



Board of Directors Meeting

February 8, 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> |
|------------|---|-------------|---|---------------|
| 1 | <u>Commencement of Meeting</u> | | | |
| 1.a | Meeting Agenda Presentation / Pre-Meeting Adjustments to Agenda | | | |
| SR | | | | |
| 1.b | Call to Order – Roll Call of Directors & Delegates | | <u>Board of Directors</u> | |
| | | | Fred Wiley, President (FW) | |
| | | | Phil Crosby, Vice President & CFO (PC) | |
| | | | Bill Slocumb, Secretary (BS) | |
| | | | <u>Delegates</u> | |
| | | | Montagna HOA by and through Mark Hall | |



| | |
|---|--|
| 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 | |
| <u>Guest(s)</u> | |
| 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 January 11, 2024,
Meeting Minutes.

2. **New Business**

2.a New Items, Floor Items & Open
Discussion

1. Open Floor

2.b Next Meeting:

Thursday, March 14, 2024, at 5:15 p.m. at Rio
Bravo Country Club, 15200 Casa Club Drive,
Bakersfield, CA 93306 and/or via Zoom
Conferencing

3. **Financial & Accounting**

Consent Items designated with a “C.”

3.a Financial Summary – account C \$198,481.33 Chase Operating Account
balances as of February 8, 2024. \$ 52,007.77 Chase Savings Account



\$250,489.10

- 3.b Chase Bank Checking Activity, C \$224,268.31 – 1/31/24
Operating Account, Non-redacted version available in BOD files.
Reconciliation, and Bank
Statement for account ending
5572. Reconciliation report
through 1/31/24.
- 3.c Chase Bank Savings Activity, C \$52,007.77 – 1/31/24
Reconciliation, and Bank Non-redacted version available in BOD files.
Statement for account ending
5761. Reconciliation report
through 1/31/24.
- 3.d Financial Report for January C Profit & Loss [Accrual – Cash]
2024. 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. \$443.12 on 1/3/24 PG&E (9301712956-5 Guard Station & Street *combined*) Electronic Payment
- C 2. \$45.77 on 1/4/24 to California Water Service (account 5814588888) Electronic Payment
- C 3. \$108.11 on 1/8/24 to TelPlex (guard phone)
- C 4. \$113.48 on 1/8/24 to Spectrum (guard internet)
- C 5. \$661.64 on 1/11/24 to DwellingLive (monthly service)

CHECKS TO RATIFY

None

CHECKS TO DISBURSE

- C 6. \$9,180.00 to R Stanley Invoice 20150 1-1 to 1-15 Security Guards
- C 7. \$9,792.00 to R Stanley Invoice 20168 1-16-24 to 1-31-24 Security Guards
- C 8. \$876.75 to Elite Maintenance & Tree Service (1/31/24 Invoice pending monthly maintenance)



- C 9. \$1,898.97 pending HOA Management Solutions, Inc. (January 2024 services/reimbursements)
- C 10. \$2,666.50 pending HOA Management Solutions, Inc. (December 2023 services/reimbursements)
- C 11. \$200.00 to Aurelio Hernandez (Janitorial February 2024)

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. Treasury Account Resolution

4. **Regular & Ongoing Business**

4.a Operational Items

- 1. Rodeo Project Update

4.b Roadway Maintenance Report

- 1. GPM Proposal – updating bids

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.

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. |