



**Board of Directors Meeting**

January 11, 2024

5:15 p.m. on Zoom Conferencing & Rio Bravo Country Club, 15200 Casa Club Drive, Bakersfield, CA 93306 (recorded)

X **Agenda & Management Summary**

\_\_\_ Minutes

<u>No.</u>	<u>Item Description</u>	<u>Ref.</u>	<u>Discussion</u>	<u>Action</u>
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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 Stephen Greenfield	
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Rio Vista HOA by and through Raj Doshi or Craig Michaud	
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	
<b><u>Guest(s)</u></b>	
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 Rivera, Manager	

1.c Approval of the October 12, 2023, Meeting Minutes; November 16, 2023, Annual Meeting Minutes; November 22, 2023, Meeting Minutes; and December 14, 2023.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Open Floor
2. RBCC Escrow Closed

2.b Next Meeting:

Thursday, February 8, 2024, at 5:15 p.m. at Rio Bravo Country Club, 15200 Casa Club Drive, Bakersfield, CA 93306 and/or via Zoom Conferencing



Consent Items designated with a “C.”

3. **Financial & Accounting**
- 3.a Financial Summary – account C \$196,660.64 Chase Operating Account  
 balances as of January 11, 2024. \$ 52,007.31 Chase Savings Account  
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 \$248,667.95
- 3.b Chase Bank Checking Activity, C \$219,100.56 – 12/29/23  
 Operating Account, \$ 96,183.20 – 11/30/23  
 Reconciliation, and Bank \$ 72,382.98 – 10/31/23  
 Statement for account ending  
 5572. Reconciliation report Non-redacted version available in BOD files.  
 through 12/29/23, 11/30/23,  
 and 10/31/2023.
- 3.c Chase Bank Savings Activity, C \$52,007.31 – 12/29/23  
 Reconciliation, and Bank \$52,006.90 – 11/30/23  
 Statement for account ending \$52,006.48 – 10/31/23  
 5761. Reconciliation report Non-redacted version available in BOD files.  
 through 12/29/23, 11/30/23,  
 and 10/31/2023.
- 3.d Financial Report for October, C Profit & Loss [Accrual – Cash]  
 November, and December 2023. 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. \$340.83 on 12/4/23 PG&E  
(9301712956-5 Guard Station & Street  
\*combined\*) Electronic Payment
- C 2. \$45.77 on 12/5/23 to California Water  
Service (account 5814588888)  
Electronic Payment
- C 3. \$105.59 on 11/6/23 to TelPlex (guard  
phone)
- C 4. \$113.48 on 12/6/23 to Spectrum  
(guard internet)
- C 5. \$661.64 on 12/7/23 to DwellingLive  
(monthly service)

CHECKS TO RATIFY

None

CHECKS TO DISBURSE

- C 6. \$8,802.00 to R Stanley Invoice 20096  
12-1 to 12-15 Security Guards



- C 7. \$9,312.00 to R Stanley Invoice 20121  
1-16-24 to 1-31-24 Security Guards  
(dates off, should be December)
- C 8. \$876.75 to Elite Maintenance & Tree  
Service (12/31/23 Invoice 10202526  
monthly maintenance)
- C 9. \$ pending HOA Management  
Solutions, Inc. (December 2023  
services/reimbursements)
- C 10. \$200.00 to Aurelio Hernandez  
(Janitorial January 2024)
- C 11. \$49.78 to Phil Crosby, guard station  
reimbursement
- C 12. \$1,500.00 to Flock Safety (relocation  
fee)

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
- 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. 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.