



Board of Directors Meeting

Thursday, July 13, 2023

5:15 p.m. on Zoom Conferencing & Tony's Firehouse Grill and Pizza, 10701 CA-178, Bakersfield, CA 93306 (recorded)

X **Agenda & Management Summary**

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

Delegates



Montagna HOA by and through Kerrie Roberts / Stephen Greenfield	
Rio Vista HOA by and through Craig Michaud or Raj Doshi	
Rio Vista Estates HOA by and through Skip Staley or Art Mijarez	
Shayan Capital, LLC (20); Kona Crown Holdings, LLC (25%); Falcon T Investments, LLC (25); and Lakewood Parkway, LLC (30) by Kris Pinero	
Estates of Rio Bravo HOA by and through	
The Manors by and through Johnny Duenas	
Rio Bravo Country Club, LLC by and through Randy Steinert	

Guest(s)



Rio Bravo Fairways by and through Scott Johnson	
Rio Bravo Golf Course Master HOA by and through Kelly Lucas	
Casa Club HOA by and through Ken Schmitz	
Mario Valenzuela, Sarah Resa, Manager	

1.c Approval of the June 15, 2023, limited Meeting Minutes; and May 9, 2023, Meeting Minutes.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Open Floor

2.b Next Meeting:

Thursday, August 10, 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**

Consent Items designated with a “C.”

3.a	Financial Summary – account balances as of July 12, 2023.	C	\$ 66,750.04 Chase Operating Account \$ 52,004.74 Chase Savings Account ----- \$118,754.78
3.b	Chase Bank Checking Activity, Operating Account, Reconciliation, and Bank Statement for account ending 5572. Reconciliation report through 6/30/23 and 5/31/23.	C	\$68,608.20 – 6/30/23 \$65,653.16 – 5/31/23 Non-redacted version available in BOD files.
3.c	Chase Bank Savings Activity, Reconciliation, and Bank Statement for account ending 5761. Reconciliation report through 6/30/23 and 5/31/23.	C	\$52,004.74 – 6/30/23 \$52,004.32 – 5/31/23 Non-redacted version available in BOD files.
3.d	Financial Report for June & 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

June 2023

- C 1. \$305.02 on 6/5/23 PG&E
(9301712956-5 Guard Station & Street
combined) Electronic Payment
- C 2. \$46.65 on 6/5/23 to California Water
Service (account 5814588888)
Electronic Payment
- C 3. \$102.92 on 6/7/23 to TelPlex (guard
phone)
- C 4. \$113.48 on 6/6/23 to Spectrum (guard
internet)
- C 5. \$630.13 on 6/7/23 to DwellingLive
(monthly service)
- C 6. \$499.77 on 6/5/23 to DwellingLive
(monthly service)

May 2023

- C 7. \$375.52 on 5/5/23 PG&E
(9301712956-5 Guard Station & Street
combined) Electronic Payment



- C 8. \$43.51 on 5/8/23 to California Water Service (account 5814588888)
Electronic Payment
- C 9. \$105.51 on 5/8/23 to TelPlex (guard phone)
- C 10. \$113.48 on 5/8/23 to Spectrum (guard internet)
- C 11. \$630.13 on 5/8/23 to DwellingLive (monthly service)

CHECKS TO RATIFY

- C 12. \$8,730.00 to R. Stanley Security (Invoice 19720, 4/16/23 through 4/30/23)

CHECKS APPROVED IN LIMITED
6/15/23 MEETING FOR
DISBURSEMENT

- C 13. \$8,730.00 to R. Stanley Security (Invoice 19703, 5/1/23 through 5/15/23)
- C 14. \$9,312.00 to R. Stanley Security (Invoice 19749, 5/15/23 through 5/31/23)



- C 15. \$876.75 to Elite Maintenance & Tree Service (Invoice 40143, monthly landscaping, Flower service)
- C 16. \$1,842.73 HOA Management Solutions, Inc. (May 2023 services/reimbursements)
- C 17. \$200.00 to Aurelio Hernandez (janitorial June 2023)
- C 18. \$24.63 to Phil Crosby (reimbursement cooler pads)

CHECKS TO DISBURSE

- C 19. \$8,730.00 to R. Stanley Security (Invoice 19775, 6/1/23 through 6/15/23)
- C 20. \$0.00 to R. Stanley Security (Invoice xxx, 6/15/23 through 6/30/23)
- C 21. \$1,876.75 to Elite Maintenance & Tree Service (Invoice 41210, monthly landscaping, mainline repair and limp removal)
- C 22. \$1,803.37 HOA Management Solutions, Inc. (June 2023 services/reimbursements)



- C 23. \$200.00 to Aurelio Hernandez (Janitorial July 2023)
- C 24. \$3,558.00 to Beaumont Tashjian, (Invoice 146165, legal services, June 2023)

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

4.b Roadway Maintenance Report

- 1. GPM Proposal (placeholder only)

4.c Landscape Maintenance Report

- 1. Olive Tree Proposals (Elite and Rancho)

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:

△ 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.