



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)

___ 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> | | | | | | | | | |
| 1.a | Meeting Agenda Presentation / Pre-Meeting Adjustments to Agenda | | | Meeting started at 5:14 p.m. but no quorum met until 5:25 p.m. | | | | | | |
| 1.b | Call to Order – Roll Call of Directors & Delegates | | <u>Board of Directors</u> <table border="1"><tbody><tr><td>Fred Wiley, President (FW)</td><td>Present</td></tr><tr><td>Phil Crosby, Vice President & CFO (PC)</td><td>Present</td></tr><tr><td>Bill Slocumb, Secretary (BS)</td><td>Present</td></tr></tbody></table> <u>Delegates</u> | Fred Wiley, President (FW) | Present | Phil Crosby, Vice President & CFO (PC) | Present | Bill Slocumb, Secretary (BS) | Present | |
| Fred Wiley, President (FW) | Present | | | | | | | | | |
| Phil Crosby, Vice President & CFO (PC) | Present | | | | | | | | | |
| Bill Slocumb, Secretary (BS) | Present | | | | | | | | | |



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|---|-------------------------|
| Montagna HOA by and through Mark Hall / Stephen Greenfield | MH Present |
| Rio Vista HOA by and through Raj Doshi or Craig Michaud | Not Present |
| Rio Vista Estates HOA by and through Skip Staley or Art Mijarez | AM Present at 5:25 p.m. |
| 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)



| | |
|---|-------------|
| Steve Belmont, John Kovacevich, MHOA; Karen Gleiter, RBF | Present |
| Rio Bravo Fairways by and through Scott Johnson | Not Present |
| Rio Bravo Golf Course Master HOA by and through Kelly Lucas | Not Present |
| Casa Club HOA by and through Ken Schmitz | Not Present |
| Mario Valenzuela, Sarah Rivera, Manager | MV Present |

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

As to Item 1.c, BS motioned to approve the August 8, 2024, meeting minutes. PC 2nd. All in favor.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. New Construction Reciprocal Use Issues

As to Item 2.a.1, discussion was had regarding MHOA reciprocal use easement and common area. The Board expressed concerns and questions were asked and answered for MHOA. MV noted that all



parties were sent a letter regarding concerns as to access. Concern was construction traffic for MHOA. MH inquired about future access points. FW introduced the idea of assisting with alternative roadway expenses. SB indicated such expense is the developers. AM expressed concern with roadway usage over RVECA. Discussion had.

2. Miramonte Drive Ownership Issue

As to Item 2.a.2, PC indicated that the portion of land north of Las Palmas Drive and south of the monument on the east side of Miramonte Drive is not being maintained and RBCC will look to acquire it.

3. 2025 Operating Budget & Calendar of Events Preparation

As to Item 2.a.3, MV announced the budget preparations for 2025 are underway and inquired as to input and as to any changes to the calendar.

4. Uncontested Election (Acclamation)

As to Item 2.a.4, MV announced that a resolution for election by acclamation will take place at the next meeting. MH



inquired about candidate solicitations. MV report that candidate solicitations were circulated in May and July 2024.

5. Open Floor

As to Item 2.a.5, easements were discussed in relationship to RBGMHOA and a budget document created by FW to move forward with an agreement. Discussion had.

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

As to Item 2.b, the next Board meeting announced.

3. **Financial & Accounting**

Consent Items designated with a “C.”

3.a Financial Summary – account C balances as of September 12, 2024.

\$ 32,958.10 Chase Operating Account
\$ 5,162.81 Chase Savings Account

\$ 38,120.91

As to Consent Items, PC motioned to approve Consent agenda. BS 2nd. All in favor. Items in 3.f placed in numerical sequence and correction to Item 3.f.16.

