

RIO VISTA COMMUNITY ASSOCIATION

Board of Directors Meeting

Tuesday, May 17, 2022

6:00 p.m. via Zoom

— 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>			
1.a	Meeting Agenda Presentation / Pre-Meeting Adjustments to Agenda			Meeting started at 6:22 p.m. Farmers discussion added to agenda. .
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)	Present
Craig Michaud, Secretary (CM)	Present
Bill Slocumb, Member-at-Large	Present

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<u>Other Guest(s)</u>	None
HOA Management Solutions, Inc. by and through Sarah Resa (SR) or Mario Valenzuela (MV)	MV Present

1.c Approval of March 15, 2022, Board meeting minutes.

As to Item 1.c., Board reviewed the minutes. PC motioned to approve the March 15, 2022, meeting minutes. CM 2nd. RD abstained. Majority in favor.

2. New Business

2.a New Items, Floor Items & Open Discussion

1. Open Floor

As to Item 2.a.1, MV discussed Farmers bill for worker's compensation. Review of Kelly Management bills for The Manors show the worker's compensation for \$369. MV wants to get a bid from the same company. MV had gone online with State Fund and named board members and it did go up. FW suggested to look at Channel Islands for additional suggestions.

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2. Flock Security Participation

As to Item 2.a.2, RD speaking as RBCA Delegate for RVCA, discussed the Flock Security Cameras indicating that RBCA has been in communications with Flock for about 6 months, and that there are Bakersfield Police Officer homeowners that recommend Flock. RBCA has selected two cameras at front gate and one at back gate. The estimated cost is about \$8,000 per year with installation. System is totally controlled by solar panels, and it runs on WIFI so little infrastructure needed. Based on that RBCA will go forward and RD recommends paying the \$1,000 this year and agreeing to the Flock Cameras. PC clarified that one camera is at the front gate and two cameras were for the back get but will be relocated. The first-year cost is \$8,350. After the first year, it will be \$7,200 per year to be part of the RBCA budget. Discussion had. Automated license plate reader and if a license plate comes by to a police data base, Bakersfield Police are notified immediately. The system will identify vehicles by unique characteristics.

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Everything is searchable and only Bakersfield Police will have access. Question about maintenance, cameras are monitored, maintenance, and cloud storage. \$2,400 per year per camera. Warrant and privacy question, issues? Homeowners can opt out. Clarification as to whether RBCA or RVCA budget impact. Explained that solicitation being made this year to RVCA, and future years will be part of RBCA's budget. Some associations have already expressed commitments. Manors unwilling to contribute, and history of circumstance provided, including cease and desist notice to RVCA. RVCA property will be considered for new location. Flock will come out to assess the new location on RVCA property. Concern over limited number of associations that have committed to participate.

RD motioned to approve payment of \$1,000 to RBCA as RVCA's Flock Camera contribution, budget annually to the Flock

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Security system. BS 2nd – Majority in Favor. Nay for CM. RD called point of order prior to vote. CM expressed concern over appearance of conflict because FW and PC served on RBCA board. Discussion had. The Manors and RBCC conflicts.

CM would like to see location of camera Discussion on height and specifications of cameras.

BS inquired as to indemnification resulting from RBCA's cameras in RVCA property. CM provided an RVCA gardener example of damage to a Flock camera. CM requested a written agreement that there be no claims by RBCA to RVCA for the installation of the Flock cameras. PC inquired about indemnification agreement. BS indicated there could be a lease agreement in exchange of camera placement. CM would like to see logistics, location before agreement executed. BS suggest passing motion subject to approval

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of the placement of the camera after Flock technicians identify a placement. BS to help with lease/agreement. BS to circulate by email prior to next meeting. Many factors must be considered in finalizing the location.

RD motioned to give permission to RBCA to install cameras on RVCA property without any liability to RVCA and subject to installation specifications approvable by RVCA. CM 2nd – All in Favor. FW raised point of order during motion formation.

2.b Next Meeting:

Board of Directors

Date: July 19, 2022

Time: 6:00 p.m.

Location: Rio Bravo Country Club and/or
Zoom

As to Item 2.b, Meeting announced. Discussion on changing date but withdrawn because of pre-scheduled Delegate election.

3. **Financial & Accounting**

Section 3 Supporting
Documents in Attachment 3.

