

# RIO VISTA COMMUNITY ASSOCIATION

## Board of Directors Meeting<sup>1</sup>

Tuesday, March 15, 2022

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

### \_\_\_ Agenda & Management Summary

X **Minutes**

<u>No.</u>	<u>Item Description</u>	<u>Time</u>	<u>Discussion</u>	<u>Action</u>
1.	<b><u>Commencement of Meeting</u></b>			
1.a	Meeting Agenda Presentation / Pre-Meeting Adjustments to Agenda			Meeting started at: 6:10 p.m. As to Item 3.f.13, amount changed from \$15 to \$155.
1.b	Call to Order – Roll Call of Directors			

#### **Board of Directors**

Fred Wiley, President (FW)	Present
Phil Crosby, Vice President (PC)	Present
Raj Doshi, Chief Financial Officer (RD)	Not Present
Craig Michaud, Secretary (CM)	Present

<sup>1</sup> Abbreviated meeting concurrent with Annual Meeting.

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Bill Slocumb, Member-at-Large	Present
<b><u>Other Guest(s)</u></b>	
HOA Management Solutions, Inc. by and through Sarah Resa (SR) or Mario Valenzuela (MV)	MV Present

1.c Approval of January 18, 2022, Board meeting minutes.

As to Item 1.c., Board reviewed the minutes. PC motioned to approve the January 18, 2022, meeting minutes. CM 2<sup>nd</sup> Discussion had and CM brought up error in ballots naming FW as candidate. FW indicated he was not sure if he was up for election and place himself as a candidate for re-election. CM indicated this issue was discussed at the prior meeting and the ballots still went out with FW's name. MV indicated that there was an error, and it was made by management. Nevertheless, FW votes were not considered, and they would have had no impact on outcome. BS requested proper notation of this

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discussion in meetings so if a homeowner had voted for FW, the homeowner would understand the ballot error. Voting continued to approve the minutes - All in Favor.

## 2. New Business

2.a New Items, Floor Items & Open Discussion

1. Open Floor

As Item 2.a.1, discussion had above regarding voting.

Later in the meeting MV addressed check payment to Farmers that was cashed and refunded. MV indicated that a new check will be delivered.

PC summarized the Flock security camera system, how it works and its integration with Bakersfield Police. PC provided the amount costs of \$2,400 per year per camera. Discussion had.

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- |     |                                                                                                                              |                                                                                                                                                                                                                                                                                   |                                                                                                                                    |
|-----|------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| 2.b | Next Meeting:                                                                                                                | <p><b>Board of Directors</b><br/>                 Date: April 19, 2022<br/>                 Time: 6:00 p.m.<br/>                 Location: Rio Bravo Country Club and/or Zoom</p>                                                                                                 | As to Item 2.b., meeting announced.                                                                                                |
|     |                                                                                                                              |                                                                                                                                                                                                                                                                                   |                                                                                                                                    |
| 3.  | <p><b><u>Financial &amp; Accounting</u></b><br/>                 Section 3 Supporting Documents in Attachment 3.</p>         |                                                                                                                                                                                                                                                                                   | <p>CONSENT – Consent items designated with the letter “C.”</p> <p>BS motioned to approve CONSENT items. PC 2nd – All in Favor.</p> |
| 3.a | <p>Financial Summary – account C balances as of March 14, 2022.</p>                                                          | <p>\$122,012.39 Chase Operating Account<br/>                 \$ 27,385.05 Chase Savings Account<br/>                 \$ 0.00 Chase CSA Savings*<br/>                 \$101,747.43 Chase Certificate of Deposit**<br/>                 -----<br/>                 \$251,144.87</p> |                                                                                                                                    |
|     |                                                                                                                              | <p>*Information not available.<br/>                 ** Per 6/4/21 Deposit Account Balance Summary</p>                                                                                                                                                                             |                                                                                                                                    |
| 3.b | <p>Chase Bank Checking Activity, C<br/>                 Operating Account,<br/>                 Reconciliation, and Bank</p> | <p>\$113,798.30 – 2/28/22<br/>                 \$110,430.20 – 1/31/22</p>                                                                                                                                                                                                         |                                                                                                                                    |

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Statements for account ending 7230. Reconciliation report through 2/28/22 and 1/31/22.

3.c Chase Bank Savings Activity, C \$27,385.05 – 2/28/22  
Reconciliation, and Bank \$27,384.64 – 1/31/22  
Statement for account ending 8065. Reconciliation report through 2/28/22 and 1/31/22.

