

RIO VISTA COMMUNITY ASSOCIATION

Board of Directors Meeting

Tuesday, September 19, 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 6:26 p.m., quorum met.

1.a Meeting Agenda Presentation /
Pre-Meeting Adjustments to
Agenda

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	Not 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 July 27, 2023, Board meeting minutes.

As to Item 1.c., Board reviewed the minutes. BS motioned to approve the July 27, 2023, meeting minutes. PC 2nd. All in favor.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Board Vote to Consider Board Election Candidates by Acclamation

As to Item 2.a.1, only one incumbent candidate submitted nominee letter, vote by acclamation. Contact BE regarding board.

2. Delegate Election Procedures

As to Item 2.a.2, RBCA is working on procedures addressing Delegate voting processes. RVCA needs to solicit for 1-year term in the interim. Inspection of elections Karina Cucat was designated in for election.

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- | | | |
|-----|---|---|
| | 3. Open Floor | As to Item 2.a.3, no activity. |
| 2.b | Next Meeting:

Board of Directors - Budget
Date: October 17, 2023
Time: 6:00 p.m.
Location: Tony's Firehouse Grill & Pizza,
10701 Highway CA-178 and/or Zoom | Meeting date announced.
[Meeting not held and rescheduled to
November 21, 2023.] |
| 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 C
balances as of September 19,
2023. | PC motioned to approve CONSENT
items with the addition of Item 3.f.19. BS
2nd – All in Favor. |
| | \$ 8,894.62 Chase Operating Account
\$206,896.99 Chase Savings Account
\$ 0.00 Chase CSA Savings*

\$215,791.61 | |
| 3.b | Chase Bank Checking Activity, C
Operating Account,
Reconciliation, and Bank
Statements for account ending
7230. Reconciliation report
through 8/31/23 and 7/31/23. | \$73,952.10 – 8/31/23
\$77,904.78 – 7/31/23 |

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3.c	Chase Bank Savings Activity, C	\$52,005.62 – 8/31/23
	Reconciliation, and Bank	\$52,005.18 – 7/31/23
	Statement for account ending	
	8065. Reconciliation report	
	through 8/31/23 and 7/31/23.	
	Chase Bank CSA Savings	\$--
	Activity, Reconciliation, and	
	Bank Statement for account	
	ending 9186. Status unknown.	
3.d	Treasury Bills	
	26 Weeks Issue 3/2/23	\$160,000.00
3.e	Financial Reports for August and C	Profit & Loss
	July 2023.	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. \$587.32 on 9/11/23 (account
		3299590663) Electronic Payment

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payments and approval of C
payments to issue.

- C 2. \$174.96 on 9/5/23 to (account
9554734079) Electronic Payment
- C 3. \$304.17 on 9/5/23 (account
7344360372) Electronic Payment
- C 4. \$599.41 on 8/8/23 (account
3299590663) Electronic Payment
- C 5. \$190.71 on 8/7/23 to (account
9554734079) Electronic Payment
- C 6. \$325.19 on 8/7/23 (account
7344360372) Electronic Payment

RATIFICATION – PG&E

- C 7. \$124.92 9/11/23 to PG&E
(8505317686-4) Electronic
Payment
- C 8. \$136.61 8/11/23 to PG&E
(8505317686-4) Electronic
Payment

RATIFICATION – OTHER

- C 9. \$57.00 to Chase Credit Card on
September 13, 2023.
- C 10. \$98.00 to Chase Credit Card on
August 14, 2023.

Elite Maintenance & Tree Service

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- C 11. \$1,255.00 August 2023 Invoice 43557 for monthly service; storm drain cleanout.
 - C 12. \$735.00 July 2023 Invoice 42220 for monthly service
 - C 13. \$1,185.00 June 2023 Invoice 40211 for monthly service; sprinkler repair lots 4, 6 & 9.
- Vacusweep
- C 14. \$175.00 (8/31/23 Invoice 2023-01112 for street sweeping)
 - C 15. \$175.00 (7/31/23 Invoice 2023-000985 for street sweeping)

CHECKS TO DISBURSE

HOA Management Solutions, Inc.

- C 16. \$1,111.70 (8/2023) Invoice 23-08 for management.
- C 17. \$1,173.86 (7/2023) Invoice 23-07 for management.

Other

- 18. \$5,837.19 The Manors Statement through 6/30/23 on Cost Sharing Agreement

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- | | | | |
|-----|--|--|---|
| | C | 19. \$24,548.06 to The Gorski Firm, PC
as final payment [+/- .25] | |
| 3.g | Other Administrative / Financial
Items | 1. The Manors Bill Status | As to Item 3.g.1, mostly resolved but MV
has some questions on small balances. |
| | | 2. CPA prepared financials and
tax filings | As to Item 3.g.2, awaiting further updates. |
| 4. | <u>Regular & Ongoing Business</u>
Section 4 Supporting
Documents in Attachment 4. | | |
| 4.a | Operational Items | 1. Architectural Report
a. New Projects
b. Pending Projects | As to Item 4.a.1.a, FW indicated he would
be making a gas fireplace request. |
| | | 2. Inspection Activity
a. Hearings | As to Items 4.a.1.b and 2.a., no activity. |
| 4.b | Roadway Maintenance | | As to Item 4.b, no action. |
| 4.c | Landscape Maintenance | 1. Bark Bid / Landscape Project
Status | As to Item 4.c.1, low water pressure noted;
PC discussed the Cal Water Rebate |

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2. Rye Gras Bid

program and his contact status, drip irrigation no longer option; working with Alejandro, and looking at plant options.

As to Item 4.c.2, discussion on rye grass application.

BS motioned to approve rye grass application \$900. PC 2nd – All in Favor.

4.d Board Education & Training

Davis-Sterling Newsletter Topic Items and Links

As to Item 4.d, educational information links in packet.

4.e Summary of Prior Executive Session Report

As to Item 4.e, discussion on RVCA's position to RBCA settlement.

Adjournment of Meeting

Time: 6:56 p.m.

PC motioned to adjourn the meeting. BS 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.