



Board of Directors Meeting

April 17, 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 5:19 p.m. | | | | | | |
| 1.a | Meeting Agenda Presentation / Pre-Meeting Adjustments to Agenda | | | There was not a quorum for this meeting, only activity was authorization of payments. | | | | | | |
| 1.b | Call to Order – Roll Call of Directors & Delegates | | <u>Board of Directors</u> <table><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></table> | 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 | | | | | | | | | |
| | | | <u>Delegates</u> | | | | | | | |



| | |
|---|----------------|
| 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 | Not 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 March 13, 2025, Meeting Minutes.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Open Floor
2. PG&E Transformer Boxes
3. Reserve Study Full Inspection
4/15/25

2.b Next Meeting:

Next meeting will be on Thursday, May 8, 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 balances as of April 16, 2025. | \$150,326.39 Chase Operating Account \$ 55,164.52 Chase Savings Account ----- \$205,490.91 |
| 3.b | Chase Bank Checking Activity, C Operating Account, Reconciliations, and Bank Statements for account ending 5572. Reconciliation report for 3/31/25. | \$ – 3/31/25 (to be updated) Non-redacted version available in BOD files. |
| 3.c | Chase Bank Savings Activity, C Reconciliations, and Bank Statements for account ending 5761. Reconciliation report for 3/31/25. | \$ – 3/31/25 (to be updated) Non-redacted version available in BOD files. |
| 3.d | Treasury Direct – Reserves | None |



3.e Financial Reports for March C Profit & Loss [Accrual – Cash]
2025. Balance Sheet [Accrual – Cash]
Budget to Expense – through year end
[Accrual - Cash]
Reserve Contributions and Expense Balance

3.f Outgoing Funds RATIFICATION – Utilities/Proptia As to Consent Items3.f, BS motioned to
C 1. \$548.06 on 3/4/25 PG&E approve Consent Item 3.f, PC 2nd. All in
(9301712956-5 Guard Station & Street favor.
combined) Electronic Payment
C 2. \$66.65 on 3/11/25 to California Water
Service (account 5814588888)
Electronic Payment
C 3. \$101.25 on 3/6/25 to Spectrum (guard
internet)
C 4. \$428.00 to Proptia (April 2025 Invoice
6021 guard portal)

PAYMENTS TO RATIFY

None

CHECKS TO DISBURSE

C 5. \$10,060.80 to R. Stanley (Invoice
20711 2/16/25 to 3/31/25 Security
Guards)



- C 6. \$9,432.00 to R. Stanley (Invoice 20692 3/1/25 to 3/15/25 Security Guards)
- C 7. \$966.56 to Elite Maintenance & Tree Service (3/31/25 Invoice 10206751 March 2025 monthly service)
- C 8. \$1,882.76 to HOA Management Solutions, Inc. (March 2025 services/reimbursements)
- C 9. \$250.00 to Aurelio Hernandez (April 2025 Janitorial Services)
- C 10. \$5,277.50 to Beaumont and Tashjian (3/31/25 Invoice 8931 legal fees/expenses)
- C 11. \$200.00 to SCA Sweeping (March 2025 Invoice 2025-xxx)
- C 12. \$1,297.15 to T-Mobile Business and collection letter – guard phone and internet – DISPUTED
- C 13. \$79.48 to Phil Crosby (reimbursement paper towels, guard station)

3.g Other Administrative / Financial
Items

1. RBGCMHOA Status ■

As to Item 3.g.1, for information only, FW indicated RBGCMHOA Board in agreement to accepted 75% rate of budgets



and maintain reserves for payment when presented with reserve expense.

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 Amendments
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

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. Gate Arm Issues
3. Notable Activity

Adjournment of Meeting

Time: 5:37 p.m.

Meeting adjourned.

- 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 |
|----------------|---|
| In Progress | 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. |