



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)

___ 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>			Meeting started at 5:25 p.m., quorum met.
1.a	Meeting Agenda Presentation / Pre-Meeting Adjustments to Agenda			Item 3.f.11, payment of \$1,100.00 to Reserve Study Specialist was added to consent 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
Bill Slocumb, Secretary (BS)	Present

Delegates



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	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)



Rio Bravo Fairways by and through	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 February 18, 2025, Meeting Minutes.

As to Item 1.c, PC motioned to approve the February 18, 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 2a.1, SS inquired about development, Bella Vista, and cost sharing agreement(s). MV email cost sharing agreement to SS.

MV noted that a fee waiver request was discussed.



- 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 As to Item 2.b, next meeting announced.
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 As to Consent Items, PC motioned to approve Consent agenda. BS 2nd. All in favor.
- 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 C Profit & Loss [Accrual – Cash]
2025. Statement of Cash Flows
Balance Sheet [Accrual – Cash]
Budget to Expense – through year end
[Accrual - Cash]
Reserve Balance
- 3.f Outgoing Funds 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
- C 11. \$1,100.00 to Reserve Study Specialist for full reserve study

3.g Other Administrative / Financial Items

- | | | |
|---|---------------|---|
| 1. RBGCMHOA Request Status ■ | Reimbursement | As to Item 3.g.1, FW discussed working status with goal of 75% of annexed rate billing and reserve funds retained and drawn upon as needed. |
| 2. Casa Club Billing ■ | | As to Item 3.g.2, no update, litigation pending. |
| 3. Rio Bravo Fairways Billing ■ | | As to Item 3.g.3, no update. |
| 4. PG&E Rebill case ID 6509951392 (placeholder) | | As to Item 3.g.4, and 3.g.5, no updates. |
| 5. Cost Sharing Agreement Projects | | |
| 6. CC&R Amendment Proposal | | As to Item 3.g.6, CC&R proposal considered, discussion had. |



PC motioned to accept Option 1 of the CC&Rs proposal and authorized MV to sign the agreement. BS 2nd. All in favor.

7. Electronic Payment Resolution – Proptia

As to Item 3.g.7, item removed from agenda.

8. Lien Assessments

As to Item 3.g.8, no action.

4. **Regular & Ongoing Business**

4.a Operational Items

1. Rodeo Project Update

As to item 4.a.1, FW provided update indicating that the models are completed, discussion was had on advertising, and the Club's website.

4.b Roadway Maintenance Report

As to Item 4.b, no action.

4.c Landscape Maintenance Report

As to Item 4.c, PC provided overview of repairs due to leaking valves, the repair bid, and what was fixed.

4.d Board Education & Training

1. Davis-Sterling Newsletter Links

As to Item 4.d.1, MV indicated education information in meeting packet.



4.e Prior Executive Session Summary

As to Item 4.e, Board reviewed litigation status, owner fee waiver request, and audit letters.

5. **Security Gate Business**

5.a Security Gate Report

1. A/C guard – placeholder

As to Item 5.a.1, no action

2. Notable Activity

As to Item 5.a.2, SS raised a security incident with a person found an Owner's garage. PC addressed the same incident and Flock camera investigation thereto. ‘

Mailbox thefts were reported. PC indicated that postal persona reported universal master key compromised but that eventually new self-breaking locks would eventually be installed by postal service.

MH and PC reported problems with gate arm slow closing or staying open. Discussion was had about troubleshooting efforts and need for servicing.



Adjournment of Meeting

Time: 6:48 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. Correspondence 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.