



Board of Directors Meeting

March 13, 2025

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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<u>No.</u>	<u>Item Description</u>	<u>Ref.</u>	<u>Discussion</u>	<u>Action</u>
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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)	
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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	
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 February 18, 2025, Meeting Minutes.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Open Floor

2.b Next Meeting:

Next meeting will be on Thursday, April 10, 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 \$139,796.32 Chase Operating Account
balances as of March 11, 2025. \$ 55,164.06 Chase Savings Account

\$194,960.38
- 3.b Chase Bank Checking Activity, C \$190,693.54 – 2/28/25
Operating Account, Non-redacted version available in BOD files.
Reconciliations, and Bank
Statements for account ending
5572. Reconciliation report for
2/28/25.
- 3.c Chase Bank Savings Activity, C \$ 55,164.06 – 2/28/25
Reconciliations, and Bank Non-redacted version available in BOD files.
Statements for account ending
5761. Reconciliation report for
2/28/25.
- 3.d Treasury Direct – Reserves \$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 February 2025. C Profit & Loss [Accrual – Cash]
Statement of Cash Flows
Balance Sheet [Accrual – Cash]
Budget to Expense – through year end
[Accrual - Cash]
Reserve Balance
- 3.f Outgoing Funds C RATIFICATION – Utilities/Dwelling Live
- C 1. \$604.54 on 2/3/25 PG&E
(9301712956-5 Guard Station & Street
combined) Electronic Payment
- C 2. \$67.45 on 2/6/25 to California Water
Service (account 5814588888)
Electronic Payment
- C 3. \$101.24 on 2/6/25 to Spectrum (guard
internet)
- PAYMENTS TO RATIFY
None
- CHECKS TO DISBURSE
- C 1. \$7,545.60 to R. Stanley (Invoice 20672
2/16/25 to 2/28/25 Security Guards)
- C 2. \$9,432.00 to R. Stanley (Invoice 20652
2/1/25 to 2/15/25 Security Guards)



- C 3. \$966.56 to Elite Maintenance & Tree Service (2/28/25 Invoice 10206429 February 2025 monthly service)
- C 4. \$1,919.06 to HOA Management Solutions, Inc. (February 2025 services/reimbursements)
- C 5. \$200.00 to Aurelio Hernandez (March 2025 Janitorial Services)
- C 6. \$1,838.00 to Beaumont and Tashjian (2/28/25 Invoice 8541 legal fees/expenses)
- C 7. \$428.00 to Proptia (March 2025 Invoice 5837 guard portal)
- C 8. \$200.00 to SCA Sweeping (February 2025 Invoice 2025-00010)
- C 9. \$526.71 to Cal Sentry (2/28/25 gate passes)
- 10. \$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 Proposal
7. Electronic Payment Resolution -
Proptia
8. Lien Assessments

4. **Regular & Ongoing Business**

4.a Operational Items

1. Rodeo Project Update

4.b Roadway Maintenance Report

4.c Landscape Maintenance Report

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 – 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 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.