



Board of Directors Meeting

September 21, 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**

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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 Tony Martinez	
Casa Club HOA by and through Ken Schmitz	
Mario Valenzuela, Sarah Resa, Manager	

1.c Approval of the August 10, 2023, Meeting Minutes.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Open Floor
2. 2024 Operating Budget Preparation
3. 2024 Calendar of Events Preparation
4. Settlement Update
5. Election Rules Update/Date Change



2.b Next Meeting: Thursday, October 12, 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 C \$ 80,864.53 Chase Operating Account
balances as of September 21, \$ 52,005.62 Chase Savings Account
2023.

\$132,870.15

3.b Chase Bank Checking Activity, C \$73,952.10 – 8/31/23
Operating Account, Non-redacted version available in BOD files.
Reconciliation, and Bank
Statement for account ending
5572. Reconciliation report
through 8/31/23.

3.c Chase Bank Savings Activity, C \$52,005.62 – 8/31/23
Reconciliation, and Bank Non-redacted version available in BOD files.
Statement for account ending
5761. Reconciliation report
through 8/31/23.



3.d Financial Report for August 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. \$387.82 on 8/4/23 PG&E
(9301712956-5 Guard Station & Street
combined) Electronic Payment
- C 2. \$45.67 on 8/7/23 to California Water
Service (account 5814588888)
Electronic Payment
- C 3. \$105.79 on 8/8/23 to TelPlex (guard
phone)
- C 4. \$113.48 on 8/7/23 to Spectrum (guard
internet)
- C 5. \$630.13 on 8/9/23 to DwellingLive
(monthly service)
- C 6. \$516.76 on 8/4/23 to DwellingLive
(passes)

CHECKS TO RATIFY



- C 7. \$1,450.00 to Rancho Trees Service (7/18/23 Invoice 11562, maple tree removal)
- C 8. \$1,450.00 to Rancho Trees Service (7/18/23 Invoice 11563, Olive removal with stump)
- C 9. \$1,450.00 to Rancho Trees Service (7/18/23 Invoice 11562, maple tree removal)
- C 10. \$103.98 to Orkin Pest Service (statement for May and July pest control services)

CHECKS TO DISBURSE

- C 11. \$8,730.00 to R. Stanley Security (Invoice 19908, 8/1/23 through 8/15/23)
- C 12. \$9,312.00 to R. Stanley Security (Invoice 19932, 8/16/23 through 8/31/23)
- C 13. \$1,726.75 to Elite Maintenance & Tree Service (7/31/23 Invoice 42271, monthly landscaping, and main line repairs)



- C 14. \$876.75 to Elite Maintenance & Tree Service (8/31/23 Invoice 43556, monthly landscaping)
- C 15. \$1,797.01 HOA Management Solutions, Inc. (August 2023 services/reimbursements)
- C 16. \$200.00 to Aurelio Hernandez (Janitorial September 2023)
- C 17. \$703.63 to Beaumont Tashjian, (Invoice 147929, 8/31/23 legal services)
- C 18. \$48.70 to Phil Crosby (reimbursement for fan at guard station)
- C 19. \$1,800.00 to Camera Access Technologies (Invoice 5826 repairs to gate)
- C 20. \$5,550.00 to Rio Bravo Country Club (9/12/23 Invoice 23001, irrigation water billing for 1st, 2nd, and 3rd quarters of 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
5. Budget Workshop

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 | |
| 4.d | Board Education & Training | 1. Davis-Sterling Newsletter Links |
| 4.e | Prior Executive Session Summary | |

5. **Security Gate Business**

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|-----|----------------------|-------------------------------------|
| 5.a | Security Gate Report | 1. Notable Activity |
| | | 2. Gate Repairs Status |
| | | 3. The Manors Security Gate ■ |
| | | 4. 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 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.