



**Board of Directors Meeting**  
TUESDAY, May 17, 2011  
 5:15 p.m. @ Rio Bravo Country Club

X Agenda

\_\_\_ Minutes

<u>No.</u>	<u>Item Description</u>	<u>Ref.</u>	<u>Discussion</u>	<u>Action</u>
1	<b><u>Commencement of Meeting</u></b> All Supporting Documents for this section are in Attachment 1.			
1.a	Meeting Agenda Presentation			
1.b	Call to Order – Roll Call of Directors & Delegates		<b><u>Board of Directors</u></b>	
			Stephen Greenfield, President	
			Mark Hall, Vice President / Chief Financial Officer	
			A & E Union, Inc. (Trinidad Hernandez), Secretary	
			<b><u>Delegates</u></b>	
			Montagna HOA by and	



through Terry Walker	
Rio Vista HOA by and through Rebecca Gull	
Rio Vista Estates HOA by and through Steve Myers	
Rio Bravo Heights, LLC / Whitaker Family Trust / Renegade Hills, LLC / Estates of Rio Bravo	
22 Basano, LLC	
Rio Bravo Enclaves, LLC	
Fuller Apartments	

**Other Guest(s)**

Mario Valenzuela, Authorized Agent	
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1.c Ratification of April 26, 2011,  
Board Actions at Board meeting.

1.d Approval of April 26, 2011,  
meeting minutes.



2.	<b><u>Financial &amp; Accounting Review</u></b> <b>All Supporting Documents for this section are in Attachment 2.</b>			CONSENT – Consent items designated with the letter “C.”
2.a	Wells Fargo Bank Balance as of May 13, 2011.	C	\$29,664.92	
2.b	Capital Source Bank CD -1, Balance as of May 13, 2011. (Reserve)	C	\$43,248.50	
2.c	Capital Source Bank Balance CD-2 & 3, Balance as of May 13, 2011. (Reserve)	C	\$45,572.42	
2.d	Wells Fargo Bank Reconciliation Register Balance as of May 13, 2011.	C	\$6,088.13 (redacted version). Non-redacted version available in BOD files.	
2.e	Profit & Loss for April 2011; May 1 to May 13, 2011.	C		
2.f	Statement of Cash Flow for April 2011; May 1 to May 13, 2011.	C		



2.g	Balance Sheet for April 2011; May 1 to May 13, 2011.	C	
2.h	Budgeted-to-Actual Expense Report (through May 2011 anticipated payments).	C	
2.j	Outgoing Funds	C	1. \$10,800.00 to M&S Security
		C	2. \$0.00 to AT&T with dispute letter
		C	3. \$31.69 to California Water
		C	4. \$112.55 to PG&E (street - 9092)
		C	5. \$101.53 to PG&E (guard – 9565)
		C	6. \$79.06 to Bright House Network
		C	7. \$596.96 to GateWorks
		C	8. \$ to Mario Valenzuela (Copies, Postage, Office Supplies, Misc.)
		C	9. \$1,942.45 to Rio Bravo Country Club (Consolidated Service Billing – May)
		C	10. \$122.50 to Andrea R. Hill, CPA (REP fee/extension)
		C	11. \$71.25 to Beaumont Gitlin Tashjian (July 4 <sup>th</sup> escrow funding)
		C	12. \$125.00 to Tom & Robin Brown (Transponder refund)
2.k	Other Financial Items		1. Casa Club HOA Annexation Status



2. Fuller Apartment Status – Billing
3. Renegade Hills Purchaser Update

3. **Regular & Ongoing Business**  
**All Supporting Documents for  
this section are in Attachment  
3.**

3.a Board Education & Training

1. Upcoming Events – 6/13/11  
Bakersfield Workshop

3.b Water Resource Board / City of  
Bakersfield / Councilman Weir  
5/16/11 Meeting Update

3.c Casa Club Drive Improvements  
Project / 5 Year Strategic Plan /  
Proposal Follow-up

4. **Security Gate Business**  
**All Supporting Documents for  
this section are in Attachment  
4.**



- 4.a Security Gate Committee Report / Update Any general security gate issues.
- 4.b Security Gate Items
1. Transponder Sales Update
  2. Low battery transponders – and payment of low batteries
  3. Reprint of Guard Owner Information
  4. Dwelling Live Software Demo
  5. Vandalism Letter (RBCC)
- 4.c July 4<sup>th</sup> Fireworks Show Status
5. **Executive Session**  
**All Supporting Documents for this section are in Attachment 5.**
- Executive Sessions are held after close of regular meeting except for Prior Executive Session Summary Report.
1. Prior Executive Session Summary Report
  2. Risk Management
  3. Collection Report
  4. Legal Action Activity
    - a. Ongoing Owner collections
    - b. HOA/Entity collections / foreclosure activity
    - c. Action for Entry and Special



- Assessment Notice Against Particular Owner
- d. Notice of Default Against Particular Owner
- e. Notice of Assessment Lien Against Particular Owner(s)
- f. Renegade Hills Trustee's Sale Notice and related events

6. **New Business**  
**All Supporting Documents for this section are in Attachment 6.**

6.a New Items, Floor Items & Open Discussion

6.b Next Meetings: **Board of Directors Annual Meeting**  
Date: Tuesday, June 21, 2011  
Time: 5:15 p.m.  
Location: Rio Bravo Country Club

6.c **Adjournment of Meeting** Time:

**Appendices / Supplements**  
**Supporting Documents**



**notated above are in  
Attachment 6.**

Notes:

1. 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 generally listed in agenda.
2. For simplicity, initials of Board, Delegate, & Management members are used.
3. Supporting documents, if any, are placed in order of the appropriate section, 1 through 6, with supporting documents for the Appendices and Supplements placed in section 6.
4. Supplemental information to be provided at BOD meeting if it becomes available.
5. Items “Retained on agenda” because an open question or issue remains unresolved or because of a repetitive nature per Board directive.
6. Certain information may be redacted in part because of privacy or other reasons per director of Board but is available for inspection as required by law.