

RIO VISTA COMMUNITY ASSOCIATION

Board of Directors Meeting

Tuesday, January 17, 2023

6:00 p.m. via Zoom and Tony's Firehouse Grill & Pizza, 10701 Highway CA-178, Bakersfield, California 93306

— Agenda & Management Summary

X **Minutes**

<u>No.</u>	<u>Item Description</u>	<u>Time</u>	<u>Discussion</u>	<u>Action</u>
1.	<u>Commencement of Meeting</u>			Meeting started at 6:08 p.m., quorum met.
1.a	Meeting Agenda Presentation / Pre-Meeting Adjustments to Agenda			Added to agenda: Item 3.f.7, under Other, \$1,804.72 to The Manors.
1.b	Call to Order – Roll Call of Directors			

Board of Directors

Fred Wiley, President	Present
Phil Crosby, Vice President	Present
Beth Espinoza, Secretary	Not Present
Raj Doshi, Chief Financial Officer	Present
Bill Slocumb, Member at Large	Present

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<u>Other Guest(s)</u>	
HOA Management Solutions, Inc. by and through Sarah Resa (SR) or Mario Valenzuela (MV)	MV Present

1.c Approval of November 23, 2022, Annual meeting minutes and the November 29, 2022, Board meeting minutes.

As to Item 1.c., Board reviewed the minutes. BS motioned to approve the November 29, 2022, meeting minutes. FW 2nd. Majority in favor.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Election of Officers

As to Item 2.a.1, officer elections were held, results as follows:
 PC nominated FW for President. Majority in favor.
 BS nominated PC for Vice President. Majority in favor.
 BS nominated RD for Chief Financial Officer. Majority in favor.
 FW nominated BE for Secretary. Majority in favor.
 MV signed the officer election report.

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2. Open Floor

As to Item 2.a.2, discussion was had on history of the litigation with The Manors and over the cost sharing agreement with Rio Vista Estates. MV to create a 1-page summary to have available as a quick reference guide to current and future board members.

2.b Next Meeting:

Board of Directors

Date: March 21, 2023

Time: 6:00 p.m.

Location: Tony's Firehouse Grill & Pizza,
10701 Highway CA-178 and/or Zoom

As to Item 2.b, meeting announced.

3. **Financial & Accounting**

Section 3 Supporting
Documents in Attachment 3.

CONSENT – Consent items designated with the letter “C.”

3.a Financial Summary – account C balances as of January 16, 2023.

\$ 79,814.21 Chase Operating Account
\$ 27,389.55 Chase Savings Account
\$ 0.00 Chase CSA Savings*
\$101,747.43 Chase Certificate of
Deposit**

PC motioned to approve CONSENT items, including addition of Item 3.f.7 in Other. BE 2nd – Majority in Favor.

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\$208,951.19

*Information not available.

** Per 6/4/21 Deposit Account Balance Summary

3.b Chase Bank Checking Activity, C \$71,605.86 – 12/30/22
Operating Account, \$73,701.47 – 11/30/22
Reconciliation, and Bank
Statements for account ending
7230. Reconciliation report
through 12/30/22 and
11/30/22.

3.c Chase Bank Savings Activity, C \$27,389.55 – 12/30/22
Reconciliation, and Bank \$27,389.11 – 11/30/22
Statement for account ending
8065. Reconciliation report
through 12/30/22 and
11/30/22.

Chase Bank CSA Savings \$--
Activity, Reconciliation, and
Bank Statement for account
ending 9186. Status unknown.

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- 3.d Financial Reports for December and November 2022. C Profit & Loss
Statement of Cash Flows
Balance Sheet
Budget to Expense
Reserve Report
- 3.f Outgoing Funds – Ratification of Ratification of electronic payments and approval of payments to issue. C RATIFICATION – Cal Water Service
- C 1. \$138.26 on 1/3/23 (account 3299590663) Electronic Payment
 - C 2. \$68.76 on 1/3/23 to (account 9554734079) Electronic Payment
 - C 3. \$98.55 on 1/3/23 (account 7344360372) Electronic Payment
 - C 4. \$244.99 on 12/5/22 (account 3299590663) Electronic Payment
 - C 5. \$135.78 on 12/5/2022 to (account 9554734079) Electronic Payment
 - C 6. \$230.10 on 12/5/22 (account 7344360372) Electronic Payment
- C RATIFICATION – PG&E
- C 7. \$183.29 1/10/23 to PG&E (8505317686-4) Electronic Payment

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- C 8. \$182.54 12/9/22 to PG&E
(8505317686-4) Electronic
Payment

RATIFICATION – OTHER

None

CHECKS TO DISBURSE

Elite Maintenance & Tree Service

- C 1. \$765.00 (December 2022 Invoice
35626 for monthly service; and
fertilizer)
- C 2. \$1,281.00 (November 2022
Invoice 35056 for monthly service;
sprinkler and valve repair on lot 10,
broken line repair on Via Messina
median)

HOA Management Solutions, Inc.

- C 3. \$1,121.42 (12/2022) Invoice 22-12
for management.
- C 4. \$1,331.73 (10/2022) Invoice 22-11
for management.

Vacusweep

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	C	5. \$155.00 (1/1/23 Invoice 2022-2415 for street sweeping)	
	C	6. \$155.00 (12/1/22 Invoice 2022-2707 for street sweeping)	
		<u>Other</u>	
	C	7. \$1,804.72 to The Manors (good faith partial payment)	Check to The Manors added after discussion regarding The Manors' billing.
3.g		1. Street Sweeping price increase.	As to Item 3.g, reviewed price increase notice.
		2. Banking Resolution.	As to Item 3.g.2, to add BE and removed CM from all accounts discussed. BS motion to approve banking resolution to add BE to all accounts and remove CM from all accounts. PC 2 nd . Majority in favor.
4.		<u>Regular & Ongoing Business</u>	
		Section 4 Supporting Documents in Attachment 4.	
4.a		1. Flock Cameras License Agreement – recording	As to Item 4.a.1, PC provided update on Flock Cameras. BE and FW to meet up

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		with MV and get Flock license agreement notarized so MV can record.
	<ol style="list-style-type: none">2. Architectural Report<ol style="list-style-type: none">a. New Projectsb. Pending Projects3. Inspection Activity<ol style="list-style-type: none">a. Hearings	As to Items 4.a.2 and 4.a.3, no activity.
4.b	Roadway Maintenance	As to Item 4.b., light reported out near RD's home.
4.c	Landscape Maintenance	<ol style="list-style-type: none">1. Bark Bid <p>As to Item 4.c.1, PC summarized the project CM worked on for replacing certain plants, sun lights, conduit, sprinklers, and addressing runoff and erosion.</p> <ol style="list-style-type: none">2. Drainage Cleaning <p>As to Item 4.c.2, MV to provide PC inspection pictures of drains.</p>
4.d	Board Education & Training	Davis-Sterling Newsletter Topic Items and Links As to Item 4.d, information in meeting packet.
4.e	Summary of Prior Executive Session Report	As to Item 4.e, MV provided a status report on The Manors billing.

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Adjournment of Meeting

Time: 6:51 p.m.

PC motioned to adjourn meeting. BE 2nd
– Majority in Favor.

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 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.