



## Board of Directors Meeting

Tuesday, April 11, 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	<b><u>Commencement of Meeting</u></b>			
1.a	Meeting Agenda Presentation / Pre-Meeting Adjustments to Agenda			No meeting except approval of payments for lack of quorum.
1.b	Call to Order – Roll Call of Directors & Delegates		<b><u>Board of Directors</u></b>	
			Fred Wiley, President (FW)	Present
			Phil Crosby, Vice President & CFO (PC)	Present
			Bill Slocumb, Secretary (BS)	Not Present

### **Delegates**



Montagna HOA by and through Stephen Greenfield	Not Present
Rio Vista HOA by and through Craig Michaud or Raj Doshi	Not Present
Rio Vista Estates HOA by and through Skip Staley or Art Mijarez	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

**Guest(s)**



Mark Hall, MHOA	Via Zoom but not audible.
Rio Bravo Fairways by and through Scott Johnson	Not Present
Rio Bravo Golf Course Master HOA by and through Kelly Lucas	Not Present
Casa Club HOA by and through Ken Schmitz	Not Present
Mario Valenzuela, Sarah Resa, Manager	MV Present

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

2. **New Business**

2.a New Items, Floor Items & Open  
Discussion

1. Annexed Association Delegates
2. Open Floor

2.b Next Meeting:

Tuesday, May 9, 2023, at 5:15 p.m. via

Meeting announced.



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 \$ 50,232.49 Chase Operating Account  
balances as of April 11, 2023. \$ 50,003.47 Chase Savings Account  
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\$100,235.96
- 3.b Chase Bank Checking Activity, C \$41,454.63 – 3/31/23  
Operating Account, Non-redacted version available in BOD files.  
Reconciliation, and Bank  
Statement for account ending  
5572. Reconciliation report  
through 3/31/23.
- 3.c Chase Bank Savings Activity, C \$52,003.47 – 3/31/23  
Reconciliation, and Bank Non-redacted version available in BOD files.  
Statement for account ending  
5761. Reconciliation report  
through 3/31/23.



3.d Financial Report for March 2023. C Profit & Loss [Accrual – Cash]  
Statement of Cash Flows  
Balance Sheet [Accrual – Cash]  
Budget to Expense – through year end  
[Accrual]

3.e Outgoing Funds

RATIFICATION – Utilities/Dwelling Live

- C 1. \$405.74 on 3/6/23 PG&E  
(9301712956-5 Guard Station & Street  
\*combined\*) Electronic Payment
- C 2. \$43.52 on 3/6/23 California Water  
Service (account 5814588888)  
Electronic Payment
- C 3. \$103.94 on 3/8/23 TelPlex (guard  
phone)
- C 4. \$113.48 on 3/6/23 to Spectrum (guard  
internet)
- C 5. \$630.13 on 3/8/23 to DwellingLive  
(monthly service)

CHECKS TO RATIFY

- C 6. \$4,675.00 to Foundation Risk (D\*O  
Insurance)

CHECKS TO DISBURSE



- C 7. \$9,312.00 to R. Stanley Security (Invoice 19661, 3/16/23 through 3/31/23) As to Checks to Disburse, Itema 3.e.7 – 12, PC motioned to approve payments. FW 2nd. Majority in favor.
- C 8. \$8,730.00 to R. Stanley Security (Invoice 19637, 3/1/23 through 3/15/23)
- C 9. \$876.75 to Elite Maintenance & Tree Service (Invoice 38197, monthly landscaping, Flower service)
- C 10. \$1,7776.76 HOA Management Solutions, Inc. (March 2023 services/reimbursements)
- C 11. \$200.00 to Aurelio Hernandez (janitorial April 2023)
- C 12. \$51.99 to Orkin Pest Control (pest services)

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

4. **Regular & Ongoing Business**



- 4.a Operational Items
  - 1. Rodeo Project Update
  - 2. Common Area Inspection
- 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: 5:34 p.m.

PC motioned to adjourn regular session.  
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 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.