



Board of Directors Meeting

Thursday, February 16, 2023

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. Added Item 3.e.15 to Consent Agenda.								
1.b	Call to Order – Roll Call of Directors & Delegates		<u>Board of Directors</u> <table border="1"><tr><td>Fred Wiley, President (FW)</td><td>Present</td></tr><tr><td>Phil Crosby, Vice President & CFO (PC)</td><td>Present via Zoom</td></tr><tr><td>Bill Slocumb, Secretary (BS)</td><td>Present</td></tr></table> <u>Delegates</u> <table border="1"><tr><td>Montagna HOA by and through Stephen Greenfield</td><td>SG Present</td></tr></table>	Fred Wiley, President (FW)	Present	Phil Crosby, Vice President & CFO (PC)	Present via Zoom	Bill Slocumb, Secretary (BS)	Present	Montagna HOA by and through Stephen Greenfield	SG Present	
Fred Wiley, President (FW)	Present											
Phil Crosby, Vice President & CFO (PC)	Present via Zoom											
Bill Slocumb, Secretary (BS)	Present											
Montagna HOA by and through Stephen Greenfield	SG Present											



Rio Vista HOA by and through Raj Doshi & Craig Michaud	CM Present
Rio Vista Estates HOA by and through Skip Staley	SS 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
<u>Guest(s)</u>	
Mark Hall, MHOA	Not 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 Resa, Manager	MV Present

1.c Approval of the January 10, 2023, Meeting Minutes.

As to Item 1.c, PC motioned to approve the January 10, 2023, Meeting Minutes. BS 2nd. All in favor.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Guard Station Battery Backup/Generator Proposal(s)
2. Open Floor

As to Item 2.a.1, PC summarized his email, page 88 of meeting packet, regarding the battery backup for the guard station. PC still waiting for proposals. SG indicated that 50 amps would be adequate. Discussion had.

As to Item 2.a.2, summary of prior discussion on legal fees over RBCA vs. RBCC controversy. CM provided opinion to resolve controversy



representative of some members.
Discussion had.

2.b Next Meeting: Tuesday, March 14, 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**

3.a	Financial Summary – account balances as of February 15, 2023.	C	\$41,181.77 Chase Operating Account \$49,733.26 Chase Savings Account ----- \$90,915.03
3.b	Chase Bank Checking Activity, Operating Account, Reconciliation, and Bank Statement for account ending 5572. Reconciliation report through 1/31/23.	C	\$36,472.22 – 1/31/23 Non-redacted version available in BOD files.
3.c	Chase Bank Savings Activity, Reconciliation, and Bank	C	\$49,733.26 – 1/31/23 Non-redacted version available in BOD files.

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



Statement for account ending 5761. Reconciliation report through 1/31/23.

- 3.d Financial Report for January 2023. C Profit & Loss [Accrual – Cash]
Statement of Cash Flows
Balance Sheet [Accrual – Cash]
Budget to Expense – through year end [Accrual – Cash]
Reports require an update.
- 3.e Outgoing Funds
- C RATIFICATION – Utilities/Dwelling Live
1. \$444.15 on 1/31/23 PG&E (9301712956-5 Guard Station & Street *combined*) Electronic Payment
 - C 2. \$395.89 on 1/4/23 PG&E (9301712956-5 Guard Station & Street *combined*) Electronic Payment
 - C 3. \$43.95 on 1/2/23 California Water Service (account 5814588888) Electronic Payment
 - C 4. \$110.54 on 1/6/23 TelPlex (guard phone)



- C 5. \$113.48 on 1/6/23 to Spectrum (guard internet)
- C 6. \$630.13 on 1/9/23 to DwellingLive (monthly service)
- C 7. \$52.00 on 1/17/23 to DwellingLive (transponder credit)

CHECKS TO RATIFY

None

CHECKS TO DISBURSE

- C 8. \$8,730.00 to R. Stanley Security (Invoice 19542, 1/1/23 through 1/15/23)
- C 9. \$9,314.00 to R. Stanley Security (Invoice 19567, 1/16/23 through 1/31/23)
- C 10. \$942.75 to Elite Maintenance & Tree Service (monthly landscaping, Flower service)
- C 11. \$1,857.70 HOA Management Solutions, Inc. (January 2023 services/reimbursements)
- C 12. \$200.00 to Aurelio Hernandez (janitorial February 2023)



- C 13. \$250.00 to Aurelio Hernandez (janitorial January 2023)
- C 14. \$162.31 to Phil Crosby (reimbursement for guard station repair)
- C 15. \$2,269.40 to RBCA, transfer to reserves from operating for 4th Quarter 2022.

3.f Other Administrative / Financial Items

- 1. Review of 2022 Financials As to Item 3.f.1 & 2.f.2, MV indicated
- 2. Accounting Reconciliation & Debt Review CPA Joy Jimenez is working on financials.
- 3. Casa Club Billing ■ As to Item 3.f.1, no update, issue discussed in Executive Session.
- 4. Rio Bravo Fairways Security Gate Billing ■ As to Item 3.f.4, no update.
- 5. PG&E Rebill case ID 6509951392 (placeholder) As to Item 3.f.5, no response by PG&E thus far.
- 6. Lien Assessments As to Item 3.f.6, no action.



4. **Regular & Ongoing Business**

- | | | | |
|-----|---------------------------------|------------------------------------|--|
| 4.a | Operational Items | 1. Rodeo Project Update | As to Item 4.a.1, no update. |
| 4.b | Roadway Maintenance Report | 1. GPM Proposal (placeholder only) | As to Item 4.b.1, on hold. |
| 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, educational links in meeting packet. |
| 4.e | Prior Executive Session Summary | | As to Item 4.e, discussion was hold on litigation and/or billing updates with Rio Bravo Fairways, Casa Club and Rio Bravo Golf Course Master Homeowners Association. |

5. **Security Gate Business**

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|-----|----------------------|---|--|
| 5.a | Security Gate Report | 1. Notable Activity
2. The Manors Security Gate ■
3. Cost Sharing Agreement – Guard ■ | As to Item 5.a.1, discussion on generator/back up (in new business), toolkit, and laptops. |
|-----|----------------------|---|--|

Adjournment of Meeting

Time: 6:13 p.m.

BS motioned to adjourn regular session.
PC 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.

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.