



Board of Directors Meeting

October 12, 2023

5:15 p.m. on Zoom Conferencing & Rio Bravo Country Club, 15200 Casa Club Drive, 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>			Quorum met. Meeting started at 5:15 p.m.									
1.a	Meeting Agenda Presentation / Pre-Meeting Adjustments to Agenda												
1.b	Call to Order – Roll Call of Directors & Delegates		<u>Board of Directors</u> <table><tbody><tr><td>Fred Wiley, President (FW)</td><td>Present</td></tr><tr><td>Phil Crosby, Vice President & CFO (PC)</td><td>Present</td></tr><tr><td>Bill Slocumb, Secretary (BS)</td><td>No Present</td></tr></tbody></table> <u>Delegates</u> <table><tbody><tr><td>Montagna HOA by and through Stephen Greenfield</td><td>Present</td></tr></tbody></table>	Fred Wiley, President (FW)	Present	Phil Crosby, Vice President & CFO (PC)	Present	Bill Slocumb, Secretary (BS)	No Present	Montagna HOA by and through Stephen Greenfield	Present		
Fred Wiley, President (FW)	Present												
Phil Crosby, Vice President & CFO (PC)	Present												
Bill Slocumb, Secretary (BS)	No Present												
Montagna HOA by and through Stephen Greenfield	Present												



Rio Vista HOA by and through Craig Michaud or Raj Doshi	RD Present
Rio Vista Estates HOA by and through Skip Staley or 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	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	Not Present
Casa Club HOA by and through Ken Schmitz	Not Present
Mario Valenzuela, Sarah Rivera, Manager	MV Present

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

As to Item 1.c, PC motioned to approve the September 21, 2023, minutes. FW 2nd. All in favor.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Open Floor

As to Item 2.a.1, 30-day due diligence period for purchase with a goal of closing on 12/1/23. The terms of the settlement were outlined.

2. 2024 Operating Budget Preparation

A to Item 2.a.2, MV indicated that budget may need two options in case escrow closes.

3. 2024 Calendar of Events Preparation

As to Item 2.a.3, meetings in 2024 will be on second Thursday of the month.



4. Settlement Update

As to Item 2.a.4, settlement aligned with sale and attorneys for sale and buyer meeting.

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

As to Item 2.b, meeting announced; however, the meeting may take place at the Clubhouse.

3. **Financial & Accounting**

3.a Financial Summary – account C balances as of October 12, 2023.

\$ 66,192.47 Chase Operating Account
 \$ 52,006.03 Chase Savings Account

 \$118,198.50

Consent Items designated with a “C.”
 As to Consent Items, PC motioned to approve Consent items. FW 2nd. All in favor.

3.b Chase Bank Checking Activity, C Operating Account, Reconciliation, and Bank Statement for account ending 5572. Reconciliation report through 9/29/23.

\$73,982.36 – 9/29/23
 Non-redacted version available in BOD files.

Comments and discussion had on investments and where to park funds, rate and tax implications.



- 3.c Chase Bank Savings Activity, C \$52,006.03 – 9/29/23
Reconciliation, and Bank
Statement for account ending
5761. Reconciliation report
through 9/29/23. Non-redacted version available in BOD files.
- 3.d Financial Report for September C Profit & Loss [Accrual – Cash]
2023. 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 ■ As to Item 3.f.1, no action.
 - 2. Rio Bravo Fairways Security Gate Billing ■ As to Item 3.f.2, no action.
 - 3. PG&E Rebill case ID 6509951392 (placeholder) As to Item 3.f.3, no action.
 - 4. Lien Assessments As to Item 3.f.4, no action.
 - 5. Budget Workshop As to Item 3.f.5, discussion budget work via Zoom. MV to coordinate with RD and SG.
4. **Regular & Ongoing Business**
- 4.a Operational Items
- 1. Rodeo Project Update As to Item 4.a.1, FW indicated that there is work with Cal Water underway for the water line through go through the golf course.
- 4.b Roadway Maintenance Report
- 1. GPM Proposal (placeholder only) As to Item 4.b.1, no action.



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|-----|--------------------------------------|------------------------------------|--|
| 4.c | Landscape Maintenance Report | | As to Item 4.c., PC provided an update on the water line change proposal from 1” to 2” to service the corner of Highway 178.

PC motioned to approve Elite bid to fix the water lines. FW 2nd. All in favor. |
| 4.d | Board Education & Training | 1. Davis-Sterling Newsletter Links | As to Item 4.d.1, links in meeting packet. |
| 4.e | Prior Executive Session Summary | | As to Item 4.e, review of settlement and litigation as conducted in Executive Session. |
| 5. | <u>Security Gate Business</u> | | |
| 5.a | Security Gate Report | 1. Notable Activity | As to Item 5.a.1, MH reported issues with gate delays from 1 to 30 seconds. MH ordered more access credits. |
| | | 2. Gate Repairs Status | As to Item 5.a.2, see above. |
| | | 3. The Manors Security Gate ■ | As to Item 5.a.3, no update. |



4. Cost Sharing Agreement – Guard ■ As to Item 5.a.4, no update.

Adjournment of Meeting

Time: 5:58 p.m.

PC motioned to adjourn, FW 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 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.