

# RIO VISTA COMMUNITY ASSOCIATION

## Board of Directors Meeting

Tuesday, September 20, 2022

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

## X Agenda & Management Summary

\_\_ Minutes

**No.   Item Description                      Time                      Discussion                      Action**

1.    **Commencement of Meeting**

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 (FW)	
Phil Crosby, Vice President (PC)	
Raj Doshi, Chief Financial Officer (RD)	
Craig Michaud, Secretary (CM)	

# RIO VISTA COMMUNITY ASSOCIATION

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

1.c Approval of July 19, 2022, Board meeting minutes.

2. **New Business**

2.a New Items, Floor Items & Open Discussion

1. Open Floor
2. Board Election
3. Incumbent / Nominees

2.b Next Meeting:

**Board of Directors | Budget**

Date: October 18, 2022

Time: 6:00 p.m.

Location: Tony’s Firehouse Grill & Pizza,  
10701 Highway CA-178 and/or Zoom

As to Item 2.b, meeting announced.

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3. **Financial & Accounting** CONSENT – Consent items designated with the letter “C.”  
 Section 3 Supporting Documents in Attachment 3.
- 3.a Financial Summary – account C \$113,537.55 Chase Operating Account  
 balances as of September 18, \$ 27,387.77 Chase Savings Account  
 2022. \$ 0.00 Chase CSA Savings\*  
 \$101,747.43 Chase Certificate of  
 Deposit\*\*  
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 \$242,672.75
- \*Information not available.  
 \*\* Per 6/4/21 Deposit Account Balance Summary
- 3.b Chase Bank Checking Activity, C \$104,500.21 – 8/31/22  
 Operating Account, \$101,647.30 – 7/29/22  
 Reconciliation, and Bank  
 Statements for account ending  
 7230. Reconciliation report  
 through 8/31/22 and 7/29/22.
- 3.c Chase Bank Savings Activity, C \$27,387.77 – 8/31/22  
 Reconciliation, and Bank  
 Statement for account ending \$27,387.28 – 7/29/22

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8065. Reconciliation report through 8/31/22 and 7/29/22.

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

3.d Financial Reports for August and July 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  
1. \$501.87 on 9/6/22 (account 3299590663) Electronic Payment  
C 2. \$168.15 on 9/6/2022 to (account 9554734079) Electronic Payment  
C 3. \$286.57 on 9/6/22 (account 7344360372) Electronic Payment  
C 4. \$558.38 on 8/8/22 (account 3299590663) Electronic Payment

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- C 5. \$170.85 on 8/8/22 (account 9554734079 Electronic Payment
- C 6. \$291.96 on 8/8/22 to (account 7344360372) Electronic Payment

## RATIFICATION – PG&E

- C 7. \$156.08 9/12/22 to PG&E (8505317686-4) Electronic Payment
- C 8. \$137.69 8/9/22 to PG&E (8505317686-4) Electronic Payment

## RATIFICATION – OTHER

None

## CHECKS TO DISBURSE

### Elite Maintenance & Tree Service

- C 1. \$1,263.00 (July 2022 Invoice 31443 for monthly service; sprinkler repairs and broken lines on lots 6, 8 & 10)
- C 2. \$856.00 (June 2022 Invoice 30417 for monthly service; valve and sprinkler repairs lot 3)

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## HOA Management Solutions, Inc.

- C 3. \$1,107.52 (8/2022) Invoice 22-08 for management.
- C 4. \$1,107.52 (7/2022) Invoice 22-07 for management.

## Vacusweep

- C 5. \$155.00 (9/1/22 Invoice 2022-2055 for street sweeping)
- C 6. \$155.00 (8/1/22 Invoice 2022-1893 for street sweeping)

## Other

- C 7. \$24,548.07 to The Gorski Firm. A PC, annual payment 2 of 3 on legal fees to invoice 6030.
- C 8. \$874.50 to Farmers Insurance (liability)
- 9. \$2,255.00 balance on The Manors Cost-Sharing Agreement / Response – discussion

3.g Other Administrative / Financial Items

- 1. Survey Status – draft to review

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2. Reserve Study Clarification / Reconciliation
3. 2022 Budget Workshop

## 4. **Regular & Ongoing Business**

Section 4 Supporting Documents in Attachment 4.

### 4.a Operational Items

1. Flock Security Cameras, License Agreement Edit/Recording
2. Architectural Report
  - a. New Projects
  - b. Pending Projects
3. Inspection Activity
  - a. Hearings

### 4.b Roadway Maintenance

### 4.c Landscape Maintenance

1. Bark Status – rebid on medium bark / river rock
2. Drainage Cleaning Bid

### 4.d Board Education & Training

Davis-Sterling Newsletter Topic Items and Links

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- 4.e Summary of Prior Executive  
Session Report

**Adjournment of Meeting**

Time:

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.