



Board of Directors Meeting

Thursday, June 15, 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			Quorum not met. The only action had was approval of payments in Item 3.e. Other items discussed but no action taken.						
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>	Fred Wiley, President (FW)	Present	Phil Crosby, Vice President & CFO (PC)	Present	Bill Slocumb, Secretary (BS)	Present	
Fred Wiley, President (FW)	Present									
Phil Crosby, Vice President & CFO (PC)	Present									
Bill Slocumb, Secretary (BS)	Present									



Montagna HOA by and through Kerrie Roberts / Stephen Greenfield	KR & SG 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	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	RS Present
<u>Guest(s)</u>	Present



Kathy Clunich (Manors), Hugo Rodriguez (Manors)	
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 May 9, 2023,
Meeting Minutes.

No action.

2. **New Business**

2.a New Items, Floor Items & Open
Discussion

1. Olive Tree Proposal
2. Continued Executive Session after
Regular Session
3. Open Floor

No action, discussion on Item 2.a.1 and
2.a.3.

2.b Next Meeting:

Thursday, July 13, 2023, at 5:15 p.m. via
Zoom Conferencing and/or Tony's

Announcement, no action.



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 \$ 55,408.21 Chase Operating Account No action on Consent Items except for
balances as of June 15, 2023. \$ 52,004.32 Chase Savings Account Items 3.e.7 through 3.e.12.
- \$107,412.53
- 3.b Chase Bank Checking Activity, C \$65,653.16 – 5/31/23
Operating Account, Non-redacted version available in BOD files.
Reconciliation, and Bank
Statement for account ending
5572. Reconciliation report
through 5/31/23.
- 3.c Chase Bank Savings Activity, C \$52,004.32 – 5/31/23
Reconciliation, and Bank Non-redacted version available in BOD files.
Statement for account ending
5761. Reconciliation report
through 5/31/23.



- 3.d Financial Report for May 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 BS motioned to approve Item 3.e.7 to
3.e.12. PC 2nd. All in favor.
- C 1. \$375.52 on 5/5/23 PG&E
(9301712956-5 Guard Station & Street
combined) Electronic Payment
- C 2. \$43.51 on 5/8/23 to California Water
Service (account 5814588888)
Electronic Payment
- C 3. \$105.51 on 5/8/23 to TelPlex (guard
phone)
- C 4. \$113.48 on 5/8/23 to Spectrum (guard
internet)
- C 5. \$630.13 on 5/8/23 to DwellingLive
(monthly service)
- CHECKS TO RATIFY
- C 6. \$8,730.00 to R. Stanley Security
(Invoice 19720, 4/16/23 through
4/30/23)



CHECKS TO DISBURSE

- C 7. \$8,730.00 to R. Stanley Security
(Invoice 19703, 5/1/23 through 5/15/23)
- C 8. \$9,312.00 to R. Stanley Security
(Invoice 19749, 5/15/23 through 5/31/23)
- C 9. \$876.75 to Elite Maintenance & Tree
Service (Invoice 40143, monthly
landscaping, Flower service)
- C 10. \$1,842.73 HOA Management
Solutions, Inc. (May 2023
services/reimbursements)
- C 11. \$200.00 to Aurelio Hernandez
(janitorial June 2023)
- C 12. \$24.63 to Phil Crosby (reimbursement
cooler pads)

3.f Other Administrative / Financial
Items

- 1. Casa Club Billing ■ No Action
- 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 | No action, discussion on latest update, fire access, water line, and easements.

KR requested delegate forms be sent. |
| 4.b | Roadway Maintenance Report | 1. GPM Proposal (placeholder only) | No action. RS requested copy of bid. |
| 4.c | Landscape Maintenance Report | | No action. |
| 4.d | Board Education & Training | 1. Davis-Sterling Newsletter Links | No action. |
| 4.e | Prior Executive Session Summary | | No action. |
| 5. | <u>Security Gate Business</u> | | No action. |
| 5.a | Security Gate Report | 1. Notable Activity
2. The Manors Security Gate ■
3. Cost Sharing Agreement – Guard ■ | No action. |

Adjournment of Meeting

Time: 6:29 p.m.

PC motioned to adjourn limited 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 is 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.