



Board of Directors Meeting

October 10, 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 5:16 p.m., quorum met.						
1.b	Call to Order – Roll Call of Directors & Delegates		<u>Board of Directors</u> <table><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									



Montagna HOA by and through Mark Hall / Stephen Greenfield	MH & SG 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	SS & AM 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 Tony Martinez	Not Present
Casa Club HOA by and through Ken Schmitz	Not Present
Mario Valenzuela, Sarah Rivera, Manager	MV Present

1.c Approval of the September 12, 2024, Meeting Minutes.

As to Item 1.c, PC motioned to approve the September 12, 2024, meeting minutes. BS 2nd. All in favor.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Election Acclamation Resolution

As to Item 2.a.1, continued to next meeting for meeting notice to list incumbents to be voted by acclamation. Terms are 2 years and staggered.

2. Construction Easement Use Issues

As to Item 2.a.2, general discussion was on denied accessibility through Montagna,



background history, and roadway issue concerns.

3. 2025 Operating Budget Preparation

As to Item 2.a.3, MV circulated the latest proposed 2025 budget for review. Budget workshop was scheduled for 10/23/24 at 1:00 p.m.

4. Open Floor

As to Item 2.a.4, SG expressed concern over receipt of the meeting packet at 3:49 p.m. before meeting and inability to have time to review, and requested packet sent earlier. Discussion had and MV to work on alleviating concern.

2.b Next Meeting:

Next meeting will be on Thursday, November 14, 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.

3. **Financial & Accounting**

Consent Items designated with a “C.”

3.a Financial Summary – account C balances as of October 10, 2024.

\$ 17,449.26 Chase Operating Account
\$ 5,162.85 Chase Savings Account

As to Consent Items, PC motioned to approve Consent agenda. BS 2nd. All in favor.



\$ 22,612.11

- 3.b Chase Bank Checking Activity, C \$ 47,446.65 – 9/30/24
Operating Account, Non-redacted version available in BOD files.
Reconciliation, and Bank
Statement for account ending
5572. Reconciliation report
through 9/30/24.
- 3.c Chase Bank Savings Activity, C \$ 5,162.85 – 9/30/24
Reconciliation, and Bank Non-redacted version available in BOD files.
Statement for account ending
5761. Reconciliation report
through 9/30/24.
- 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 September 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. \$424.70 on 9/4/24 PG&E
(9301712956-5 Guard Station & Street
combined) Electronic Payment
 - C 2. \$61.54 on 9/4/24 to California Water
Service (account 5814588888)
Electronic Payment
 - C 3. \$108.93 on 9/6/24 to TelPlex (guard
phone)
 - C 4. \$101.24 on 9/6/24 to Spectrum (guard
internet)

PAYMENTS TO RATIFY

None

CHECKS TO DISBURSE



- C 5. \$9,180.00 to R Stanley Invoice 20497
9-16-24 to 9-30-24 Security Guards
- C 6. \$9,180.00 to R Stanley Invoice 20476
9-1-24 to 9-15-24 Security Guards
- C 7. \$920.53 to Elite Maintenance & Tree
Service (9/30/24 Invoice 1020000)
September 2024 monthly service
- C 8. \$1,912.41 to HOA Management
Solutions, Inc. (September 2024
services/reimbursements)
- C 9. \$250.00 to Aurelio Hernandez
(Janitorial October 2024)
- C 10. \$2,212.75 to Beaumont and Tashjian
Invoice 5782 legal fees/expenses
9/30/24
- C 11. \$428.00 to Proptia Invoice 4653
October guard portal
- C 12. \$57.23 to Phil Crosby reimbursement
for shelving
- C 13. \$175.00 to SCA Sweeping Invoice
2024-121133 (September 2024)
- C 14. \$2,400.00 to Flock Safety, Invoice
48821 (annual renewal)



15. \$1,297.15 to T-Mobile Business and collection letter – guard phone and internet – DISPUTED

3.g Other Administrative / Financial Items

- | | | |
|---|---------------|---|
| 1. RBGCMHOA Request Status ■ | Reimbursement | As to Item 3.g.1, FW addressed discussions with Tony and efforts to reach a deal. |
| 2. Casa Club Billing ■ | | As to Items 3.g.2 through 3.g.7, no action. |
| 3. Rio Bravo Fairways Billing ■ | | |
| 4. PG&E Rebill case ID 6509951392 (placeholder) | | |
| 5. Cost Sharing Agreement Projects | | |
| 6. CC&R Amendment Project | | |
| 7. Lien Assessments | | |

4. **Regular & Ongoing Business**

4.a Operational Items

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|------------------------------|--|--|
| 1. Rodeo Project Update | | As to Item 4.a.1, addressed earlier under Item 2.a.2. |
| 2. PG&E Street Lights Update | | As to Item 4.a.2, MV provided update, including that PG&E serviced some of the calls and SR is updating the map with correspondent light pole numbers. |



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|-----|--------------------------------------|---|--|
| 4.b | Roadway Maintenance Report | | As to Item 4.b, no action. |
| 4.c | Landscape Maintenance Report | 1. Anacapa Drive Landscaping status | As to Item 4.c.1, on hold. |
| 4.d | Board Education & Training | 1. Davis-Sterling Newsletter Links | As to Item 4.d, educational links in meeting packet. |
| 4.e | Prior Executive Session Summary | | As to Item 4.e, MV indicated at prior meeting, legal issues, insurance, and collection issues were addressed. Announcement made of continued Executive Session meeting set for 10/23/24 at 3:00 p.m. |
| 5. | <u>Security Gate Business</u> | | |
| 5.a | Security Gate Report | 1. A/C guard – placeholder
2. Notable Activity | As to Item 5.a.1, no action.
As to Item 5.a.2, MH indicated more transponders are needed. MH was previously authorized to purchase transponders. |
| | <u>Adjournment of Meeting</u> | Time: 6:36 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.