



Board of Directors Meeting

September 12, 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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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 Kelly Lucas	
Casa Club HOA by and through Ken Schmitz	
Mario Valenzuela, Sarah Rivera, Manager	

1.c Approval of the August 8, 2024, Meeting Minutes.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. New Construction Reciprocal Use Issues
2. Miramonte Drive Ownership Issue
3. 2025 Operating Budget & Calendar of Events Preparation
4. Uncontested Election (Acclamation)
5. Open Floor



2.b Next Meeting: Next meeting will be on Thursday, October 10, 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 \$ 32,958.10 Chase Operating Account
balances as of September 12, \$ 5,162.81 Chase Savings Account
2024.

\$ 38,120.91

3.b Chase Bank Checking Activity, C \$ 61,854.18 – 8/30/24
Operating Account, Non-redacted version available in BOD files.
Reconciliation, and Bank
Statement for account ending
5572. Reconciliation report
through 8/30/24.

3.c Chase Bank Savings Activity, C \$ 5,162.81 – 8/30/24
Reconciliation, and Bank Non-redacted version available in BOD files.
Statement for account ending
5761. Reconciliation report
through 8/30/24.



- 3.d Treasury Direct – Reserves
- \$50,000.00 Amount deducted: pending Issue date: 8/15/24 Type: 26-week T-Bill
- \$50,000.00 Amount deducted: pending Issue date: 8/20/24 Type: 17-week T-Bill
- \$50,000.00 Amount deducted: \$49,338.99 Issue date: 2/15/24 Type: 13-week T-Bill (renewed 8/8/24)
- 3.e Financial Report for August 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
- C RATIFICATION – Utilities/Dwelling Live
- C 1. \$481.51 on 8/2/24 PG&E (9301712956-5 Guard Station & Street *combined*) Electronic Payment
- C 2. \$61.54 on 8/7/24 to California Water Service (account 5814588888) Electronic Payment



- C 3. \$111.12 on 8/7/24 to TelPlex (guard phone)
- C 4. \$101.24 on 8/6/24 to Spectrum (guard internet)

PAYMENTS TO RATIFY

- C 1. \$590.00 to Philadelphia Insurance Company electronic payment on 8/12/24 – insurance
- C 2. \$9,792.00 to R Stanley Invoice 20425 7-16-24 to 7-31-24 Security Guards

CHECKS TO DISBURSE

- C 1. \$9,792.00 to R Stanley Invoice 20460 8-16-24 to 8-31-24 Security Guards
- C 2. \$9,180.00 to R Stanley Invoice 20444 8-1-24 to 8-15-24 Security Guards
- C 3. \$920.53 to Elite Maintenance & Tree Service (8/31/24 Invoice 10204705) August 2024 monthly service
- C 4. \$1,520.00 to Elite Maintenance & Tree Service (8/30/24 Invoice 10204684) Work Order 6578 main line, valves



- C 5. \$6,042.74 to HOA Management Solutions, Inc. (August 2024 services/reimbursements)
- C 6. \$200.00 to Aurelio Hernandez (Janitorial September 2024)
- C 7. \$316.00 to Beaumont and Tashjian Invoice 4804 legal fees 7/31/24
- C 8. \$13,597.74 to Beaumont and Tashjian Invoice 4976 legal fees 7/31/24
- C 9. \$428.00 to Proptia Invoice 4653 September guard portal
- C 10. \$67.13 to Mark Hall reimbursement for power supply
- C 11. \$199.18 to Phil Crosby reimbursement for battery backup power supply
- C 12. \$175.00 to SCA Sweeping Invoice 2024-02829 (July 2024)
- C 13. \$175.00 to SCA Sweeping Invoice 2024-03004 (August 2024)
- C 14. \$1,771.41 to Camera Access Technologies Invoice 6049 phone dialer
- C 15. \$1,000.00 to Joyce Jimenez, CPA – 2020 tax filings and compilation



- C 16. \$650.00 to Joyce Jimenez, CPA – 2021 tax filings
- C 17. \$650.00 to Joyce Jimenez, CPA – 2022 tax filings
- C 18. \$650.00 to Joyce Jimenez, CPA – 2023 tax filings
- 19. \$1,286.01 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 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>

KL Link: - same

<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 the agenda.
4. For simplicity, initials of Board, Delegate, & Management members are used.
5. Supporting documents, if any, are placed in the 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 the 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 the 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.