22)



- C 16. \$1,305.00 to Elite Maintenance & Tree Service (monthly landscaping, fertilized, broken valve; Invoice 35625 for December 2022)
- C 17. \$1,232.00 to Elite Maintenance & Tree Service (monthly landscaping, 3 sprinkler repairs; Invoice 35055 for November 2022)
- C 18. \$971.00 to Elite Maintenance & Tree Service (monthly landscaping, 3 sprinkler repairs, color service; previously paid \$835 on Invoice 34132 for October 2022, this is balance)
- C 19. \$6,943.45 HOA Management Solutions, Inc. (December 2022 services)
- C 20. \$2,598.33 HOA Management Solutions, Inc. (November 2022 services)
- C 21. \$200.00 to Aurelio Hernandez (December 2022 janitorial services)
- C 22. \$6,800.00 to Rio Bravo Country Club LLC (water for 2022)
- C 23. \$48.00 to Orkin Pest Control (pest)



C

- 3.f Other Administrative / Financial Items
 - 1. Casa Club Billing ■
 - 2. Rio Bravo Fairways Security Gate Billing ■
 - 3. PG&E Rebill case ID 6509951392 (placeholder)
 - 4. Financial Review
 - 5. Lien Assessments

- 4. **Regular & Ongoing Business**
 - 4.a Operational Items
 - 1. Rodeo Project Update
 - 4.b Roadway Maintenance Report
 - 1. GPM Proposal (placeholder only)
 - 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 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.



2023 RBCA GOALS

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.