



## Board of Directors Meeting

January 16, 2025

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

## X Agenda & Management Summary

\_\_\_ Minutes

<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 Tony Martinez	
Casa Club HOA by and through Ken Schmitz	
Mario Valenzuela, Sarah Rivera, Manager	

1.c Approval of the November 14, 2024, Meeting Minutes.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Officer Elections
2. Account Reconciliation / Debt Review
3. Open Floor

2.b Next Meeting:

Next meeting will be on Thursday, February 13, 2025, 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 \$ 100,478.57 Chase Operating Account  
balances as of January 16, 2025. \$ 55,163.18 Chase Savings Account  
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\$ 155,641.75
- 3.b Chase Bank Checking Activity, C \$ 83,773.69 – 11/29/24  
Operating Account, \$ 153,982.55 – 12/31/24  
Reconciliations, and Bank Non-redacted version available in BOD files.  
Statements for account ending  
5572. Reconciliation reports for  
11/29/24 through 12/31/24.
- 3.c Chase Bank Savings Activity, C \$ 5,162.93 – 11/29/24  
Reconciliations, and Bank \$ 55,163.18 – 12/31/24  
Statements for account ending Non-redacted version available in BOD files.  
5761. Reconciliation reports for [For reference only, deposited to Savings on  
11/29/24 through 12/31/24. 12/17/24] \$50,000.00 Amount deducted:  
pending Issue date: 8/20/24 Type: 17-week T-  
Bill



- 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: \$49,338.99 Issue date: 2/15/24 Type: 13-week T-Bill (renewed 8/8/24)
- 3.e Financial Reports for November C Profit & Loss [Accrual – Cash]  
and December 2024. 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. \$338.23 on 11/1/24 PG&E  
(9301712956-5 Guard Station & Street  
\*combined\*) Electronic Payment
- C 2. \$434.34 on 12/3/24 PG&E  
(9301712956-5 Guard Station & Street  
\*combined\*) Electronic Payment
- C 3. \$580.92 on 12/31/24 PG&E  
(9301712956-5 Guard Station & Street  
\*combined\*) Electronic Payment



- C 4. \$60.34 on 11/5/24 to California Water Service (account 5814588888) Electronic Payment
- C 5. \$64.46 on 12/5/24 to California Water Service (account 5814588888) Electronic Payment
- C 6. \$101.24 on 11/6/24 to Spectrum (guard internet)
- C 7. \$101.24 on 12/6/24 to Spectrum (guard internet)

#### PAYMENTS TO RATIFY

- C 1. \$7,836.88 on 1/2/25 to Camera Access Technologies (12/3/24 Invoice 6120 - Transponders)
- C 2. \$9,180.00 on 1/3/25 to R. Stanley (Invoice 20554 – 11/1/24 to 11/15/24)
- C 3. \$9,486.00 on 1/3/25 to R. Stanley (Invoice 20566 – 11/16/24 to 11/30/24)
- C 4. \$9,180.00 on 1/3/25 to R. Stanley (Invoice 20587 – 12/1/24 to 12/15/24)



#### CHECKS TO DISBURSE

- C 5. \$9,792.00 to R. Stanley (Invoice 20603  
12/16/24 to 12/31/24 Security  
Guards)
- C 6. \$494.00 to Elite Maintenance & Tree  
Service (12/2/24 Invoice 10205933  
Fall color install)
- C 7. \$920.53 to Elite Maintenance & Tree  
Service (12/31/24 Invoice 10205777  
December 2024 monthly service)
- C 8. \$1,915.88 to HOA Management  
Solutions, Inc. (November 2024  
services/reimbursements)
- C 9. \$7,581.91 to HOA Management  
Solutions, Inc. (December 2024  
services/reimbursements)
- C 10. \$250.00 to Aurelio Hernandez  
(December 2024 Janitorial Services)
- C 11. \$200.00 to Aurelio Hernandez  
(January 2025 Janitorial Services)
- C 12. \$2,349.50 to Beaumont and Tashjian  
(11/30/24 Invoice 7003 legal  
fees/expenses)



- C 13. \$855.00 to Beaumont and Tashjian (12/31/24 Invoice 7360 legal fees/expenses)
- C 14. \$428.00 to Proptia (December 2024 Invoice 5258 guard portal)
- C 15. \$428.00 to Proptia (January 2025 Invoice 5425 guard portal)
- C 16. \$175.00 to SCA Sweeping (November 2024 Invoice 2024-010016)
- C 17. \$175.00 to SCA Sweeping (December 2024 Invoice 2024-12007)
- C 18. \$526.71 to Calsentry (9/3/24 Invoice 1233-24 – Thermal Passes)
- C 19. \$526.71 to Calsentry (11/27/24 Invoice 1294-24 – Thermal Passes)
- 20. \$1,297.15 to T-Mobile Business and collection letter – 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. Cost Sharing Agreement Projects
6. CC&R Amendment Project
7. Lien Assessments

4. **Regular & Ongoing Business**

- |     |                                 |                                     |
|-----|---------------------------------|-------------------------------------|
| 4.a | Operational Items               | 1. Rodeo Project Update             |
| 4.b | Roadway Maintenance Report      |                                     |
| 4.c | Landscape Maintenance Report    | 1. Anacapa Drive Landscaping status |
| 4.d | Board Education & Training      | 1. Davis-Sterling Newsletter Links  |
| 4.e | Prior Executive Session Summary |                                     |

5. **Security Gate Business**

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|-----|----------------------|----------------------------|
| 5.a | Security Gate Report | 1. A/C guard – placeholder |
|     |                      | 2. Notable Activity        |

**Adjournment of Meeting**

Time:

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 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.

**2025 RBCA GOALS**

Date Achieved:	Goal Description
Not Completed	1. Finalized Member Portal
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. Amend CC&Rs