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

3.d Financial Reports for January C Profit & Loss  
and February 2022. Statement of Cash Flows  
Balance Sheet  
Budget to Expense  
Reserve Report

3.f Outgoing Funds – Ratification RATIFICATION – Cal Water Service  
of Ratification of electronic C 1. \$95.34 on 3/7/22 (account  
3299590663) Electronic Payment

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payments and approval of C  
payments to issue.

- C 2. \$51.24 on 3/7/2022 to (account  
9554734079) Electronic Payment
- C 3. \$67.77 on 3/7/22 (account  
7344360372) Electronic Payment
- C 4. \$110.87 on 2/7/22 (account  
3299590663) Electronic Payment
- C 5. \$44.74 on 2/7/22 (account  
9554734079) Electronic Payment
- C 6. \$55.65 on 2/7/22 to (account  
7344360372) Electronic Payment

## RATIFICATION – PG&E

- C 7. \$171.06 3/14/22 to PG&E  
(8505317686-4) Electronic  
Payment
- C 8. \$166.44 2/8/22 to PG&E  
(8505317686-4) Electronic  
Payment

## RATIFICATION – OTHER

- C None

## CHECKS TO DISBURSE

Elite Maintenance & Tree Service

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- C 9. \$1,186.00 (2/28/22 Invoice 4120 for monthly service, sprinkler repairs, pre-emergent)
- C 10. \$1,172.00 (1/31/22 Invoice 4032 for monthly service, & sprinkler repairs)

## HOA Management Solutions, Inc.

- C 11. \$1,095.96 (2/2022) Invoice 22-02 for management.
- C 12. \$1,095.96 (1/2022) Invoice 22-01 for management.

## Vacusweep

- C 13. \$15.00 (2/1/22 Invoice 2022-00064 for street sweeping)
- C 14. \$155.00 (3/1/22 Invoice 2022-02478 for street sweeping)

## Other

- 15. \$19,756.95 to The Manors Statement Balance As to 3.f.15, review of billing from The Manors. Billing does not appear to reflect anticipated settlement calculations. There were no supporting documents produced, i.e., supporting invoices, reserve study.

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Discussion had. BS suggested we provide a good faith payment for half. CM did not oppose full payment but wanted The Manors to get off on the right foot. MV addressed the settlement terms.

BS motioned to pay half and to request additional data from The Manors, then amended motion to pay \$10,000. PC 2nd – All in Favor.

3.g Other Administrative / Financial Items

1. Reserve Study Clarifications
2. Survey Status
  
3. Election – Delegates

As to Item 3.g.1, and 2, no activity.

As to Item 3.g.3, MV discussion delegate solicitation form.

FW addressed conflict of interest issues. CM did not find a conflict with the form. CM felt there was a conflict to vote as a RVCA Delegate since in the past RVCA has decided on the Delegate that represents RVCA at RBCA. PC inquired as to financial gain. FW indicated that a person would have to benefit greater than another owner/person. CM express his concern over overlapping board membership. CM, conflict should not be

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an issue when homeowners vote in the Delegates. Discussion had. BS not sure about what agenda item is being discussed. BS will email CM code as to conflicts.

No issues on to the delegate election process. Delegation form to be sent out. Delegate Election for July 19, 2022.

PC motioned to set Delegate Election for July 19, 2022. BS 2nd – All in Favor.

4. Budget – Reserves Reconciliation As to Item 3.g.4, no activity.

4. **Regular & Ongoing Business**  
Section 4 Supporting  
Documents in Attachment 4.

4.a Operational Items

1. Architectural Report As to Item 4.a.1, no activity.

2. Inspection Activity & Hearings As to Item 4.a.2, no activity.  
Update

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|-----|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | 3. Drainage Cleaning RBCC Letter          | As to Item 4.a.3, MV reported the Randy Steinert gave permission for access to Rio Bravo Country Club to clean the drains. PC to coordinate with Elite Landscaping. |
| 4.b | Roadway Maintenance                       | As to Item 4.b, no activity.                                                                                                                                        |
| 4.c | Landscape Maintenance                     | 1. Bark Status – rebid on medium bark / river rock<br>As to Item 4.c.1, no activity.                                                                                |
| 4.d | Board Education & Training                | Davis-Sterling Newsletter Topic Items and Links<br>As to Item 4.d, no activity.                                                                                     |
| 4.e | Summary of Prior Executive Session Report | As to Item 4.e, no activity.                                                                                                                                        |
|     | <b><u>Adjournment of Meeting</u></b>      | Time: 6:47 p.m.<br>PC motioned to adjourn meeting. CM 2nd – All in Favor.                                                                                           |

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## 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.