



Board of Directors Meeting

August 10, 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 met. Meeting started at 5:19 p.m. Adjustment to Item 3.e.15, added Camera Access Technologies for Payment of \$295.13
1.b	Call to Order – Roll Call of Directors & Delegates		<u>Board of Directors</u>	
			Fred Wiley, President (FW)	Present
			Phil Crosby, Vice President & CFO (PC)	Present
			Bill Slocumb, Secretary (BS)	Present
			<u>Delegates</u>	



Montagna HOA by and through Kerrie Roberts / Stephen Greenfield	SG Present
Rio Vista HOA by and through Craig Michaud or Raj Doshi	RD Present
Rio Vista Estates HOA by and through Skip Staley or Art Mijarez	SS and 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	RS Present

Guest(s)



MH (MHOA), 3 CC owners and C. Rowe	Present
Rio Bravo Fairways by and through Karen Gleiter	Present
Rio Bravo Golf Course Master HOA by and through Tony Martinez	Present
Casa Club HOA by and through Ken Schmitz	Present
Mario Valenzuela, Sarah Resa, Manager	MV Present

1.c Approval of the July 13, 2023, Meeting Minutes.

As to Item 1.c, BS motioned to approve the July 13, 2023, limited minutes PC 2nd. All in favor.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Open Floor
2. Board Election
Incumbents/Nominees Review

As to 2.a.1, RS commented on RBCA-RBCC settlement efforts. KS commented on CC legal situation and provided CC's perspective. RBCA limited comment in response due to legal constraints.



As to Item 2.a.2, MV provided information that there will be new nominees.

2.b Next Meeting: Thursday, September 14, 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 was had on moving the meeting date due to conflicts.

As to Item 2.b, BS motioned to reschedule the September board meeting to September 21, 2023. PC 2nd. All in favor.

3. **Financial & Accounting**

3.a	Financial Summary – account C balances as of August 10, 2023.	\$ 66,214.71 Chase Operating Account \$ 52,005.18 Chase Savings Account ----- \$118,219.89
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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.

3.b	Chase Bank Checking Activity, Operating Account, Reconciliation, and Bank Statement for account ending	C \$77,904.78 – 7/31/23 Non-redacted version available in BOD files.
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5572. Reconciliation report through 7/31/23.

- 3.c Chase Bank Savings Activity, Reconciliation, and Bank Statement for account ending 5761. Reconciliation report through 7/31/23. C \$52,005.18 – 7/31/23
Non-redacted version available in BOD files.
- 3.d Financial Report for July 2023. C Profit & Loss [Accrual – Cash]
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. \$315.87 on 7/5/23 PG&E (9301712956-5 Guard Station & Street *combined*) Electronic Payment
- C 2. \$45.67 on 7/5/23 to California Water Service (account 5814588888) Electronic Payment



- C 3. \$104.26 on 7/7/23 to TelPlex (guard phone)
- C 4. \$113.48 on 7/6/23 to Spectrum (guard internet)
- C 5. \$52.00 on 7/26/23 to DwellingLive (pass credits)
- C 6. \$630.13 on 7/7/23 to DwellingLive (monthly service)

CHECKS TO RATIFY

None

CHECKS TO DISBURSE

- C 7. \$8,730.00 to R. Stanley Security (Invoice 19793, 6/16/23 through 6/30/23)
- C 8. \$8,730.00 to R. Stanley Security (Invoice 19815, 7/1/23 through 7/15/23)
- C 9. \$9,312.00 to R. Stanley Security (Invoice 19838, 7/16/23 through 7/31/23)
- 10. \$0.00 to Elite Maintenance & Tree Service (Invoice xxxx, monthly landscaping)



- C 11. \$1,871.79 HOA Management Solutions, Inc. (July 2023 services/reimbursements)
- C 12. \$200.00 to Aurelio Hernandez (Janitorial August 2023)
- C 13. \$1,140.00 to Beaumont Tashjian, (Invoice 147265, legal services, July 2023)
- C 14. \$55.19 to Phil Crosby (guard stations reimbursements for toilet paper and towels)
- C 15. \$295.13 to Camera Access Technologies (repairs)

3.f Other Administrative / Financial Items

- 1. Casa Club Billing ■ As to Items 3.f.1 and 3.f.2, pending.
- 2. Rio Bravo Fairways Security Gate Billing ■
- 3. PG&E Rebill case ID 6509951392 (placeholder) As to Item 3.f.3, no action.
- 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, MHOA has been in communication with Rodeo, and work will be starting on the first parcel. |
| 4.b | Roadway Maintenance Report | 1. GPM Proposal (placeholder only) | As to item 4.b.1, no action. MV stated that the window for slurry seal is November. |
| 4.c | Landscape Maintenance Report | 1. Olive Tree Work Status | As to Item 4.c., PC provided update on recent water line breaks.

As to Item 4.c.1, discussion was had as to Olive tree removal and possible replacement trees. |
| 4.d | Board Education & Training | 1. Davis-Sterling Newsletter Links | As to Item 4.d.1, MV noted the links to educational information is in the meeting packet. |
| 4.e | Prior Executive Session Summary | | As to Item 4.e, litigation and settlement issues were discussed. |
| 5. | <u>Security Gate Business</u> | | |



5.a Security Gate Report

1. Notable Activity

As to Item 5.a.1, MH spoke to recent problems with the visitor gate arms not closing. MH is working on it.

2. The Manors Security Gate ■

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

3. Cost Sharing Agreement – Guard ■

Adjournment of Meeting

Time: 5:52 p.m.

Prior to meeting adjournment, Delegates were invited to stay to further provide settlement effort updates.

△ 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 are 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.