

# **MOUNTAIN VALLEY ASSOCIATION**

**11408 Halter Drive  
Tehachapi, CA 93561  
(661) 825-4MVA**

## **NOTICE OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF MOUNTAIN VALLEY ASSOCIATION**

**To be held on Saturday, October 9<sup>th</sup>, 2021 at 9:00 AM in the Quail  
Valley Water District office, 24750 Sand Canyon Road, Tehachapi, CA.**

### **AGENDA**

**MEMBER COMMENT GUIDELINES:** The prescribed time limit per speaker is three minutes. Please refrain from public displays or outbursts such as unsolicited applause, comments, or cheering. Any disruptive activities that substantially interfere with the ability of the Association to carry out its meetings will not be permitted and offenders will be requested to leave.

**Due to the ongoing pandemic, some Directors may attend this meeting telephonically. Members may attend the meeting at the above location to hear and participate telephonically. The Association will make every effort to insure social distancing and health recommendations at this meeting. Masks must be worn by all attendees while indoors. If social distancing cannot be maintained, this meeting may be adjourned to another time and/or place to enable adequate social distancing.**

1. Roll Call.
2. Adopt agenda.
3. Public comment for Non-Agenda items.
4. Approve minutes from Regular Meeting of August 14<sup>th</sup>, 2021, Special Meeting of September 5<sup>th</sup>, 2021 and Annual Meeting of Members of September 18<sup>th</sup>, 2021.
5. Reports of Officers, Directors.
6. Discussion and review of monthly financial reports, possible action to approve payments and expenditures.
7. Discussion and possible action on road repairs, street signs, equipment purchases and other maintenance needs. (President Hardenbrook)
8. Discussion and possible action on list of volunteer repair and maintenance crew, organization, duties, job descriptions, qualifications, etc. (President Hardenbrook)
9. Discussion and possible action to continue use of volunteer labor, use of licensed contractors and/or use of paid staff to perform maintenance and repair of Association property and facilities. (President Hardenbrook)
10. Update and discussion of progress with CA-HOA assumption of administrative duties. (President Hardenbrook)
11. Update and discussion on election activities. (President Hardenbrook)

[www.mymva.org](http://www.mymva.org)

[president@mymva.org](mailto:president@mymva.org) [treasurer@mymva.org](mailto:treasurer@mymva.org) [secretary@mymva.org](mailto:secretary@mymva.org)

# **MOUNTAIN VALLEY ASSOCIATION**

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12. Discussion and possible action on disposition of motor grader. (Director Leonard)
13. Discussion and possible action on recent social media postings regarding Association. (President Hardenbrook)
14. Board members requests for future agenda items.
15. Motion to Adjourn.

***Next Regular Meeting November 13<sup>th</sup>, 2021***

DRAFT

Minutes of the 8/14/21 Regular Meeting of the Board of Directors  
of the Mountain Valley Association

Held at Quail Valley Water District, 24750 Sand Canyon Road, Tehachapi, CA

1. Meeting called to order at 9:00 AM by Hardenbrook. Board members present: Randy Hardenbrook, Rita Leonard, Jean Grodewald, Patt Birley. Absent: Joan Tyer. Quorum met.
2. Motion by Birley to accept agenda as written. Grodewald 2<sup>nd</sup>. Motion carried unopposed.
3. Public comments: None
4. Motion by Birley to accept minutes of 7/10/21 regular meeting as written. Leonard 2<sup>nd</sup>. Motion carried unopposed.
5. D&O reports: Leonard reported she spoke again with the person who expressed interest in purchasing the grader.

**Action items:**

6. Review and discussion of monthly financial reports. Motion by to approve payments of previous three months by Grodewald. Birley 2<sup>nd</sup>. Motion carried unopposed.
7. No action
8. No action
9. No action
10. No action
11. No action
12. No action
13. No action
14. Future agenda items: possibility of holding meetings quarterly rather than monthly. Advertising the grader for sale.
15. Being no further business to come before the Board, Birley motioned to adjourn. Meeting adjourned 9:37 AM

Next regular meeting September 11, 2021

Annual Members Meeting September 19, 2021

Approved as written: Y N \_\_\_\_\_  
Joan Tyer, Secretary



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**DRAFT**

Minutes of the 9/5/21 Special Meeting of the Board of Directors  
of the Mountain Valley Association

