



## 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)

### \_\_\_ Agenda & Management Summary

X **Minutes**

<u>No.</u>	<u>Item Description</u>	<u>Ref.</u>	<u>Discussion</u>	<u>Action</u>						
1	<b><u>Commencement of Meeting</u></b>									
1.a	Meeting Agenda Presentation / Pre-Meeting Adjustments to Agenda			Meeting started at 5:15 p.m., no quorum, only discussion. Quorum requirement met at 5:26 p.m.						
1.b	Call to Order – Roll Call of Directors & Delegates		<b><u>Board of Directors</u></b> <table border="1"><tbody><tr><td>Fred Wiley, President (FW)</td><td>Present</td></tr><tr><td>Phil Crosby, Vice President &amp; CFO (PC)</td><td>Present</td></tr><tr><td>Bill Slocumb, Secretary (BS)</td><td>Present</td></tr></tbody></table> <b><u>Delegates</u></b>	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									



Montagna HOA by and through Mark Hall / Stephen Greenfield	MH & SG Present
Rio Vista HOA by and through Raj Doshi or Craig Michaud	RD Present (5:26 p.m.)
Rio Vista Estates HOA by and through Skip Staley or Art Mijarez	Not 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	RS Present

**Guest(s)**



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	Not Present
Mario Valenzuela, Sarah Rivera, Manager	MV Present

1.c Approval of the January 11, 2024, Meeting Minutes.

As to Item 1.c, BS motioned to approve, including modified version, the January 11, 2024, meeting 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, RS requested RBCC ownership designee to be changed to Jeremy Willer.

FW mentioned that expenses for RBGCMHOA on tree trimming and



other landscaping work for \$1,800.00 and \$2,200.00 in expenses.

MH suggested that a board member from each sub-association have a board member on the board. FW looking at more authority to Delegates. Discussion had.

Discussion on re-drafting the CC&Rs to address security concerns and resizing the board. Lack of participation. Gate access needs to be address where all entrances and exits to be subject to RBCA. Flock system triggered a stolen car but it was a civil matter. MV read email from The Manors' management company, and informed board of response. RD was concerned about different associations running their own gates.

PC appreciation statement to RS on settlement.



FW indicated that RBCA will be participating more with RBCC and be a better community. Sweeping bid noted by MV.

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 [reset post-meeting to March 19, 2024]

Meeting date announced.

3. **Financial & Accounting**

3.a Financial Summary – account C \$198,481.33 Chase Operating Account  
 balances as of February 8, 2024. \$ 52,007.77 Chase Savings Account  
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 \$250,489.10

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

Comment on electronic billing, paper bills sent when electronic billing selected.

RS mentioned that water billing for prior ownership will be coming. FW mentioned billing for meeting space.

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  
Statement for account ending  
5761. Reconciliation report  
through 1/31/24. Non-redacted version available in BOD files.
- 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

As to Item 3.f.1. through 3.f.4, no action.

As to Item 3.f.5, MV mentioned Treasury  
needs an account manager so account  
can be opened.

BS motioned to approve PC as account  
manager, and to approve the  
recommendations made by RD via email on  
January 19, 2024, with four different  
investment steps to be implemented this  
week with the closet approximation to the  
January 29, 2024, Treasury bills interest rates  
and terms. PC 2nd. All in favor.

4. **Regular & Ongoing Business**





- |     |                                      |   |  |
|-----|--------------------------------------|---|--|
| 4.a | Operational Items                    | 1. Rodeo Project Update   | As to Item 4.a.1, no action.   |
| 4.b | Roadway Maintenance Report           | 1. GPM Proposal – updating bids   | As to Item 4.b.1, no action.   |
| 4.c | Landscape Maintenance Report         |   | As to Item 4.c, no action.   |
| 4.d | Board Education & Training           | 1. Davis-Sterling Newsletter Links  | As to Item 4.d.1, no action.   |
| 4.e | Prior Executive Session Summary      |   | As to Item 4.e, no action.   |
| 5.  | <b><u>Security Gate Business</u></b> |   |  |
| 5.a | Security Gate Report                 | 1. Notable Activity<br>2. Gate Repairs Status<br>3. The Manors Security Gate ■<br>4. Cost Sharing Agreement – Guard ■ | As to Item 5.a.1, MH reported visitor gate arm broken and lights not working. MH tried to fix it, MH had extra arm and it is working. Old one was repaired. MH recommended buying two gate arms, arms about \$350 plus shipping.<br><br>BS motioned to allocate \$1,500.00 to acquire two gate arms with direction to keep cost as low as possible at MH's discretion. PC 2nd. All in favor. |



MH brought up hardwire phone. Discussion was held on various services providers. Power supply was also discussed. MV to look up phone options.

**Adjournment of Meeting**

Time: 6:05 p.m.

BS motioned to adjourn, PC 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.