

RIO VISTA COMMUNITY ASSOCIATION

Board of Directors Meeting

Thursday, August 1, 2024

6:00 p.m. Rio Bravo Country Club, 15200 Casa Club Drive, Bakersfield, California 93306 and/or 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>			Meeting started at 6:00 p.m., quorum met.
1.a	Meeting Agenda Presentation / Pre-Meeting Adjustments to Agenda			
1.b	Call to Order – Roll Call of Directors		<u>Board of Directors</u>	

Fred Wiley, President	Present
Phil Crosby, Vice President	Present
Bill Slocumb, Secretary	Present
Raj Doshi, Chief Financial Officer	Not Present
[vacant], Member at Large	--

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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, Mike Wilson, Craigh Michaud

1.c Approval May 16, 2024, Board meeting minutes.

As Item 1.c, meeting minutes pending, tabled.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Open Floor

As to Item 2.a.1, Mike Wilson inquired about the status of speed bumps, when they were authorized, and discussion ensued on the issue. MW also indicated he was not called back on issue. Craig Michaud expressed similar concerns. Discussion had.

2. Community Reseal Quote

As to Item 2.a.2, PC addressed the reseal quote of \$28,105.56 and speed bump quote of \$3,517.25. Discussion had.

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- PC motioned to approve up to \$4,500 for completion of speed bumps. BS 2nd. All in favor.
3. Via Palermo Speed Bumps Quote As to Item 2.a.3, addressed in Item 2.a.2.
4. Water Pricing Increase As to Item 2.a.4, FW noted that California Water has increased pricing by about 35%. Discussion was had, letter to be drafted.
5. Website Update As to Item 2.a.5, discussed during meeting, website needs to be updated.
- 2.b Next Meeting: **Board of Directors** As to Item 2.b., meeting announced.
Date: September 19, 2024
Time: 6:00 p.m.
Location: Rio Bravo Country Club and/or Zoom
3. **Financial** & **Accounting** CONSENT – Consent items designated with the letter “C.”

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Section 3 Supporting Documents in Attachment 3.

- | | | | | |
|-----|--|---|--|--|
| 3.a | Financial Summary – account balances as of August 1, 2024. | C | \$17,652.69 Chase Operating Account
\$38,852.42 Chase Savings Account
\$ 0.00 Chase CSA Savings*

\$56,505.11 | PC motioned to approve CONSENT items. FW 2nd – All in Favor. |
| 3.b | Chase Bank Checking Activity, Operating Account, Reconciliation, and Bank Statements for account ending 7230. Reconciliation report through 6/28/24 and 5/31/24. | C | \$28,560.18 – 6/28/24
\$29,764.61 – 5/31/24 | |
| 3.c | Chase Bank Savings Activity, Reconciliation, and Bank Statement for | C | \$38,852.07 – 6/28/24
\$38,851.78 – 5/31/24 | |

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account ending 8065.
Reconciliation report
through 6/28/24 and
5/31/24.

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

3.d Treasury Bills CUSIP ending HF7, 26-week,
10-12-23 to 4-11-24 \$150,000.00
Total: \$150,000.00

Transferred back to Checking on 1/11/24
CUSIP ending GC5, 13-week,
10-12-23 to 1-11-24 \$6,200.00

Transferred back to Checking on 2/6/24
CUSIP ending JC2, 17-week,
10-10-23 to 2-6-24 \$25,500.00
CUSIP ending JC2, 17-week,

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10-10-23 to 2-6-24 \$7,200.00

- 3.e Financial Reports for C Profit & Loss
July, June, and May C Statement of Cash Flows
2024. C Balance Sheet
C Budget to Expense
C Reserve Report
- 3.f Outgoing Funds – RATIFICATION – Cal Water Service
Ratification of C 1. \$652.21 on 7/8/24 by cc
Ratification of C (account 3299590663) Electronic Payment
electronic payments C 2. \$405.82 on 7/8/24 by cc
and approval of C (account 9554734079) Electronic Payment
payments to issue. C 3. \$734.35 on 7/8/24 by cc
C (account 7344360372) Electronic Payment
C 4. \$355.16 on 6/4/24 by cc
C (account 3299590663) Electronic Payment
C 5. \$166.45 on 6/4/24 by cc
C (account 9554734079) Electronic Payment
C 6. \$209.34 on 6/4/24 by cc
C (account 7344360372) Electronic Payment
- RATIFICATION – PG&E
C 1. \$135.62 7/9/24 to PG&E
8505317686-4) Electronic Payment)

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- C 2. \$138.64 6/11/24 to PG&E
(8505317686-4) Electronic Payment)

RATIFICATION – OTHER

- C 3. \$25,548.08 to The Gorski Firm, PC
(final payment on legal services)

Elite Maintenance & Tree Service

- C 4. \$720.00 5/30/24 Invoice 10203876
for tree work on 7/24 by cc
- C 5. \$1,000.00 5/30/24 Invoice 10203875
for drip sprinkler on 7/24 by cc
- C 6. \$950.00 4/29/24 Invoice 10203486
for back flow repairs on 6/17 by cc
- C 7. \$771.79 4/30/24 Invoice 10203599
monthly service on 6/17 by cc
- C 8. \$270.00 5/20/24 Invoice 10203640
irrigation repairs on 6/17 by cc
- C 9. \$494.00 4/24/24 Invoice 10203800
Flower, fertilizer on 6/17 by cc
- C 10. \$771.79 5/31/24 Invoice 10203836
monthly service on 6/17 by cc

Vacusweep

- C 11. \$195.00 June 2024 invoice for street
sweeping on 6/18 by cc

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- C 12. \$975.00 January 2024 to May 2024
invoice for street sweeping on 6/18 by
cc

CHECKS TO DISBURSE

HOA Management Solutions, Inc.

- C 13. \$1,146.37 (6/2024) Invoice
24-06 for management
/reimbursements
- C 14. \$1,213.21 (5/2024) Invoice
24-05 for management
/reimbursements

Other

- 15. \$9,112.30 to The Manors Statement
through 2nd quarter 2024 billed
7/17/24. Prior balance was \$5,837.19
through 6/30/23 on Cost Sharing
Agreement

3.g Other Administrative
/ Financial Items

1. The Manors Bill Status

As to Item 3.g.1, MV provided summary of email
to The Manors on status.

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2. Treasury Bills Investment Plan As to Item 3.g.2, RD to address.

4. **Regular & Ongoing Business**

Section 4 Supporting Documents in Attachment 4.

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|-----|-----------------------|---|---|
| 4.a | Operational Items | 1. Architectural Report
a. New Projects
b. Pending Projects | As to Item 4.a.1, no report but newsletter to include notice to Owners to have trim and garage doors repainted. |
| | | 2. Inspection Activity
a. Hearings | As to Item 4.a.2, no hearings scheduled, inspection and notices ongoing. |
| 4.b | Roadway Maintenance | | As to Item 4.b., discussed in new business. |
| 4.c | Landscape Maintenance | 1. Cal Water Rebate Project Status | As to Item 4.c.1, pending. |
| | | 2. Water Conservation Program Status | As Item 4.c.2, will remove, same as Item 4.c.1. |

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- 4.d Board Education & Training Davis-Sterling Newsletter Topic Items and Links As to Item 4.d., in meeting packet.
- 4.e Summary of Prior Executive Session Report As to Item 4.e, collection, and general discussion.
- Adjournment of Meeting** Time: 7:08 p.m. PC motioned to adjourn the meeting. BS 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 the 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.