Held at Quail Valley Water District, 24750 Sand Canyon Road, Tehachapi, CA

1. Meeting called to order at 10:31AM by Hardenbrook. Board members present: Randy Hardenbrook, Rita Leonard, Jean Grodewald, Patt Birley. Attending via phone: Joan Tyer. Quorum met.
2. Motion by Leonard to accept agenda as written. Grodewald 2<sup>nd</sup>. Motion carried unopposed.
3. Public comments: None

**Action items:**

4. Discussion regarding moving forward with the election or start over due to a few errors in election process. Motion by Tyer to move forward and hold the election as planned. Birley 2<sup>nd</sup>. Motion carried unopposed.
5. No action
6. Motion by Leonard to approve payment of invoice received from counsel for services rendered in the amount of \$112.00 for services rendered. Birley 2<sup>nd</sup>. Motion carried unopposed.
7. Seeing no need to hold the next regular meeting set for September 11, 2021 - motion by Grodewald to cancel. Leonard 2<sup>nd</sup>. Motion carried unopposed.
8. Future agenda items: TBD
9. Being no further business to come before the Board, Grodewald motioned to adjourn. Meeting adjourned 10:53AM

Next regular meeting September 11, 2021 - CANCELLED

Annual Members Meeting September 19, 2021

Approved as written: Y N \_\_\_\_\_  
Joan Tyer, Secretary



**DRAFT**

**Minutes of the 9/18/20 Annual Meeting of the Members & Election  
of the Mountain Valley Association**

Held at Quail Valley Water District, 24750 Sand Canyon Rd, Tehachapi

- 1. Registration from 1:45 p.m. to 2:00 p.m.
- 2. Meeting opened 2:01 p.m. Quorum not achieved.
- 3. Board members present/introduced: Randy Hardenbrook, President; Joan Tyer, Secretary; Rita Leonard, Treasurer; Jean Grodewald, Director. Absent: Patt Birley, V-President.

Members in attendance: Bill Gerring, Marge Lulay, Jeannie Hamrick, Rodrigo & Maria Vazquez.

4. No business discussed as a result, minutes of last annual meeting remain unapproved. Per the change in bylaws, the election could proceed without a quorum. Results based on the the number of ballots returned. 32 returned; 1 discarded for no signature on return envelope, 1 blank (for quorum) for a total of 30.

5. President Hardenbrook announced Richard Monson, Jr. of the management company was appointed by the MVA Board of Directors to serve as Inspector of Election to collect the ballots and tabulate the votes.

6. Nominations from the floor were opened, none made. Nominations closed.

7. Voting – final call for ballots. Voting closed.

8. Announcement of Election Results:  
Incumbants Hardenbrook and Grodewald will retain their seats.

9. Motion to adjourn by Marge Lulay. Meeting adjourned @ 2:24 p.m.

Approved as written: Y N

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Joan Tyer, Secretary

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MOUNTAIN VALLEY ASSOCIATION  
Balance Sheet  
As of September 30, 2021

10/06/21  
Accrual Basis

	<u>Sep 30, 21</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1100-20 · WELLS FARGO BANK - 2719	5,831.23
1200-10 · BANK RESERVE - 2337	26,374.74
Total Checking/Savings	<u>32,205.97</u>
Accounts Receivable	
11000 · Accounts Receivable	55,538.03
Total Accounts Receivable	<u>55,538.03</u>
Total Current Assets	<u>87,744.00</u>
Fixed Assets	
15000 · Furniture and Equipment	
2020-01 · New Holland Motor Grader	45,581.25
Total 15000 · Furniture and Equipment	<u>45,581.25</u>
15100 · Construction in Progress	8,000.00
Total Fixed Assets	<u>53,581.25</u>
<b>TOTAL ASSETS</b>	<b><u>141,325.25</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
30000 · Opening Balance Equity	-8,597.33
32000 · Unrestricted Net Assets	81,326.44
35000 · RETAINED EARNINGS	38,737.14
Net Income	29,859.00
Total Equity	<u>141,325.25</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>141,325.25</u></b>

11:24 AM  
 10/06/21  
 Accrual Basis

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**MOUNTAIN VALLEY ASSOCIATION**  
**STATEMENT OF INCOME AND EXPENSE**  
 September 2021

