



Board of Directors Meeting

July 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>			Meeting started at 5:15 p.m., quorum met.

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)	Present
Phil Crosby, Vice President & CFO (PC)	Present
Bill Slocumb, Secretary (BS)	Present

Delegates



Montagna HOA by and through Mark Hall / Stephen Greenfield	MH Present
Rio Vista HOA by and through Raj Doshi or Craig Michaud	RD Present
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 Jeremy Willer	Not Present

Guest(s)



Rio Bravo Fairways by and through Scott Johnson	Not Present
Rio Bravo Golf Course Master HOA by and through Kelly Lucas	Present
Casa Club HOA by and through Ken Schmitz	Present via Zoom audio
Mario Valenzuela, Sarah Rivera, Manager	MV Present

1.c Approval of the June 13, 2024, Meeting Minutes.

As to Item 1.c, BS motioned to approve the June 13, 2024, meeting minutes. PC 2nd. All in favor.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Open Floor
2. Proptia Proposal – Dialup Features

As to Item 2.a.1, discussion was on back-up supply for guard station and air conditioning for guards. Issue with one guard not opening door.



As to Item 2.a.2, MH and PC summarized the dial-up proposal and features. Discussion had.

PC motioned to accept the proposal for Dialpad from Proptia. BS 2nd. All in favor.

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|------|--|---|---|
| 2.b | Next Meeting: | Next meeting will be on Thursday, August 8, 2024, at 5:15 p.m. at Rio Bravo Country Club, 15200 Casa Club Drive, Bakersfield, CA 93306 and/or via Zoom Conferencing | As to Item 2.b, next meeting announced. |
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| 3. | <u>Financial & Accounting</u> | | Consent Items designated with a “C.” |
| 3.a | Financial Summary – account C balances as of July 11, 2024. | \$101,155.01 Chase Operating Account
\$53,698.17 Chase Savings Account

\$ 154,853.18 | As to Consent Items, PC motioned to approve Consent agenda. BS 2nd. All in favor. |
| 3.b | Chase Bank Checking Activity, Operating Account, Reconciliation, and Bank Statement for account ending | C \$126,389.76 – 6/28/24
Non-redacted version available in BOD files. | |



5572. Reconciliation report through 6/28/24.

- 3.c Chase Bank Savings Activity, C \$53,698.17 – 6/28/24
Reconciliation, and Bank Non-redacted version available in BOD files.
Statement for account ending
5761. Reconciliation report
through 6/28/24.
- 3.d Treasury Direct – Reserves \$100,000.00 Amount deducted: \$99,180.22 As to Item 3.d, RD addressed investment
Issue date: 2/20/24 Type: 8-week bill. options for T Bills. MV to email SG and
RD for future meeting.
\$50,000.00 Amount deducted: \$49,338.99
Issue date: 2/15/24 Type: 13-week bill
- 3.e Financial Report for June 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. \$391.76 on 6/4/24 PG&E
(9301712956-5 Guard Station & Street
combined) Electronic Payment



- C 2. \$49.22 on 6/5/24 to California Water Service (account 5814588888)
Electronic Payment
- C 3. \$109.47 on 6/6/24 to TelPlex (guard phone)
- C 4. \$109.99 on 6/6/24 to Spectrum (guard internet)
- C 5. \$661.64 on 6/10/24 to DwellingLive (monthly service)

CHECKS TO RATIFY

- C 6. \$8,400.00 on 6/21/24 to America's Best Plumbing (Guard sewer line repairs, invoice 5536)
- C 7. \$1,000.00 on 6/19/24 to Rio Bravo Country Club – fireworks show.

CHECKS TO DISBURSE

- C 8. \$9,180.00 to R Stanley Invoice 20362
6-1-24 to 6-15-24 Security Guards
- C 9. \$-- to R Stanley Invoice xx 6-16-24 to
6-30-24 Security Guards



- C 10. \$920.53 to Elite Maintenance & Tree Service (6/30/24 Invoice 10204150) June 2024 monthly service
- C 11. \$1,809.42 to HOA Management Solutions, Inc. (June 2024 services/reimbursements)
- C 12. \$250.00 to Aurelio Hernandez (Janitorial July 2024)
- C 13. \$526.71 to CalSentry Invoice 1196-24, passes.
- C 14. 118.50 to Beaumont and Tashjian Invoice 3871 legal fees
- C 15. 428.00 to Proptia Invoice 4418 July guard portal
- C 16. 428.00 to Proptia Invoice 4247 June guard portal
- C 17. \$7,200.00 to Flock Safety Invoice INV-42472, annual renewal
- C 18. \$2,455.70 to Camera Access Technologies Proposal

Prior Months Invoices - Informational

3.g Other Administrative / Financial Items	1. RBGCMHOA Request Status ■	Reimbursement	As to Item 3.g.1, MV responded to Linford letter.
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2. Casa Club Billing ■ As to Item 3.g.2, pending.
3. Rio Bravo Fairways Security Gate Billing ■ As to Item 3.g.3, no action.
4. PG&E Rebill case ID 6509951392 (placeholder) As to Item 3.g.4, no action.
5. Lien Assessments As to Item 3.g.5, no action.
6. 2019 Tax Filings/Financials As to Item 3.g.6, returns filed, additional returns to follow, and then mailing to be made for all.

4. **Regular & Ongoing Business**

4.a Operational Items

1. Rodeo Project Update As to Item 4.a.1, no update.
2. PG&E street light map and reporting link:
<https://www.pge.com/en/contact-us/report-an-issue/report-streetlight-issue.html> As to Item 4.a.2, KL discussed different link, city link, and he will send, for light pole work order reporting. Light discussion on LED replacement of street lights.



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|-----|--------------------------------------|-------------------------------------|---|
| 4.b | Roadway Maintenance Report | | As to Item 4.b, no action. |
| 4.c | Landscape Maintenance Report | 1. Line Repair Bid status. | As to Item 4.c.1, PC discuss need to remove sprinkler lines, 2 bids, and Elite left to do work after RBCC pulled out. Discussion had.

PC motioned to approve Elite proposal for \$4,000. BS 2nd. All in favor. |
| | | 2. Anacapa Drive Landscaping status | As to Item 4.c.2, no agreement has been reached, pending. |
| 4.d | Board Education & Training | 1. Davis-Sterling Newsletter Links | As to Item 4.d, information in meeting packet. |
| 4.e | Prior Executive Session Summary | | As to Item 4.e, litigation and legal correspondence reviewed. |
| 5. | <u>Security Gate Business</u> | | |
| 5.a | Security Gate Report | 1. Proptia Conversion Status | As to Item 5.a.1, MH and PC provided conversion update status for Proptia. |



2. A/C guard status
3. Notable Activity
4. The Manors Security Gate ■
5. Cost Sharing Agreement – Guard ■

As to Item 5.a.2, a/c discussion in open forum.

As to Items 5.a.3 to 5.a.5, no action.

Adjournment of Meeting

Time: 6:12 p.m.

PC motioned to adjourn the meeting. BS
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 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.