



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)

___ 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. SR noted adjustment in the form of supplement pages added to meeting packet to correct misprints to some pages of the financial report.
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 Mark Hall	MH Present
Rio Vista HOA by and through Raj Doshi or Craig Michaud	RD Present
Rio Vista Estates HOA by and through Skip Staley or Art Mijarez	SS Present via Zoom
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)



Mrs. Schmitz & Mrs. Rowe (CC HOA),	Present
Rio Bravo Fairways by and through Scott Johnson	Not Present
Rio Bravo Golf Course Master HOA by and through Tony Martinez	KL Present
Casa Club HOA by and through Ken Schmitz	KS Present
Mario Valenzuela, Sarah Rivera, Manager	SR Present

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.

As to Item 1.c, PC motioned to approve the October 12, 2023; November 16, 2023; November 22, 2023; and December 14, 2023, meeting minutes BS 2nd. All in favor.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Open Floor
2. RBCC Escrow Closed

As to Item 2.a.1, SS indicated the secondary exit has an opening by the pedestrian gate allowing entry by



pedestrian with the chain link fence and requested notification to repair or RBCA to repair. FW will notify golf course owners to fix.

PC informed board that the Flock camera has been relocated to the secondary exit gate per permission with new Club owners.

MH inquired about any more Flock camera stolen car/plates detections. RBCA does not monitor, BPD does, and prior information was shared.

PC mentioned that when Flock camera was being relocated from Rio Vista, a pipe was damaged and that RBCA should pay for the repair.

Repair request turned into motion by PC, BS 2nd. All in favor.

As to Item 2.a.2, FW indicated that escrow has closed with Rio Bravo Country Club



and that payment was received from escrow and billing will proceed at 12% monthly. Billing to all owners went down and community can move forward. Two segments to sale, real property, and asset component. SS inquired about lawsuits; MH stated there was issues lingering. SS inquired about CC's percentage of payment; FW indicated FW CC paying about 45%.

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

As to Item 2.b, meeting announced.

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

	\$248,667.95

Consent Items designated with a “C.”
As to Consent Items, PC motioned to approve Consent item with disclosure of \$49.78 payment to PC. BS 2nd. All in favor.

KL concerned about certain financial pages garbled, PC provided a copy of his insert addressing the garbled pages.



RD asking why funds are not in interest earning account. Need to balance ongoing expenses. FW would like RD, Budget Committee to look at investments. RD to set aside certain funds and then invest remainder of funds.

3.b	Chase Bank Checking Activity, Operating Account, Reconciliation, and Bank Statement for account ending 5572. Reconciliation report through 12/29/23, 11/30/23, and 10/31/2023.	C	\$219,100.56 – 12/29/23 \$ 96,183.20 – 11/30/23 \$ 72,382.98 – 10/31/23	Non-redacted version available in BOD files.
3.c	Chase Bank Savings Activity, Reconciliation, and Bank Statement for account ending 5761. Reconciliation report through 12/29/23, 11/30/23, and 10/31/2023.	C	\$52,007.31 – 12/29/23 \$52,006.90 – 11/30/23 \$52,006.48 – 10/31/23	Non-redacted version available in BOD files.



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 ■ As to Item 3.f.1, information circulated.
- 2. Rio Bravo Fairways Security Gate Billing ■ As to Item 3.f.2, pending.
- 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 new liens.

- 4. **Regular & Ongoing Business**

- 4.a Operational Items
 - 1. Rodeo Project Update As to Item 4.a.1, Rodeo struggling to get permits from City and water line has not been approved by California Water. May have some grading issues with City. FW will update when FW gets more information.

- 4.b Roadway Maintenance Report
 - 1. GPM Proposal (placeholder only) As to Item 4.b.1, FW indicated there is damage to Casa Club, we need to begin to look at repairs. Club owner has other vendors that may do the job.

Discussion on continuing wrought iron fence over chain link fence.

- 4.c Landscape Maintenance Report As to Item 4.c, no action. MH mentioned that runoff water has to be addressed to minimize road damage. SS provided example from his RVECA addressing



runoff. FW to look at replacing grass island strip.

4.d Board Education & Training

1. Davis-Sterling Newsletter Links

As to Item 4.d.1, information in meeting packet. FW indicated that Delegates must be elected by their HOAs. FW has two notices, RVCA and Montagna. SS inquired regarding appointment for vacancy. Acclamation question as to Delegate, FW indicated it is RBCA position subsidiaries must go through voting process. RD, question on RBCA policies or subsidiaries policies.

4.e Prior Executive Session Summary

As to Item 4.e, no liens, or actions. SS asked if liens on golf course removed, FW indicated all removed as part of escrow closing.

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 ■

As to Items 5.a.1 to 5.a.4, no action.



Adjournment of Meeting

Time: Approximately 6:00 p.m.

PC motioned to adjourn, BS 2nd. All in favor.

- Δ 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.

2024 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.