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

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<p>3.a Financial Summary – account C balances as of May 13, 2022.</p>	<p>\$108,354.97 Chase Operating Account \$ 27,385.94 Chase Savings Account \$ 0.00 Chase CSA Savings* \$101,747.43 Chase Certificate of Deposit** ----- \$237,488.34</p>	<p>PC motioned to approve CONSENT items. BS 2nd – All in Favor.</p>
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*Information not available.

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

<p>3.b Chase Bank Checking Activity, C Operating Account, Reconciliation, and Bank Statements for account ending 7230. Reconciliation report through 4/29/22 and 3/31/22.</p>	<p>\$98,824.42 – 4/29/22 \$113,798.30 – 3/31/22</p>
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<p>3.c Chase Bank Savings Activity, C Reconciliation, and Bank Statement for account ending 8065. Reconciliation report through 4/29/22 and 3/31/22.</p>	<p>\$27,385.94 – 4/29/22 \$27,385.51 – 3/31/22</p>
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Chase Bank CSA Savings \$--
 Activity, Reconciliation, and
 Bank Statement for account
 ending 9186. Status unknown.

3.d	Financial Reports for March and April 2022.	C	Profit & Loss Statement of Cash Flows Balance Sheet Budget to Expense Reserve Report	RD, question as to balance sheet, difference in balance sheet versus and bank statements. Needs to be updated.
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3.f	Outgoing Funds – Ratification of Ratification of electronic payments and approval of payments to issue.	C	RATIFICATION – Cal Water Service 1. \$123.05 on 5/9/22 (account 3299590663) Electronic Payment
		C	2. \$70.68 on 5/9/2022 to (account 9554734079) Electronic Payment
		C	3. \$106.51 on 5/9/22 (account 7344360372) Electronic Payment
		C	4. \$120.11 on 4/4/22 (account 3299590663) Electronic Payment
		C	5. \$65.03 on 4/4/22 (account 9554734079) Electronic Payment
		C	6. \$98.08 on 2/7/22 to (account 7344360372) Electronic Payment

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RATIFICATION – PG&E

- C 7. \$152.22 5/10/22 to PG&E
(8505317686-4) Electronic
Payment
- C 8. \$143.52 4/12/22 to PG&E
(8505317686-4) Electronic
Payment

RATIFICATION – OTHER

None

CHECKS TO DISBURSE

Elite Maintenance & Tree Service

- C 9. \$1,669.00 (4/30/22 Invoice 4281
for monthly service, sprinkler
repairs, flower service spring color)
- C 10. \$600.00 (4/27/22 Invoice 4239 for
drainage cleanout)
- C 11. \$1,546.00 (3/31/22 Invoice 4198
for monthly service, & sprinkler
repairs)

HOA Management Solutions, Inc.

- C 12. \$1,097.00 (4/2022) Invoice 22-04
for management.

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C 13. \$1,178.84 (3/2022) Invoice 22-03
for management.

Vacusweep

C 14. \$155.00 (5/1/22 Invoice 2022-
1450 for street sweeping)

C 15. \$155.00 (4/1/22 Invoice 2022-
1172 for street sweeping)

Other

16. \$9,756.95 balance on The Manors
Statement

As to Item 3.f.16, discussed in Executive
Session and letter to The Manors will go
out seeking clarification on unpaid items
from the billing for 2020 and 2021.

3.g Other Administrative / Financial
Items

1. Survey Status

As to Item 3.g.1, placeholder.

2. Reserve Study Clarification /
Reconciliation

As to Item 3.g.2, RD and MV to work on
this.

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

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| 4.a | Operational Items | 1. Architectural Report | As to Item 4.a.1, no activity. |
| | | 2. Inspection Activity & Hearings Update | As to Item 4.a.2, two hearings, PC present only on fines and actions. |
| | | a. Ratification of Fine # 1 from 3/28/22 | As to Item 4.a.2.a, BS motioned to ratify Fine # 1. RD 2nd – All in Favor. |
| | | b. Ratification of Fine # 2 from 5/5/22 | As to Item 4.a.2.b, BS motioned to ratify Fine # 21. RD 2nd – All in Favor |
| 4.b | Roadway Maintenance | | As to Item 4.b, no activity. |
| 4.c | Landscape Maintenance | 1. Bark Status – rebid on medium bark / river rock | As to Item 4.c.1, on hold. |
| 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 4.3, discussion of The Manors bill, and review of reserve study. |

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Adjournment of Meeting

Time: 7:25 p.m.

FW suggested that a library of history in the community be created and kept by RBCA to help alleviate rumors and misinformation.

PC motioned to adjourn meeting. RD 2nd
– All 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.