

RIO VISTA COMMUNITY ASSOCIATION

Board of Directors Meeting

THURSDAY, November 19, 2015

5:00 p.m. @ HOA Management Solutions, Inc.'s Office
1430 Truxtun Avenue, Fifth Floor, Bakersfield, CA 93301 – Boardroom

X Agenda

__ Minutes

<u>No.</u>	<u>Item Description</u>	<u>Ref.</u>	<u>Discussion</u>	<u>Action</u>
1.	<u>Commencement of Meeting</u>			
1.a	Meeting Agenda Presentation / Pre Meeting Adjustments to Agenda			Pre-meeting adjustments to agenda:

1.b Call to Order – Roll Call of
Directors

Board of Directors

Fred Wiley, President (FW)	
Raj Doshi, Chief Financial Officer (RD)	
Craig Michaud, Member at Large (CM)	
Phil Crosby, Member at Large (PC)	
Ramesh Amin, Member at Large (RA)	

Other Guest(s)

RIO VISTA COMMUNITY ASSOCIATION

\$76,554.24 Union Bank Savings (Reserve)
 (7/10/15)
 \$42,580.78 Chase Operating Account
 \$21,290.08 Chase Savings Account

 \$267,711.65 (Estimate)

3.b	Union Bank Checking [Operating Account] (Ending 8278) Estimate based on last reconciliation through 8/25/15 – pending closure of account.	C	\$24,064.83
3.c	Union Bank Money Market (Ending 8367) Estimate based on last reconciliation through 8/25/15 – pending closure of account.	C	\$103,336.47
3.d	Union Bank Savings CD -12 Month (Ending 5488).	C	\$76,554.24
3.e	Chase Bank Checking Activity, Reconciliation, and Bank Statement for account ending 8031. Reconciliation through 10/30/15.	C	\$44,414.20

RIO VISTA COMMUNITY ASSOCIATION

3.f	Chase Bank Savings Activity, Reconciliation, and Bank Statement for account ending 8065. Reconciliation through 10/30/15.	C	\$22,580.72
3.g	Financial Reports for October 2015.	C	Profit & Loss Statement of Cash Flows Balance Sheet Budget to Expense
3.h	Outgoing Funds – Ratification of Ratification of electronic payments and approval of payments to issue.	C	1. <\$92.59> on 11/9/15 to California Water Service (account 9554734079) Electronic Payment
		C	2. \$442.40 on 11/9/15 to California Water Service (account 3299590663) Electronic Payment
		C	3. <\$6.79> on 11/9/15 to California Water Service (account 7344360372) Electronic Payment
		C	4. \$127.40 on 11/10/15 to PG&E (8505317686-4) Electronic Payment
		C	5. \$1,250.00 to Plahn Landscape (10/2015)
		C	6. \$120.00 to Vacusweep (10/2015)
		C	7. \$ to HOA Management Solutions, Inc.
		C	8. \$1,290.00 to Rio Vista Community Association (Reserve Transfer)

RIO VISTA COMMUNITY ASSOCIATION

- C 9. \$40.00 to Rio Bravo Country Club (meeting room)
- C 10. \$6,000.00 to The Gorski Firm, APC (legal)
- C 11. \$120.00 to Vaccusweep (street sweeping)

- 3.i Other Financial Items
 - 1. Annual Disclosures Draft
 - 2. Management Agreement
 - 3. Accounting Proposals – pending
 - 4. Union Bank Status
 - 5. Lordon Management Transition Item Status
 - 6. Final approval of The Gorski Firm, APC Legal Services Agreement (prior Executive Session approval to retain subject to final approval of legal services agreement)

- 4. **Regular & Ongoing Business**
Section 4 Supporting Documents in Attachment 4.
 - 4.a Operational Items
 - 1. Architectural Report
 - 4.b Roadway Maintenance
 - 1. Speed Bump(s) Placement - pending

RIO VISTA COMMUNITY ASSOCIATION

- 4.c Landscape Maintenance
 - 1. Drainage Outlet Cleaning – pending
 - 2. Backflow Test Status
 - 3. Landscaping Damage Repair Proposals

- 4.d Board Education & Training
 - Davis-Sterling Newsletter Topic Items and Links

- 4.e Summary of Prior Executive Session Report
 - 1. Legal Activity Summary on case of Four Fairways versus Rio Vista
 - 2. Collection Summary

Adjournment of Meeting

Time:

RIO VISTA COMMUNITY ASSOCIATION

Notes:

1. Unless indicated, a quorum has been determined to exist if minutes are approved for the respective meeting date indicated.
2. 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 generally listed in agenda.
3. For simplicity, initials of Board & Management members are used.
4. Supporting documents, if any, are placed in order of the appropriate section.
5. Supplemental information to be provided at BOD meeting if it becomes available.
6. Certain information may be redacted in part because of privacy or other reasons per direction of Board but is available for inspection as required by law.