



Board of Directors Meeting

May 8, 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 5:15 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
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 and AM 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, and April 10, 2025, Meeting Minutes.

As to Item 1.c, PC motioned to approve March 13, 2025, and April 10, 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, SS informed Board that he met with developer and developer refused to fix damage on street. Discussion had.

2.b Next Meeting:

Next meeting will be on Thursday, June 12, 2025, at 5:15 p.m. at Rio Bravo Country Club,

As to Item 2.a.b, meeting announced.



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. | \$141,487.29 Chase Operating Account
\$ 55,164.97 Chase Savings Account

\$196,652.26 | As to Consent Items, Items 3.f.17 to 3.f.24
were designated as Consent items. PC
motioned to approve Consent agenda. BS
2nd. All in favor. |
| 3.b | Chase Bank Checking Activity, C
Operating Account,
Reconciliations, and Bank
Statements for account ending
5572. Reconciliation report for
4/30/25. | \$98,658.89 4/30/25 (with adjustments)
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
4/30/25. | \$55,164.97 4/30/2025 (with adjustments)
Non-redacted version available in BOD files. | |



- 3.d Treasury Direct – Reserves Pending Reconciliation
- 3.e Financial Reports for April 2025. C Profit & Loss [Accrual – Cash]
Balance Sheet [Accrual – Cash]
Budget to Expense – through year end
[Accrual - Cash]
Reserve Contributions and Expense Balance
- 3.f Outgoing Funds RATIFICATION – Utilities/Proptia
- C 1. \$480.43 on 4/1/25 PG&E
(9301712956-5 Guard Station & Street
combined) Electronic Payment
- C 2. \$66.65 on 4/8/25 to California Water
Service (account 5814588888)
Electronic Payment
- C 3. \$101.25 on 4/7/25 to Spectrum (guard
internet)
- C 4. \$428.00 to Proptia (April 2025 Invoice
6021 guard portal)
- C 5. \$548.06 on 3/4/25 PG&E
(9301712956-5 Guard Station & Street
combined) Electronic Payment



- C 6. \$66.65 on 3/11/25 to California Water Service (account 5814588888) Electronic Payment
- C 7. \$101.25 on 3/6/25 to Spectrum (guard internet)
- C 8. \$428.00 to Proptia (April 2025 Invoice 6021 guard portal)

PAYMENTS TO RATIFY

- C 9. \$10,060.80 to R. Stanley (Invoice 20711 2/16/25 to 3/31/25 Security Guards)
- C 10. \$9,432.00 to R. Stanley (Invoice 20692 3/1/25 to 3/15/25 Security Guards)
- C 11. \$966.56 to Elite Maintenance & Tree Service (3/31/25 Invoice 10206751 March 2025 monthly service)
- C 12. \$1,882.76 to HOA Management Solutions, Inc. (March 2025 services/reimbursements)
- C 13. \$250.00 to Aurelio Hernandez (April 2025 Janitorial Services)
- C 14. \$5,277.50 to Beaumont and Tashjian (3/31/25 Invoice 8931 legal fees/expenses)



- C 15. \$200.00 to SCA Sweeping (March 2025 Invoice 2025-xxx)
- C 16. \$79.48 to Phil Crosby (reimbursement paper towels, guard station)

CHECKS TO DISBURSE

- C 17. \$9,432.00 to R. Stanley (Invoice 20730 4/1/25 to 4/15/25 Security Guards)
- C 18. \$9,432.00 to R. Stanley (Invoice 20750 4/16/25 to 4/30/25 Security Guards)
- C 19. \$494.00 to Elite Maintenance & Tree Service (4/30/25 Invoice 10207105 Flower Installation)
- C 20. \$966.56 to Elite Maintenance & Tree Service (4/30/25 Invoice 10207066 April 2025 monthly service)
- C 21. \$1,861.16 to HOA Management Solutions, Inc. (April 2025 services/reimbursements)
- C 22. \$200.00 to Aurelio Hernandez (May 2025 Janitorial Services)
- C 23. \$588.00 to Beaumont and Tashjian (4/30/25 Invoice 9565 legal fees/expenses)



C 24. \$200.00 to SCA Sweeping (April 2025 Invoice 2025-xxx)

3.g Other Administrative / Financial Items

1. RBGCMHOA Status ■

As to Item 3.g.1, FW indicated that agreement has reached to reimburse 75% and have reserve expenses paid as presented.

2. Casa Club Billing ■

As to Item 3.g.2, discussed in Executive Session, pending.

3. Rio Bravo Fairways Billing ■

As to Item 3.g.3, percentage agreed is 75%; however, RBCA needs to analyze account.

4. PG&E Rebill case ID 6509951392 (placeholder)

As to Items 3.g.4 and 3.g.5, no action.

5. Cost Sharing Agreement Projects

6. CC&R Amendments

As to Item 3.g.6 MV to follow up.

7. Lien Assessments

As to Item 3.g.7, no action.

4. **Regular & Ongoing Business**

4.a Operational Items

1. Rodeo Project Update

As to Item 4.a.1, status discussed.

4.b Roadway Maintenance Report

As to Item 4.b., no action.



4.c Landscape Maintenance Report

As to Item 4.c, PC reported on discussions with Armando.

4.d Board Education & Training

1. Davis-Sterling Newsletter Links

As to Item 4.d.1, in meeting packet.

4.e Prior Executive Session Summary

As to Item 4.e, litigation activity was discussed.

5. **Security Gate Business**

5.a Security Gate Report

1. A/C guard – placeholder

As to Item 5.a.1, no action.

2. Gate Arm Issues

As to Item 5.a.2, discussion had on gate arm staying open, installation of speed bumps to aid in triggering closure.

3. Notable Activity

As to Item 5.a.3, discussion had on security guard protocols and noncompliance by some guards.

Adjournment of Meeting

Time: 6:04 p.m.

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

△ 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.