

RIO VISTA COMMUNITY ASSOCIATION

Board of Directors Meeting

Tuesday, July 19, 2022

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>			
1.a	Meeting Agenda Presentation / Pre-Meeting Adjustments to Agenda			Meeting started at 6:07 p.m. Added to agenda: Item 3.f.17, \$150.00 to Billiards Backflow; Item 3.f.9 \$856.00 to Elite, amount updated; Item 3.g.3, RVECA cost-sharing billing.

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)	Not Present

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Bill Slocumb, Member-at-Large	Present
<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 May 17, 2022, Board meeting minutes.

As to Item 1.c., Board reviewed the minutes. PC motioned to approve the May 17, 2022, meeting minutes. BS 2nd. Majority in favor.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Delegate Election – Notice provided separately.

As to Item 2.a.1, Inspector of Elections Karina Navarro was authorized to start counting ballots while the board proceeding with its Regular Session meeting. Approximately 27 minutes later, Regular Session was pause for KN to provide results. The highest number of votes went to Craig Michaud, and the

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second highest number of votes, went to Raj Doshi. There was one write-in. FW indicated to notify CM. KN conclude count and left. Discussion as to identifying guidance to the delegates and processes. Term to match that as board members suggested as there is no set term for delegates. RD provide comments as delegate and indicated he was never provided direction. No clear guidelines under RBCA rules. MV forwarded a prior email on delegate authority and summarized it. Delegate ballot reviewed. Term shall be a year (2023) for this election and then reviewed to set new rules for next delegate election. BS suggested language for next ballot. PC language to remove a delegate. MV indicated we change Bylaws to apply to Delegates. MV summarized RBCA delegate rules on collective delegate voting. Discussion on RBCC.

2. RBCA Flock Security License Agreement As to Item 2.a.2, FW summarized the Flock license agreement and signatures. BS

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notated that by email all parties have agreement.

BS motioned to ratify the agreement between RVCA and RBCA dealing with Flock camera and placement thereof. PC 2nd. RD comment on date. BS suggested to use date RBCA signs. PC, document to be recorded. Majority in favor.

RVCA licensed agreement signed and to be presented to RBCA and to be recorded.

3. Open Floor

As to Item 2.a.3, PC met with Elite (Arturo), cleaned drain \$600, getting bid for quarterly cleaning. PC to get bid for drainage cleaning. BS inquired as to chemicals in water. FW indicated water is run-off from homes. Mosquito abatement seen prior week on Casa Club Drive.

2.b Next Meeting:

Board of Directors | Budget

Date: September 20, 2022

Time: 6:00 p.m.

Location: Tony's Pizza and/or Zoom

As to Item 2.b, meeting announced.

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- | | | | |
|-----|--|---|---|
| 3. | <u>Financial & Accounting</u> | | |
| | Section 3 Supporting Documents in Attachment 3. | | CONSENT – Consent items designated with the letter “C.” |
| 3.a | Financial Summary – account balances as of July 17, 2022. | C | |
| | | | \$108,764.97 Chase Operating Account |
| | | | \$ 27,386.85 Chase Savings Account |
| | | | \$ 0.00 Chase CSA Savings* |
| | | | \$101,747.43 Chase Certificate of Deposit** |
| | | | ----- |
| | | | \$237,899.25 |
| | | | *Information not available. |
| | | | ** Per 6/4/21 Deposit Account Balance Summary |
| 3.b | Chase Bank Checking Activity, Operating Account, Reconciliation, and Bank Statements for account ending 7230. Reconciliation report through 6/30/22 and 5/31/22. | C | |
| | | | \$94,096.71 – 6/30/22 |
| | | | \$91,286.33 – 5/31/22 |
| 3.c | Chase Bank Savings Activity, Reconciliation, and Bank | C | |
| | | | \$27,386.85 – 6/30/22 |
| | | | \$27,386.46 – 5/31/22 |

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Statement for account ending 8065. Reconciliation report through 6/30/22 and 5/31/22.

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

3.d Financial Reports for June and May 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. \$568.00 on 7/5/22 (account 3299590663) Electronic Payment
C 2. \$167.25 on 7/5/2022 to (account 9554734079) Electronic Payment
C 3. \$301.77 on 7/5/22 (account 7344360372) Electronic Payment
C 4. \$290.84 on 6/6/22 (account 3299590663) Electronic Payment

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- C 5. \$105.65 on 6/6/22 (account 9554734079 Electronic Payment
- C 6. \$175.80 on 6/6/22 to (account 7344360372) Electronic Payment

RATIFICATION – PG&E

- C 7. \$136.52 7/11/22 to PG&E (8505317686-4) Electronic Payment
- C 8. \$144.33 6/9/22 to PG&E (8505317686-4) Electronic Payment

RATIFICATION – OTHER

None

CHECKS TO DISBURSE

Elite Maintenance & Tree Service

- C 9. \$0.00 (June 2022 Invoice pending for monthly service)
- C 10. \$865.00 (5/31/22 Invoice 4359 for monthly service, & fertilizer)

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HOA Management Solutions, Inc.

- C 11. \$1,144.40 (6/2022) Invoice 22-06 for management.
- C 12. \$1,188.48 (5/2022) Invoice 22-05 for management.

Vacusweep

- C 13. \$155.00 (7/1/22 Invoice 2022-1736 for street sweeping)
- C 14. \$155.00 (6/1/22 Invoice 2022-1625 for street sweeping)

Other

- C 15. \$1,000.00 to RBCA, contribution for Flock Cameras (previously approved)
- 16. \$0.00 balance on The Manors Statement Update
- C 17. \$150.00 to Billards Backflow (backflow test)

3.g Other Administrative / Financial Items

1. Survey Status

As to 3.g.1, discussion had as to survey and what survey should include. [pause for return of delegate results] MC to put something together.

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2. Reserve Study Clarification / Reconciliation / As to Item 3.g.2, placeholder for RD and MV to discuss.

3. RVECA Cost-Sharing Billing / As to Item 3.g.3, MV provided an updated on most recent billing to RVECA per cost-sharing agreement. Updated joint payment on reserves paid by RVECA, and RVCA should have the same matching reserves. BS inquired about delay in billing. MV to bill on quarterly basis now that the initial billing post-settlement has been updated.

RD commented on reclassifying some budget line items and finding a better interest paying financial institution.

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

4.a Operational Items

1. Flock Security Cameras Update

As to Item 4.a.1, discussed Item 2.a.2. PC provided update on Flock Camera identifying two stolen vehicles or recovered stolen vehicles in community. Discussion had.

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	2. Architectural Report	As to Item 4.a.2.a. and b, approved.
	a. 15106 Via Messina – Solar	
	b. House with stairs	
	3. Inspection Activity & Hearings Update	As to Item 4.a.3, inspection completed today, most violations are subject to drought restrictions. Hearing notices to be sent out.
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, discussion on irrigation line, pressure, and valves. [unintelligible]
		Drainage on hole 18 th had debris.
		MV to circulate the last bard bid.
4.d	Board Education & Training	Davis-Sterling Newsletter Topic Items and Links
		As to Item 4.d., link to education material in meeting packet including video link.
4.e	Summary of Prior Executive Session Report	As to Item 4.e, MV summarized topics discussed in Executive Session: reviewed minutes and The Manors billing.

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Adjournment of Meeting

Time: 7:48 p.m.

PC motioned to adjourn meeting. SB 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.