



**Board of Directors Meeting**

June 13, 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)**



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 May 9, 2024, Meeting Minutes.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Open Floor

2.b Next Meeting:

Next meeting will be on Thursday, July 11, 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 balances as of June 13, 2024.	C	\$113,579.30 Chase Operating Account \$53,697.76 Chase Savings Account ----- \$167,277.06
3.b	Chase Bank Checking Activity, Operating Account, Reconciliation, and Bank Statement for account ending 5572. Reconciliation report through 5/31/24.	C	\$42,900.86 – 5/31/24 Non-redacted version available in BOD files.
3.c	Chase Bank Savings Activity, Reconciliation, and Bank Statement for account ending 5761. Reconciliation report through 5/31/24.	C	\$53,697.76 – 5/31/24 Non-redacted version available in BOD files.
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 May 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. \$425.59 on 5/6/24 PG&E  
(9301712956-5 Guard Station & Street  
\*combined\*) Electronic Payment
- C 2. \$43.50 on 5/7/24 to California Water  
Service (account 5814588888)  
Electronic Payment
- C 3. \$110.30 on 5/8/24 to TelPlex (guard  
phone)
- C 4. \$113.48 on 5/6/24 to Spectrum (guard  
internet)
- C 5. \$661.64 on 5/8/24 to DwellingLive  
(monthly service)
- C 6. \$532.09 on 5/13/24 to DwellingLive  
(monthly service)

CHECKS TO RATIFY



- C 7. \$11,154.82 on 5/14/24 to Camera Access Technologies (Proptia conversation final payment)

CHECKS TO DISBURSE

- C 8. \$9,180.00 to R Stanley Invoice 20319 5-1-24 to 5-15-24 Security Guards
- C 9. \$9,792.00 to R Stanley Invoice 20343 5-16-24 to 5-31-24 Security Guards
- C 10. \$920.53 to Elite Maintenance & Tree Service (5/31/24 Invoice 10203835) May 2024 monthly service
- C 11. \$494.00 to Elite Maintenance & Tree Service (5/31/24 Invoice 10203801) Flowers
- C 12. \$400.00 to Elite Maintenance & Tree Service (5/31/24 Invoice 10203798) Irrigation repairs
- C 13. \$1,876.73 to HOA Management Solutions, Inc. (June 2024 services/reimbursements)
- C 14. \$200.00 to Aurelio Hernandez (Janitorial June 2024)
- C 15. \$185.00 to America's Best Plumbing (6/12/24 contract 5536)



3.g Other Administrative / Financial Items

1. Adjustment Resolution for CPA
2. RBGCMHOA Reimbursement Request Status
3. Casa Club Billing ■
4. Rio Bravo Fairways Security Gate Billing ■
5. PG&E Rebill case ID 6509951392 (placeholder)
6. 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

4.c Landscape Maintenance Report

1. Line Repair Bid status.
2. Anacapa Drive Landscaping status



- 4.d Board Education & Training
- 4.e Prior Executive Session Summary
- 5. **Security Gate Business**
  - 5.a Security Gate Report
    - 1. Proptia Conversion Status
    - 2. Notable Activity
    - 3. Gate Repairs Status
    - 4. The Manors Security Gate ■
    - 5. 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 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.