



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)

___ 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 5:15 p.m.						
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>	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									
			<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	Not Present
Rio Vista Estates HOA by and through Skip Staley or Art Mijarez	SS 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	Not Present

Guest(s)



Mark Hall, Josh Simmons (MHOA), Kelly Lucas (RBGCMHOA); Charmain Rowe, and 2 nd person (CC)	Present
Rio Bravo Fairways by and through Scott Johnson	Not Present
Rio Bravo Golf Course Master HOA by and through Tony Martinez	Not Present
Casa Club HOA by and through Ken Schmitz	Present
Mario Valenzuela, Sarah Rivera, Manager	MV Present

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

As to Item 1.c, BS motioned to approve the August 10, 2023, minutes PC 2nd. All in favor.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Open Floor

As to Item 2.a.1, settlement update and limiting trial extension to 30-days. MV to draft two separate budgets for 2024.



Question on lots in Rodeo. Discussion had.

Comment on election notice as to ballot notice 'before' or 'after' ballot distribution.

- | | |
|--|--|
| 2. 2024 Operating Budget Preparation | As to Item 2.a.2, looking at two budgets depending on when escrow opens/closes. |
| 3. 2024 Calendar of Events Preparation | As to Item 2.a.3, 2024 calendar will reflect meetings on Thursdays. |
| 4. Settlement Update | As to Item 2.a.4, discussed in Open Floor. |
| 5. Election Rules Update/Date Change | As to Item 2.a.5, discussion on recommendations by attorney. Board will make changes after election. |

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

As to Item 2.b, meeting announced.



3. **Financial & Accounting**

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|-----|---|---|---|
| 3.a | Financial Summary – account balances as of September 21, 2023. | C | <p>\$ 80,864.53 Chase Operating Account</p> <p>\$ 52,005.62 Chase Savings Account</p> <p>-----</p> <p>\$132,870.15</p> |
| 3.b | Chase Bank Checking Activity, Operating Account, Reconciliation, and Bank Statement for account ending 5572. Reconciliation report through 8/31/23. | C | <p>\$73,952.10 – 8/31/23</p> <p>Non-redacted version available in BOD files.</p> |
| 3.c | Chase Bank Savings Activity, Reconciliation, and Bank Statement for account ending 5761. Reconciliation report through 8/31/23. | C | <p>\$52,005.62 – 8/31/23</p> <p>Non-redacted version available in BOD files.</p> |
| 3.d | Financial Report for August 2023. | C | <p>Profit & Loss [Accrual – Cash]</p> <p>Statement of Cash Flows</p> <p>Balance Sheet [Accrual – Cash]</p> <p>Budget to Expense – through year end [Accrual - Cash]</p> |

Consent Items designated with a “C.”
As to Consent Items, PC motioned to approve Consent items. BS 2nd. All in favor.



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 ■ As to Item 3.f.1, no update.
- 2. Rio Bravo Fairways Security Gate Billing ■ As to Item 3.f.2, no update.
- 3. PG&E Rebill case ID 6509951392 (placeholder) As to Item 3.f.3, no update.
- 4. Lien Assessments As to Item 3.f.4, no update



- 5. Budget Workshop As to Item 3.f.5, workshop to be determined.

- 4. **Regular & Ongoing Business**
 - 4.a Operational Items
 - 1. Rodeo Project Update As to Item 4.a.1, discussion of upcoming construction and access for heavy equipment. Rodeo has 2 models and 5 homes on website.

 - 4.b Roadway Maintenance Report
 - 1. GPM Proposal (placeholder only) As to Item 4.b, no update.

 - 4.c Landscape Maintenance Report As to Item 4.c., PC indicated tree removal was \$1,800 and issues with water line will be \$2,000 to repair so that there is water at corner of Miramonte and Highway 178.

 - 4.d Board Education & Training
 - 1. Davis-Sterling Newsletter Links As to Item 4.d.1, educational links in packet.

 - 4.e Prior Executive Session Summary As to Item 4.e, MV noted that discussion was had on litigation and settlement efforts.

- 5. **Security Gate Business**



5.a Security Gate Report

1. Notable Activity

As to Item 5.a.1, no activity.

2. Gate Repairs Status

As to Item 5.a.2, MH reported issues related to controller repairs at gate and gate arm. Repairs were \$1,800.

3. The Manors Security Gate ■

As to Items Item 5.a.3 and 5.a.4, no activity.

4. Cost Sharing Agreement – Guard ■

Adjournment of Meeting

Time: 6:22 p.m.

PC motioned to adjourn, 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 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.