3.b Chase Bank Checking Activity, C Operating Account,

\$ 61,854.18 – 8/30/24
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
Statement for account ending
5761. Reconciliation report
through 8/30/24. Non-redacted version available in BOD files.
- 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

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 5. \$590.00 to Philadelphia Insurance
Company electronic payment on
8/12/24 – insurance
- C 6. \$9,792.00 to R Stanley Invoice 20425
7-16-24 to 7-31-24 Security Guards

CHECKS TO DISBURSE



- C 7. \$9,792.00 to R Stanley Invoice 20460
8-16-24 to 8-31-24 Security Guards
- C 8. \$9,180.00 to R Stanley Invoice 20444
8-1-24 to 8-15-24 Security Guards
- C 9. \$920.53 to Elite Maintenance & Tree
Service (8/31/24 Invoice 10204705)
August 2024 monthly service
- C 10. \$1,520.00 to Elite Maintenance & Tree
Service (8/30/24 Invoice 10204684)
Work Order 6578 main line, valves
- C 11. \$6,042.74 to HOA Management
Solutions, Inc. (August 2024
services/reimbursements)
- C 12. \$200.00 to Aurelio Hernandez
(Janitorial September 2024)
- C 13. \$316.00 to Beaumont and Tashjian
Invoice 4804 legal fees 7/31/24
- C 14. \$13,597.74 to Beaumont and Tashjian
Invoice 4976 legal fees 7/31/24
- C 15. \$428.00 to Proptia Invoice 4653
September guard portal Correction to Item 3.f.16, changed to
- C 16. \$67.13 to Mark Hall reimbursement 'phone.'
- C 17. \$199.18 to Phil Crosby reimbursement
for battery backup power supply



- C 18. \$175.00 to SCA Sweeping Invoice 2024-02829 (July 2024)
- C 19. \$175.00 to SCA Sweeping Invoice 2024-03004 (August 2024)
- C 20. \$1,771.41 to Camera Access Technologies Invoice 6049 phone dialer
- C 21. \$1,000.00 to Joyce Jimenez, CPA – 2020 tax filings and compilation
- C 22. \$650.00 to Joyce Jimenez, CPA – 2021 tax filings
- C 23. \$650.00 to Joyce Jimenez, CPA – 2022 tax filings
- C 24. \$650.00 to Joyce Jimenez, CPA – 2023 tax filings
- 25. \$1,286.01 to T-Mobile Business – guard phone and internet – DISPUTED

3.g Other Administrative / Financial Items

- 1. RBGCMHOA Reimbursement Request Status ■ As to Item 3.g.1, FW to work on this project.
- 2. Casa Club Billing ■ As to Item 3.g.2, pending.



3. Rio Bravo Fairways 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.
4. **Regular & Ongoing Business**
- 4.a Operational Items
 1. Rodeo Project Update As to Item 4.a.1, FW reported working with the parties, and that the model homes are underway. Part of Rodeo project in escrow with LGI development company.
 2. PG&E street light map and reporting link: As to Item 4.a.2, discussion had, PC to make list of burnt-out lights.
<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 As to Item 4.b, no action.



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|-----|--------------------------------------|-------------------------------------|--|
| 4.c | Landscape Maintenance Report | 1. Line Repair Status | As to Item 4.c.1, completed and to be removed from agenda. |
| | | 2. Anacapa Drive Landscaping status | As to Item 4.c.2, this project is delayed. |
| 4.d | Board Education & Training | 1. Davis-Sterling Newsletter Links | As to Item 4.d.1, educational information in meeting packet. |
| 4.e | Prior Executive Session Summary | | No report as Executive Session will occur after Regular Session. |
| 5. | <u>Security Gate Business</u> | | |
| 5.a | Security Gate Report | 1. A/C guard status | As to Item 5.a.1, placeholder only as this item will be addressed with remodeling. |
| | | 2. Notable Activity | As to Item 5.a.2, no activity. |
| | | 3. The Manors Security Gate ■ | As to Item 5.a.3, no activity. |
| | | 4. Cost Sharing Agreement – Guard ■ | As to Item 5.a.4, moving to Item 4.a, Operational Items. |



Adjournment of Meeting

Time: 6:23 p.m.

PC motioned to adjourn the meeting. BS
2nd. All in favor

▲ 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. |