	Sep 21	Jul - Sep 21
<b>Income</b>		
<b>INCOME</b>		
3100-10 · MEMBER ASSESSMENT - DUES	172.80	36,062.40
3100-20 · LATE FEES	0.00	0.00
3100-30 · PENALTY ASSESSMENTS	0.00	0.00
3100-40 · FINANCE CHARGE	0.00	0.00
3100-50 · INTEREST SAVINGS - SHORT TERM	0.00	0.00
3100-60 · TRANSFER FUNDS - OPER TO SAV	0.00	0.00
3100-80 · PROGRAM INCOME	0.00	0.00
3100-90 · RETURN CHECK CHARGES	0.00	0.00
INCOME - Other	0.00	0.00
<b>Total INCOME</b>	<b>172.80</b>	<b>36,062.40</b>
<b>Total Income</b>	<b>172.80</b>	<b>36,062.40</b>
<b>Expense</b>		
<b>OPERATIONS EXPENSE</b>		
4100-10 · ASK ACCOUNTANT - UNKNOW EXP	0.00	784.00
4100-15 · PAYROLL EXPENSE	0.00	0.00
4100-20 · MEMBERSHIP & DUES	0.00	0.00
4100-25 · INTEREST EXPENSE	0.00	0.00
4100-30 · PROPERTY TAXES - KERN COUNTY	95.36	95.36
4100-35 · BANK SERVICE CHARGES	480.13	480.13
4100-40 · MERCHANT DEPOSIT FEES	0.00	0.00
4100-45 · BAD DEBTS EXPENSE	0.00	0.00
4100-50 · BUSINESS REGISTRATION FEES	0.00	0.00
6100-55 · FINES, PENALTIES, JUDGEMENTS	0.00	0.00
4100-60 · LIEN FEES	0.00	0.00
4100-65 · INTUIT	0.00	0.00
OPERATIONS EXPENSE - Other	0.00	0.00
<b>Total OPERATIONS EXPENSE</b>	<b>575.49</b>	<b>1,359.49</b>
<b>CONTRACT SERVICES</b>		
5200-10 · ACCT AND FINANCIAL MGT SERVICES	2,500.00	2,550.00
5200-20 · ELECTION SERVICES - B OF D	1,500.00	1,500.00
5200-30 · LEGAL FEES	0.00	784.00
5200-40 · OUTSIDE CONTRACT SERVICES	0.00	0.00
5200-50 · NOTARY	0.00	0.00
5200-60 · VOLUNTEER SERVICES - NON-GAAP	0.00	0.00
CONTRACT SERVICES - Other	0.00	0.00
<b>Total CONTRACT SERVICES</b>	<b>4,000.00</b>	<b>4,834.00</b>
<b>FACILITIES &amp; EQUIPMENT</b>		
6300-10 · DIRT ROADS - M&R	0.00	0.00
6300-20 · PAVED ROAD - M&R	0.00	0.00
6300-30 · ROADS - M&R	0.00	0.00
6300-40 · EQUESTRIAN EASEMENT - M&R	0.00	0.00
6300-50 · DRAINAGE EASEMENT - M&R	0.00	0.00
6300-60 · ROAD SIGNS	0.00	0.00
6300-70 · Depr and Amort - Allowable	0.00	0.00
6300-75 · EQUIPT RENTAL & MAINTENANCE	0.00	0.00
6300-80 · SMALL TOOLS & SUPPLIES	0.00	0.00
6300-85 · Real Estate, Personal Prop Tax	0.00	0.00
6300-90 · Rent, Parking, Utilities	0.00	25.00
FACILITIES & EQUIPMENT - Other	0.00	0.00
<b>Total FACILITIES &amp; EQUIPMENT</b>	<b>0.00</b>	<b>25.00</b>
<b>AUTO EQUIPMENT</b>		
7400-10 · AUTO EXPENSE	0.00	0.00
7400-20 · FUEL	0.00	0.00
7400-30 · VEHICLES & EQUIPMENT-M&R	0.00	0.00
AUTO EQUIPMENT - Other	0.00	0.00
<b>Total AUTO EQUIPMENT</b>	<b>0.00</b>	<b>0.00</b>



