



**Board of Directors Meeting**  
TUESDAY, June 28, 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.d Approval of May 17, 2011, meeting minutes.

2. **Financial & Accounting Review**

CONSENT – Consent items designated with the letter “C.”



**All Supporting Documents for  
this section are in Attachment  
2.**

2.a	Wells Fargo Bank Balance as of June 24, 2011.	C	\$32,577.97
2.b	Capital Source Bank CD -1, Balance as of June 24, 2011. (Reserve)	C	\$43,248.50
2.c	Capital Source Bank Balance CD-2 & 3, Balance as of June 24, 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 May 2011; June 1 to June 24, 2011.	C	
2.f	Statement of Cash Flow for May 2011; June 1 to June 24, 2011.	C	
2.g	Balance Sheet for May 2011; June 1 to June 24, 2011.	C	



- 2.h Budgeted-to-Actual Expense Report (through May 2011 anticipated payments). C
- 2.j Outgoing Funds C
1. \$11,160 to M&S Security
  - C 2. \$175.07 to AT&T
  - C 3. \$28.81 to California Water
  - C 4. \$112.54 to PG&E (street - 9092)
  - C 5. \$112.72 to PG&E (guard – 9565)
  - C 6. \$177.12 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 – June)
- 2.k Other Financial Items
1. Casa Club HOA Annexation Status
  2. Fuller Apartment Status – Billing
  3. Renegade Hills Purchaser Update & Billing
3. **Regular & Ongoing Business**  
**All Supporting Documents for this section are in Attachment 3.**



- 3.a Board Education & Training
- 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
  - 1. Updated Bids
  - 2. Contribution Plan
  - 3. Paving Plan
- 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. Dwelling Live Software Launch  
Date 7/5/11 or 7/11/11
  - 4. Gateworks Termination Notice on 7/1/11 and termination date 7/31/11



5. New Gate Arm Bids
6. Existing Visitor Passes Status

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, July 19, 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.