



Board of Directors Meeting

April 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			Meeting started at 5:15 p.m., quorum met.						
1.b	Call to Order – Roll Call of Directors & Delegates		<u>Board of Directors</u> <table border="1"><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> <u>Delegates</u>	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 Present
Rio Vista HOA by and through Raj Doshi or Craig Michaud	Not Present
Rio Vista Estates HOA by and through Skip Staley or Art Mijarez	AM 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 Jeremy Willer	Not Present

Guest(s)



Schmitz, CC member	
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	KS Present
Mario Valenzuela, Sarah Rivera, Manager	MV Present

1.c Approval of the March 19, 2024, and ~~March 28, 2024~~, Meeting Minutes.

As to Item 1.c, PC motioned to approve the March 19, 2024, meeting minutes. BS 2nd. All in favor.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Open Floor

As to Item 2.a.1, no open floor items discussed.

In section

2.b Next Meeting:

Next meeting will be on Thursday, May 9, 2024, at 5:15 p.m. at Rio Bravo Country Club,

As to Item 2.b, meeting announced.



15200 Casa Club Drive, Bakersfield, CA
93306 and/or via Zoom Conferencing

3. **Financial & Accounting**

- 3.a Financial Summary – account C \$35,340.59 Chase Operating Account
balances as of April 11, 2024. \$52,213.54 Chase Savings Account

\$87,554.13
- 3.b Chase Bank Checking Activity, C \$69,555.90 – 3/29/24
Operating Account, Non-redacted version available in BOD files.
Reconciliation, and Bank
Statement for account ending
5572. Reconciliation report
through 3/29/24.
- 3.c Chase Bank Savings Activity, C \$52,213.54 – 3/29/24
Reconciliation, and Bank Non-redacted version available in BOD files.
Statement for account ending
5761. Reconciliation report
through 3/29/24.

Consent Items designated with a “C.”
As to Consent Items, PC motioned to
approve Consent and disclosing that a
reimbursement payment in consent items is
payable to PC . BS 2nd. All in favor.



- 3.d Treasury Direct – Reserves \$100,000.00 Amount deducted: \$99,180.22
Issue date: 2/20/24 Type: 8-week bill
\$50,000.00 Amount deducted: \$49,338.99
Issue date: 2/15/24 Type: 13-week bill
- 3.e Financial Report for March 2024. C Profit & Loss [Accrual – Cash]
Statement of Cash Flows
Balance Sheet [Accrual – Cash]
Budget to Expense – through year end
[Accrual - Cash]
- 3.f Outgoing Funds RATIFICATION – Utilities/Dwelling Live
- C 1. \$524.17 on 3/5/24 PG&E
(9301712956-5 Guard Station & Street
combined) Electronic Payment
 - C 2. \$46.37 on 3/7/24 to California Water
Service (account 5814588888)
Electronic Payment
 - C 3. \$109.54 on 3/6/24 to TelPlex (guard
phone)
 - C 4. \$113.48 on 3/6/24 to Spectrum (guard
internet)
 - C 5. \$661.64 on 3/7/24 to DwellingLive
(monthly service)



- C 6. \$558.93 on 3/18/24 to DwellingLive (passes / supplies)

CHECKS TO RATIFY

None

CHECKS TO DISBURSE

- C 7. \$9,180.00 to R Stanley Invoice 20231 3-1-24 to 3-15-24 Security Guards
- C 8. \$9,792.00 to R Stanley Invoice 20253 3-16-24 to 3-31-24 Security Guards
- C 9. \$920.53 to Elite Maintenance & Tree Service (3/31/24 Invoice 10203321)
- C 10. \$1,866.72 to HOA Management Solutions, Inc. (March 2024 services/reimbursements)
- C 11. \$250.00 to Aurelio Hernandez (Janitorial March 2024)
- C 12. \$126.64 to Phil Crosby – reimbursement cones
- C 13. \$632.00 to Beaumont Tashjian for Invoice 2459 (legal services)

3.g Other Administrative / Financial Items

1. RBGCMHOA Request Letter

Reimbursement

As to Item 3.g.1, MV noted he circulated a letter to the Board based on



RBGCMHOA reserve reimbursements for 2023. FW discussed effort to get reimbursement for reserves and proper share of operating reimbursements. RBCA is working on reaching a reasonable conclusion with RBGCMHOA regarding reimbursements. MV provided an estimate of the RBGCMHOA reserve amount due based on reserve related expenditures. Discussion had.

