



Board of Directors Meeting

Thursday, March 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, the meeting started at: 5:17 p.m. Quorum met. Added Item 2.a.2, Rankin Electric bid.								
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>Present</td></tr></tbody></table> <u>Delegates</u> <table><tbody><tr><td>Montagna HOA by and through Stephen Greenfield</td><td>SG Present</td></tr></tbody></table>	Fred Wiley, President (FW)	Present	Phil Crosby, Vice President & CFO (PC)	Present	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											
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 Art Mijarez	AM 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

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 Kelly Lucas	Present
Casa Club HOA by and through Ken Schmitz	Not Present
Mario Valenzuela, Sarah Resa, Manager	MV Present

1.c Approval of the February 16, 2023, Meeting Minutes.

As to Item 1.c, PC motioned to approve the February 16, 2023, Meeting Minutes. BS 2nd. All in favor.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Direct Owner Billing – non annexed

As to Item 2.a.1, Board looking at options including direct billing – no action.

2. Rankin Bid / emergency power

As to Item 2.a.2, Rankin Bid: PC provided summary of Rankin bid to provide emergency power service. Also looking at Croad Electric, All American, and KL recommended speaking to John Hahn. Discussion was had, no action.

3. Open Floor



As to Item 2.a.3, recap of prior meetings comments on collection, litigation, and have long term agreements in place.

2.b Next Meeting: Tuesday, April 11, 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.

3. **Financial & Accounting**

3.a	Financial Summary – account balances as of February 15, 2023.	C	\$31,425.05 Chase Operating Account \$49,733.64 Chase Savings Account ----- \$81,158.69
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Consent Items designated with a “C.”
As to Consent Items, PC motioned to approve Consent items. BS 2nd. All in favor. Correction below to Item 3.e.9.

3.b	Chase Bank Checking Activity, Operating Account, Reconciliation, and Bank Statement for account ending 5572. Reconciliation report through 2/28/23.	C	\$40,876.86 – 2/28/23 Non-redacted version available in BOD files.
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- 3.c Chase Bank Savings Activity, C \$49,733.64 – 2/28/23
Reconciliation, and Bank
Statement for account ending
5761. Reconciliation report
through 2/28/23. Non-redacted version available in BOD files.
- 3.d Financial Report for February C Profit & Loss [Accrual – Cash]
2023, corrected January 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. \$-- on -- PG&E (9301712956-5 Guard
Station & Street *combined*)
Electronic Payment
 - C 2. \$45.94 on 2/6/23 California Water
Service (account 5814588888)
Electronic Payment
 - C 3. \$104.16 on 2/8/23 TelPlex (guard
phone)
 - C 4. \$113.48 on 2/6/23 to Spectrum (guard
internet)



- C 5. \$630.13 on 2/8/23 to DwellingLive
(monthly service)

CHECKS TO RATIFY

- C 6. \$9,306.00 to R. Stanley Security
(Invoice 19521, 12/16/22 to
12/16/23)

CHECKS TO DISBURSE

- C 7. \$8,731.00 to R. Stanley Security
(Invoice 19600, 2/1/23 through
2/15/23)
- C 8. \$7,566.00 to R. Stanley Security
(Invoice 19614, 2/16/23 through
2/28/23)
- C 9. \$876.75 to Elite Maintenance & Tree Service (monthly landscaping, Flower service) Item 3.e.9, correction from \$976.75 to \$876.75.
- C 10. \$1,787.65 HOA Management Solutions, Inc. (February 2023 services/reimbursements)
- C 11. \$200.00 to Aurelio Hernandez (janitorial March 2023)



3.f Other Administrative / Financial Items

1. Casa Club Billing ■ As to Item 3.f.1, FW indicated that work on a solution continues.
2. Rio Bravo Fairways Security Gate Billing ■ As to Item 3.f.2, payments for increase amount being made, agreement not complete.
3. PG&E Rebill case ID 6509951392 (placeholder) As to Item 3.f.3, placeholder only.
4. Lien Assessments As to item 3.f.4, no action.

4. **Regular & Ongoing Business**

4.a Operational Items

1. Rodeo Project Update As to Item 4.a.1, FW provided update with delays by Rodeo in Lancaster, Ridgecrest, and Bakersfield, including compliance with 2023 building code changes.
2. Common Area Inspection As to Item 4.a.2, MV to perform inspection in coming week.

Discussion also had on Ed Coyne project to the sought of golf course and his



willingness to work with Rodeo. Coyne project is looking at 2.1 homes per acre.

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|-----|--------------------------------------|---|---|
| 4.b | Roadway Maintenance Report | 1. GPM Proposal (placeholder only) | As to Item 4.b.1, MV indicated that GPM previously provided a work window of either March or November. No action. |
| 4.c | Landscape Maintenance Report | | As to Item 4.c, no action. |
| 4.d | Board Education & Training | 1. Davis-Sterling Newsletter Links | As to item 4.d.1, educational material in meeting packet. |
| 4.e | Prior Executive Session Summary | 1. Special Meetings | As to Item 4.e.1, MV indicated that the Board met on 2/21/23 and 2/28/23 to review non-annexed billing. |
| 5. | <u>Security Gate Business</u> | | |
| 5.a | Security Gate Report | 1. Notable Activity
2. The Manors Security Gate ■
3. Cost Sharing Agreement – Guard ■ | As to Item 4.a.1, emergency power was discussed in open floor.

As to Items 4.a.2 and 4.a.3, no action. |

Adjournment of Meeting

Time: 5:51 p.m.

PC motioned to adjourn regular session.
BS 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.