



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)

X **Agenda & Management Summary**

___ Minutes

No. Item Description Ref. Discussion Action

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 Mark Hall / Stephen Greenfield	
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 Jeremy Willer	

Guest(s)



Schmitz, CC member	
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 April 11, 2024, and March 28, 2024, Meeting Minutes.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Casa Club Drive Sweeping Bid
2. Open Floor

2.b Next Meeting:

Next meeting will be on Thursday, June 13, 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 \$44,527.79 Chase Operating Account
balances as of May 8, 2024. \$53,033.77 Chase Savings Account

\$97,561.56
- 3.b Chase Bank Checking Activity, C \$70,827.77 – 4/30/24
Operating Account, Non-redacted version available in BOD files.
Reconciliation, and Bank
Statement for account ending
5572. Reconciliation report
through 4/30/24.
- 3.c Chase Bank Savings Activity, C \$53,033.77 – 4/30/24
Reconciliation, and Bank Non-redacted version available in BOD files.
Statement for account ending
5761. Reconciliation report
through 4/30/24.
- 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 April 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. \$483.20 on 4/2/24 PG&E
(9301712956-5 Guard Station & Street
combined) Electronic Payment
 - C 2. \$46.37 on 4/9/24 to California Water
Service (account 5814588888)
Electronic Payment
 - C 3. \$113.37 on 4/8/24 to TelPlex (guard
phone)
 - C 4. \$113.48 on 4/8/24 to Spectrum (guard
internet)
 - C 5. \$661.64 on 4/10/24 to DwellingLive
(monthly service)

CHECKS TO RATIFY



- C 6. \$9,159.82 on 3/25/24 to Camera Access Technologies (Proptia conversation downpayment)
- C 7. \$7,475.00 on 4/1/24 to Rancho Tree Service (Invoice 5459)
- C 8. \$975.00 on 4/2/24 to Rancho Tree Service (Invoice 5458)

CHECKS TO DISBURSE

- C 9. \$9,180.00 to R Stanley Invoice 20276 4-1-24 to 4-15-24 Security Guards
- C 10. \$ to R Stanley Invoice 0000 4-16-24 to 4-30-24 Security Guards
- C 11. \$920.53 to Elite Maintenance & Tree Service (4/30/24 Invoice 10203598) April 2024 monthly service
- C 12. \$650.00 to Elite Maintenance & Tree Service (4/30/24 Invoice 10203370) speed zone application
- C 13. \$427.52 to Elite Maintenance & Tree Service (12/15/23 Invoice 10202359) 2 in later break and rotors
- C 14. \$427.52 to Elite Maintenance & Tree Service (11/30/23 Invoice 10202102) 1 ½ lateral break and popups



- C 15. \$876.75 to Elite Maintenance & Tree Service (10/30/23 Invoice 10201851) October 2023 monthly service
- C 16. \$1,909.17 to HOA Management Solutions, Inc. (April 2024 services/reimbursements)
- C 17. \$200.00 to Aurelio Hernandez (Janitorial May 2024)
- C 18. \$139.50 to Phil Crosby – reimbursement – plumber for guard station
- C 19. \$20,319.68 to Asphalt Doctor (5-7-24 Invoice 033523) sealcoat

3.g Other Administrative / Financial Items

- 1. RBGCMHOA Reimbursement Request Status
- 2. Casa Club Billing ■
- 3. Rio Bravo Fairways Security Gate Billing ■
- 4. PG&E Rebill case ID 6509951392 (placeholder)
- 5. Lien Assessments

4. **Regular & Ongoing Business**



- 4.a Operational Items
 - 1. Rodeo Project Update
 - 2. PG&E street light map and reporting link:
<https://www.pge.com/en/contact-us/report-an-issue/report-streetlight-issue.html>
- 4.b Roadway Maintenance Report
 - 1. Slurry Seal Status – completed
- 4.c Landscape Maintenance Report
 - 1. Tree Work Status – completed
 - 2. Line Repair Bid status
 - 3. Anacapa Drive Landscaping status
- 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. Proptia Conversion Status
 - 2. Notable Activity
 - 3. Internet and Phone Conversion Status
 - 4. Gate Repairs Status
 - 5. The Manors Security Gate ■



6. Cost Sharing Agreement – Guard ■

Adjournment of Meeting

Time:

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 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.