2. Casa Club Billing ■

As to Item 3.g.2, billing on hold pending attorney guidance.

3. Rio Bravo Fairways Security Gate Billing ■

As to Item 3.g.3, verbal agreement in place with 75% of annexed rate being paid. Additional time was given to allow RBF to catch up on billing their homeowners.

4. PG&E Rebill case ID 6509951392 (placeholder)

As to Item 3.g.4, placeholder. MH mentioned there are 3 or 4 light bulbs burned out lights. MV to circulate the link to make the light request and map.



5. Lien Assessments

As to Item 3.g.5, MV will file once VG provide okay on lien forms.

In discussion related to Item 5.a.1, KS inquired about the financial statement status. No update provided to KS pending availability of information.

4. **Regular & Ongoing Business**

4.a Operational Items

1. Rodeo Project Update

As to Item 4.a.1, FW spoke with project manager (TR) and is informed that Rodeo has submitted modifications to their plan. Rodeo will move forward with the 22 initial lots upon approval by the City. MH referenced a surveyor coming through. Discussion had.

4.b Roadway Maintenance Report

1. Slurry Seal Status

As to Item 3.g.4, PC indicated that the bid was approved at prior meeting. PC discussed with JW on coordinating the traffic during the slurry seal. PC provided overview of the traffic plan and guard



4.c Landscape Maintenance Report

1. Tree Replacement Status
2. Line Repair Bid

logistics, power, internet, and restroom. KS inquired about reserves availability from other associations to project. FW explain that only one association is addressing reserves as a separate set-aside.

As to Item 4.c.1 & 4.c.2, PC provided overview of tree replacements or removals. Maintenance supervisor for golf course took out 1 tree to south side of guard station, 1 dying olive tree, and another tree was removed. Trees along the fence line south of guard station were removed. MH indicated golf course looks much better, all agreed. Fence line moved but sprinklers are behind new line so Elite will come out to move line and make other adjustments. Elite bid reduced to \$4,700; however, golf course will move the line for staff reimbursement costs. Discussion had.

FW also indicated RBCA will be maintaining top of Anacapa Drive off of Casa Club. Details being worked out with



golf course. Lots of improvements to golf course are underway including future double decker driving range. Discussion had.

4.d Board Education & Training

1. Davis-Sterling Newsletter Links

As to Item 4.d.1, MV indicate information in meeting packet.

4.e Prior Executive Session Summary

As to Item 4.e., Board discussed ongoing legal concerns.

5. **Security Gate Business**

5.a Security Gate Report

1. Notable Activity

As to Item 5.a1, PC provided current overview of DwellingLive to Proptia conversion, including transferring of data, and cleaning up the data. Proptia is gathering the equipment, will set it up at their facility, and then will bring up and install it in one day, and if needed, will stay overnight to ensure it gets done. Webinar training to administrators and management company will be conducted, and guards will be trained too. A customizable template will be provided to



aid homeowners. FW would like to have the guard dress better. Discussion had.

MH indicated that the ‘transponder weekend’ was placed on hold and will be rescheduled in the future.

2. Phone Update

As to Item 5.a.2, MH inquired about T-Mobile status. MH discussed RingCentral and how we can use a VOIP phone and connect directly. We can port right away. MV indicated Nextiva is the current company being used. Discussion had.

3. Gate Repairs Status

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

4. The Manors Security Gate ■

5. Cost Sharing Agreement – Guard ■

Adjournment of Meeting

Time: 6:01 p.m.

PC motioned to adjourn the meeting. 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 is 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.