



## Board of Directors Meeting

September 21, 2023

5:15 p.m. on Zoom Conferencing & Rio Bravo Country Club, 15200 Casa Club Drive, Bakersfield, CA 93306 (recorded)

### X **Agenda & Management Summary**

\_\_\_ Minutes

**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, President (FW)	
Phil Crosby, Vice President & CFO (PC)	
Bill Slocumb, Secretary (BS)	

**Delegates**



Montagna HOA by and through Kerrie Roberts / Stephen Greenfield	
Rio Vista HOA by and through Craig Michaud or Raj Doshi	
Rio Vista Estates HOA by and through Skip Staley or Art Mijarez	
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	

**Guest(s)**



Mark Hall, Josh Simmons (MHOA), Kelly Lucas (RBGCMHOA); Charmain Rowe, and 2 <sup>nd</sup> person (CC)	
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 Rivera, Manager	

1.c Approval of the September 21, 2023, Meeting Minutes.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Open Floor
2. 2024 Operating Budget Preparation
3. 2024 Calendar of Events Preparation
4. Settlement Update



2.b Next Meeting: Thursday, November 16, 2023, 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 \$ 66,192.47 Chase Operating Account  
balances as of October 12, 2023. \$ 52,006.03 Chase Savings Account  
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\$118,198.50

3.b Chase Bank Checking Activity, C \$73,982.36 – 9/29/23  
Operating Account, Non-redacted version available in BOD files.  
Reconciliation, and Bank  
Statement for account ending  
5572. Reconciliation report  
through 9/29/23.

3.c Chase Bank Savings Activity, C \$52,006.03 – 9/29/23  
Reconciliation, and Bank Non-redacted version available in BOD files.  
Statement for account ending



5761. Reconciliation report through 9/29/23.

- 3.d Financial Report for September 2023. 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. \$387.29 on 9/5/23 PG&E (9301712956-5 Guard Station & Street \*combined\*) Electronic Payment
  - C 2. \$48.48 on 9/5/23 to California Water Service (account 5814588888) Electronic Payment
  - C 3. \$107.15 on 9/7/23 to TelPlex (guard phone)
  - C 4. \$113.48 on 9/6/23 to Spectrum (guard internet)
  - C 5. \$630.13 on 9/7/23 to DwellingLive (monthly service)



#### CHECKS TO RATIFY

- C 6. \$400.00 on Irineo Izazga (damage claim to vehicle)

#### CHECKS TO DISBURSE

- C 7. \$8,730.00 to R. Stanley Security (Invoice 19953, 9/1/23 through 9/15/23)
- C 8. \$9,312.00 to R. Stanley Security (Invoice 19976, 9/16/23 through 9/30/23)
- 9. \$0.00 to Elite Maintenance & Tree Service (9/30/23 Invoice xxx, monthly landscaping, and main line repairs)
- C 10. \$3,890.03 HOA Management Solutions, Inc. (September 2023 services/reimbursements)
- C 11. \$250.00 to Aurelio Hernandez (Janitorial October 2023)
- C 12. \$3116.00 to Beaumont Tashjian, Invoice 148780, 8/31/23 legal services
- C 13. \$2,400.00 to Flock Safety, Invoice INV-22948 (camera)



- 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. Lien Assessments
  - 5. Budget Workshop
  
- 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. Gate Repairs Status
    - 3. The Manors Security Gate ■



4. 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 are 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.