



## Board of Directors Meeting

February 18, 2025

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	<b><u>Commencement of Meeting</u></b>			Meeting started at 5:20 p.m., quorum met.

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)	Present
Phil Crosby, Vice President & CFO (PC)	Present via Zoom
Bill Slocumb, Secretary (BS)	Present

#### **Delegates**



Montagna HOA by and through Mark Hall / Stephen Greenfield	MH and 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 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)**



C Rowe, CCHOA	Present
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	KS Present
Mario Valenzuela, Sarah Rivera, Manager	MV Present

1.c Approval of January 16, 2025, Meeting Minutes.

As to Item 1.c, PC motioned to approve the January 16, 2025, meeting minutes. BS 2nd. All in favor.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Open Floor

As to Item 2.a.1, MV presented summary of reserves totals with explanations. Questions were asked and answered. New reserve study pending.

FW present list of RBCA priorities. Questions made and discussion had.



Members can provide additional feedback at any time.

Discussion on visitors into Montagna HOA and access issues. Discussion had.

2.b Next Meeting: Next meeting will be on Thursday, March 13, 2025, 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	\$ 90,271.31 Chase Operating Account	As to Consent Items, BS motioned to approve Consent agenda. PC 2nd. All in favor.
	balances as of February 12, 2025.	\$ 55,163.64 Chase Savings Account	
		----- \$ 145,434.95	

3.b	Chase Bank Checking Activity, C	\$ 181,178.93 – 12/31/24
	Operating Account,	Non-redacted version available in BOD files.
	Reconciliations, and Bank	
	Statements for account ending	



5572. Reconciliation report for 1/31/25.

- 3.c Chase Bank Savings Activity, C \$ 55,163.64 – 12/31/24  
Reconciliations, and Bank Non-redacted version available in BOD files.  
Statements for account ending  
5761. Reconciliation report for  
1/31/25.
- 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 January C Profit & Loss [Accrual – Cash]  
2025. 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. | \$00.00  | on | 2/1/25 | PG&E<br>(9301712956-5 Guard Station & Street<br>*combined*) Electronic Payment |
| C | 2. | \$61.10  | on | 1/7/25 | to California Water<br>Service (account 5814588888)<br>Electronic Payment      |
| C | 3. | \$101.24 | on | 1/6/25 | to Spectrum (guard<br>internet)  |

## PAYMENTS TO RATIFY

None

## CHECKS TO DISBURSE

- |   |    |  |
|---|----|--|
| C | 1. | \$10,090.00 to R. Stanley (Invoice 20635 1/16/25 to 1/31/25 Security Guards)                         |
| C | 2. | \$966.56 to Elite Maintenance & Tree Service (1/31/25 Invoice 10206101 January 2025 monthly service) |
| C | 3. | \$860.00 to Elite Maintenance & Tree Service (1/13/25 Invoice 10206187 Boxwood bushes)               |
| C | 4. | \$1,972.94 to HOA Management Solutions, Inc. (January 2025 services/reimbursements)                  |



- C 5. \$200.00 to Aurelio Hernandez  
(January 2025 Janitorial Services)
- C 6. \$3,807.75 to Beaumont and Tashjian  
(1/31/25 Invoice 7831 legal  
fees/expenses)
- C 7. \$428.00 to Proptia (February 2025  
Invoice 5646 guard portal)
- C 8. \$200.00 to SCA Sweeping (January  
2025 Invoice 2025-00010)
- 9. \$1,297.15 to T-Mobile Business and  
collection letter – guard phone and  
internet – DISPUTED

3.g Other Administrative / Financial  
Items

- |  |  |
|--|--|
| 1. RBGCMHOA Reimbursement<br>Request Status ■      | As to Item 3.g.1, FW provided update on<br>discussions with RBGCMHOA. Questions<br>asked. Goal is to have 75% of budget<br>contribution with 12% of budget held for<br>reserve expenses. Discussion had. |
| 2. Casa Club Billing ■                             | As to Item 3.g.2, no action.   |
| 3. Rio Bravo Fairways Billing ■                    | As to Item 3.g.3, no action.   |
| 4. PG&E Rebill case ID 6509951392<br>(placeholder) | As to Item 3.g.4, no action.   |



- |     |  |  |
|-----|--|--|
|     | 5. Cost Sharing Agreement Projects           | As to Item 3.g.5, no action.   |
|     | 6. CC&R Amendment Project                    | As to Item 3.g.6, MV noted proposal for CC&R amendment/restatement. No action but will be considered at next meeting.                                      |
|     | 7. Lien Assessments                          | As to Item 3.g.7, no action.   |
| 4.  | <b><u>Regular &amp; Ongoing Business</u></b> |  |
| 4.a | Operational Items                            |  |
|     | 1. Rodeo Project Update                      | As to Item 4.a.1, discussed during Open Floor as part of the access issues. Real estate agent is now available although time is uncertain for model homes. |
| 4.b | Roadway Maintenance Report                   | As to Item 4.b., no action   |
| 4.c | Landscape Maintenance Report                 | As to Item 4.c, no action.   |
| 4.d | Board Education & Training                   |  |
|     | 1. Davis-Sterling Newsletter Links           | As to Item 4.d.1, information in meeting packet.   |
| 4.e | Prior Executive Session Summary              | As to Item 4.e, Board reviewed legal issues.   |
| 5.  | <b><u>Security Gate Business</u></b>         |  |





5.a Security Gate Report

1. A/C guard – placeholder

As to Item 5.a.1, a/c unit is not advisable, nor are space heaters. Swamp cooler and hard-wired heater will be best option for guard station.

2. Notable Activity

As to Item 5.a.2, discussion of technical issues with Proptia hardware and that report stats may be affected.

**Adjournment of Meeting**

Time: 6:35 p.m.

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

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 on 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 is 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. Amend CC&Rs
Not Completed	2. Develop Operating Manual
Not Completed	3. Update Security Gate Handbook
Not Completed	4. Management Company certification(s)
Not Completed	5. Update website with dates; board and officer names; delegates; terms of service, and corporation type.