



Board of Directors Meeting

Tuesday, May 9, 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**

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

Delegates



Montagna HOA by and through Kerrie Roberts / Stephen Greenfield	KR Present, SG Present via Zoom
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	AM Present, SS Present via Zoom
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>	
Charmaine Row (CCHOA)	Present
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	KS Present
Mario Valenzuela, Sarah Resa, Manager	MV Present

1.c Approval of the April 11, 2023, and March 16, 2023, Meeting Minutes.

As to Item 1.c, PC motioned to approve the April 11, 2023, and March 16, 2023, Meeting Minutes. BS 2nd. All in favor.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Annexed Association Delegates

As to Item 2.a.1, PS summarizing PS to elect their delegates. Discussion on informing communities that all delegates must be elected. SS indicated RVE's plan for electing RVE's delegates. MV to



forward sample Delegate election information to KR. Send letter to Manors. KR indicated that Montana is changing property management company.

2. Direct Billings

As to Item 2.a.2, FW indicated that RBCA will be directly billing homeowners not annexed. RBCA has started billing individual homeowners of RBGCHOA. Billing is based on the deed for Casa Club. Questions over annexed versus non-annexed and rates, and payments. RBCA to hold of on billing Casa Club homeowners until June. Discussion had.

3. Open Floor

As to Item 2.a.3, SS raised point about water payment to the golf course not in financials. MV to respond.

2.b Next Meeting:

Tuesday, June 15, 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, discussion about changing board meetings to Thursday, second Thursday of the month.

PC motioned to board meeting dates to second Thursday of the month. BS 2nd. All in favor.



Meeting date was announced.

3. **Financial & Accounting**

3.a	Financial Summary – account C balances as of May 8, 2023.	\$ 45,069.78 Chase Operating Account \$ 52,003.86 Chase Savings Account ----- \$ 97,073.62
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Consent Items designated with a “C.”
As to Consent Items, PC motioned to approve Consent items with exception of removing 3.e.17, clarifying 3.e.9 to be consent. BS 2nd. All in favor.

3.b	Chase Bank Checking Activity, C Operating Account, Reconciliation, and Bank Statement for account ending 5572. Reconciliation report through 4/28/23.	\$53,603.38– 4/28/23 \$41,454.63 – 3/31/23 Non-redacted version available in BOD files.
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3.c	Chase Bank Savings Activity, C Reconciliation, and Bank Statement for account ending 5761. Reconciliation report through 4/28/23.	\$52,003.86 – 4/28/23 \$52,003.47 – 3/31/23 Non-redacted version available in BOD files.
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- 3.d Financial Report for April and 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 C RATIFICATION – Utilities/Dwelling Live
- C 1. \$397.75 on 4/4/23 PG&E (9301712956-5 Guard Station & Street *combined*) Electronic Payment
 - C 2. \$45.86 to California Water Service (account 5814588888) Electronic Payment
 - C 3. \$101.66 to TelPlex (guard phone)
 - C 4. \$113.48 to Spectrum (guard internet)
 - C 5. \$630.13 to DwellingLive (monthly service)
 - C 6. \$499.77 to DwellingLive (passes)
 - C 7. \$52.00 to DwellingLive (pass credits)
April's Bills
 - C 8. \$9,312.00 to R. Stanley Security (Invoice 19661, 3/16/23 through 3/31/23)



- C 9. \$8,730.00 to R. Stanley Security (Invoice 19637, 3/1/23 through 3/15/23)
- C 10. \$876.75 to Elite Maintenance & Tree Service (Invoice 38197, monthly landscaping, Flower service)
- C 11. \$1,7776.76 HOA Management Solutions, Inc. (March 2023 services/reimbursements)
- C 12. \$200.00 to Aurelio Hernandez (janitorial April 2023)
- C 13. \$51.99 to Orkin Pest Control (pest services)

CHECKS TO RATIFY

- C 14. \$4.675.00 to Foundation Risk (D*O Insurance)

CHECKS TO DISBURSE

- C 15. \$48.00 to Orkin (pest control) for missed invoice 238355133 dated 1/9/23
- C 16. \$8,730.00 to R. Stanley Security (Invoice 19682, 4/1/23 through 4/15/23)



- 17. ~~\$0.00 to R. Stanley Security (Invoice xxx, 4/16/23 through 4/30/23)~~
- C 18. \$876.75 to Elite Maintenance & Tree Service (Invoice 39053, monthly landscaping, Flower service)
- C 19. \$988.00 to Elite Maintenance & Tree Service (Invoice 32245, monthly landscaping, sprinkler repairs), missed invoice 8/31/22.
- C 20. \$2,008.97 HOA Management Solutions, Inc. (May 2023 services/reimbursements)
- C 21. \$250.00 to Aurelio Hernandez (janitorial May 2023)

3.f Other Administrative / Financial Items

- 1. Casa Club Billing ■ As to Item 3.f.1, discussed in new business. Document in the deed that allows direct collection.
- 2. Rio Bravo Fairways Security Gate Billing ■ As to Item 3.f.2, RBF has not come aboard as they initially indicated.
- 3. PG&E Rebill case ID 6509951392 (placeholder) As to Item 3.f.3, no action.



- 4. Lien Assessments
 - a. 387-730-24-5

As to Item 3.f.4, PS motioned to authorize lien assessment on 387-730-24-5. BS 2nd. All in favor.

4. **Regular & Ongoing Business**

4.a Operational Items

- 1. Rodeo Project Update

As to Item 4.a.1, FW reports same status. Rodeo is finishing two other projects and working on approvals.

- 2. Common Area Inspection

As to Item 4.a.2, no report.

4.b Roadway Maintenance Report

- 1. GPM Proposal (placeholder only)

As to Item 4.b.1.,

4.c Landscape Maintenance Report

As to Item 4.c., FW discussed Olive trees suffering at the front gate. We need to take care of the trees and we need to ask other HOAs holding back reserve funds to take care of trees.

4.d Board Education & Training

- 1. Davis-Sterling Newsletter Links

As to Item 4.d, information in meeting packet.

4.e Prior Executive Session Summary

As to Item 4.e, board discussed billing disputes.



5. **Security Gate Business**

5.a Security Gate Report

1. Notable Activity

As to Item 5.a.1, PC discussed the transition to Microsoft Cloud and the complications it caused. The gate arm on visitor lane, lights failed, LED control failed. MH had it work with technical support but only in red, MH spent several hours trying to fix it. FW discussed issues with access in holding events, i.e., Farmer's Market causing entry delays. Some visitors refuse to provide identifications or information to verify entry.

FW would like to survey HOA fees in surrounding area.

- 2. The Manors Security Gate ■
- 3. Cost Sharing Agreement – Guard ■

As to Items 5.a.2 and 5.a.3, no activity.

Adjournment of Meeting

Time: 6:34 p.m.

PC motioned to adjourn regular session.
BS 2nd – All in favor.

Δ 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.