



Board of Directors Meeting

August 8, 2024

5:15 p.m. on Zoom Conferencing & Rio Bravo Country Club, 15200 Casa Club Drive, Bakersfield, CA 93306 (recorded)

X **Agenda & Management Summary**

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<u>No.</u>	<u>Item Description</u>	<u>Ref.</u>	<u>Discussion</u>	<u>Action</u>
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1	<u>Commencement of Meeting</u>			
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1.a	Meeting Agenda Presentation / Pre-Meeting Adjustments to Agenda			
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1.b	Call to Order – Roll Call of Directors & Delegates			
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Board of Directors

Fred Wiley, President (FW)	
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Phil Crosby, Vice President & CFO (PC)	
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Bill Slocumb, Secretary (BS)	
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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 Kelly Lucas	
Casa Club HOA by and through Ken Schmitz	
Mario Valenzuela, Sarah Rivera, Manager	

1.c Approval of the July 11, 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, September 12, 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 \$84,994.38 Chase Operating Account
balances as of August 8, 2024. \$53,698.65 Chase Savings Account

\$ 138,693.03
- 3.b Chase Bank Checking Activity, C \$123,486.72 – 7/31/24
Operating Account, Non-redacted version available in BOD files.
Reconciliation, and Bank
Statement for account ending
5572. Reconciliation report
through 7/31/24.
- 3.c Chase Bank Savings Activity, C \$53,698.55 – 7/31/24
Reconciliation, and Bank Non-redacted version available in BOD files.
Statement for account ending
5761. Reconciliation report
through 7/31/24.
- 3.d Treasury Direct – Reserves \$50,000.00 Amount deducted: pending Issue
date: 8/15/24 Type: 26-week bill

\$50,000.00 Amount deducted: pending Issue
date: 8/20/24 Type: 17-week bill



\$50,000.00 Amount deducted: \$49,338.99
Issue date: 2/15/24 Type: 13-week bill
(renewed 8/8/24)

3.e Financial Report for July 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. \$418.80 on 7/2/24 PG&E
(9301712956-5 Guard Station & Street
combined) Electronic Payment
- C 2. \$58.38 on 7/9/24 to California Water
Service (account 5814588888)
Electronic Payment
- C 3. \$108.57 on 7/9/24 to TelPlex (guard
phone)
- C 4. \$109.99 on 7/8/24 to Spectrum (guard
internet)

CHECKS TO RATIFY



- C 5. \$1,000.00 to Joyce Jimenez, CPA
(accounting services)

CHECKS TO DISBURSE

- C 6. \$9,180.00 to R Stanley Invoice 20487
7-1-24 to 7-15-24 Security Guards
7. \$-- to R Stanley Invoice xx 7-16-24 to
7-31-24 Security Guards
- C 8. \$2,000.00 to Elite Maintenance & Tree
Service (7/31/24 Invoice 10204406)
Work Order 6014 irrigation line
- C 9. \$4,000.00 to Elite Maintenance & Tree
Service (7/31/24 Invoice 10204407)
Work Order 3812 irrigation line
- C 10. \$2,000.00 to Elite Maintenance & Tree
Service (7/31/24 Invoice 10204427)
July 2024 monthly service
- C 11. \$1,970.89 to HOA Management
Solutions, Inc. (July 2024
services/reimbursements)
- C 12. \$200.00 to Aurelio Hernandez
(Janitorial August 2024)
- C 13. \$553.00 to Beaumont and Tashjian
Invoice 4325 legal fees 7/31/24



- C 14. \$1,540.500 to Beaumont and Tashjian Invoice 4607 legal fees 7/31/24
- C 15. 428.00 to Proptia Invoice 4503 August guard portal
- C 16. \$335.56 to Phil Crosby reimbursement for guard chair
- C 17. \$161.35 to Phil Crosby reimbursement for doorknob, mailbox, etc.
- C 18. \$1,135.09 to Phil Crosby reimbursement
- 19. \$1,0471.96 to T-Mobile Business – guard phone and internet – DISPUTED

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
 - A. Parcel 387-610-06-6
 - B. Parcel 387-610-29-8



C. Parcel 387-342-03-00

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 Status
2. 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. A/C guard status
2. Notable Activity
3. The Manors Security Gate ■



4. 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.