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10/06/21

Accrual Basis

**MOUNTAIN VALLEY ASSOCIATION**  
**STATEMENT OF INCOME AND EXPENSE**  
 September 2021

	Sep 21	Jul - Sep 21
<b>OPERATIONS</b>		
86900 · RECONCILIATION DISC REPANCIEDS	0.00	0.00
85120 · INSURANCE - LIABILITY, D&O	0.00	0.00
8500-10 · BOOKS, SUBSCRIPTIONS, REFERENCE	0.00	0.00
8500-20 · POSTAGE MAILING SERVICE		
8500-21 · STAMPS	0.00	0.00
8500-22 · CERTIFIED MAIL	0.00	0.00
8500-23 · PARCELS	0.00	0.00
8500-24 · INTERNATIONAL MAIL	0.00	0.00
8500-20 · POSTAGE MAILING SERVICE - Other	0.00	0.00
	0.00	0.00
Total 8500-20 · POSTAGE MAILING SERVICE		
	0.00	0.00
8500-30 · PRINTING & COPYING	0.00	-15.09
8500-40 · OFFICE SUPPLIES	0.00	0.00
8500-50 · TELEPHONE, COMMUNICATIONS	0.00	0.00
OPERATIONS - Other	0.00	0.00
	0.00	-15.09
<b>Total OPERATIONS</b>		
	0.00	-15.09
<b>MISCELLANEOUS EXPENSE</b>		
9600-10 · TRAVEL & MEETINGS		
9600-11 · Conference, Convention, Meeting	0.00	0.00
9600-12 · Travel	0.00	0.00
9600-10 · TRAVEL & MEETINGS - Other	0.00	0.00
	0.00	0.00
Total 9600-10 · TRAVEL & MEETINGS		
	0.00	0.00
9600-20 · Other Types of Expenses		
9900-10 · ASSOC TRANSFER OF FUNDS TO RES	0.00	0.00
9600-20 · Other Types of Expenses - Other	0.00	0.00
	0.00	0.00
Total 9600-20 · Other Types of Expenses		
	0.00	0.00
9600-30 · Other Costs	0.00	0.00
MISCELLANEOUS EXPENSE - Other	0.00	0.00
	0.00	0.00
<b>Total MISCELLANEOUS EXPENSE</b>		
	0.00	0.00
<b>Total Expense</b>	4,575.49	6,203.40
<b>Net Income</b>	-4,402.69	29,859.00

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Accrual Basis

# MOUNTAIN VALLEY ASSOCIATION UNION BANK - CHECK REGISTER September 2021

Type	Date	Num	Memo	Account	Amount
CALIFORNIA ASSOCIATION OF HOA					
Check	09/03/2021	1002	ADMINISTRATIVE FINAN...	1100-20 · WELLS FARGO...	2,500.00
Total CALIFORNIA ASSOCIATION OF HOA					2,500.00
CONDO PROPERTIES REALESTATE & MGT					
Check	09/17/2021	1017	ELECTION SERVICES - S...	1100-20 · WELLS FARGO...	1,500.00
Total CONDO PROPERTIES REALESTATE & MGT					1,500.00
DELUX BUSINESS CHECKS					
Check	09/03/2021	BK	NEW CHECK ORDER - W...	1100-20 · WELLS FARGO...	480.13
Total DELUX BUSINESS CHECKS					480.13
KERN COUNTY RECORDER					
Check	09/27/2021	1003	ANNUAL PROPERTY TAX...	1100-20 · WELLS FARGO...	95.36
Total KERN COUNTY RECORDER					95.36
RANDY HARDENBROOK					
Check	09/03/2021	1001	VOID VOID	1100-20 · WELLS FARGO...	0.00
Total RANDY HARDENBROOK					0.00
<b>TOTAL</b>					<b>4,575.49</b>

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Accrual Basis

MOUNTAIN VALLEY ASSOCIATION  
CASH RECEIPTS - WELLS FARGO  
September 2021

Type	Date	Num	Memo	Account	Amount
<b>Lot 004</b>					
Katcharin-Lot 004 Payment	09/03/2021	509		1100-20 · WELLS F...	172.80
Total Katcharin-Lot 004					172.80
Total Lot 004					172.80
<b>Lot 006</b>					
Fauble-Lot 006 Payment	09/08/2021	988		1100-20 · WELLS F...	172.80
Total Fauble-Lot 006					172.80
Total Lot 006					172.80
<b>Lot 007</b>					
Fauble-Lot 007 Payment	09/08/2021	988		1100-20 · WELLS F...	172.80
Total Fauble-Lot 007					172.80
Total Lot 007					172.80
<b>Lot 008</b>					
Payne-Lot 008 Payment	09/08/2021	145		1100-20 · WELLS F...	172.80
Total Payne-Lot 008					172.80
Total Lot 008					172.80
<b>Lot 013</b>					
Brown-Lot 013 Payment	09/17/2021	2852		1100-20 · WELLS F...	172.80
Total Brown-Lot 013					172.80
Total Lot 013					172.80
<b>Lot 023</b>					
Ahmed Payment	09/03/2021	1864		1100-20 · WELLS F...	172.80
Total Ahmed					172.80
Total Lot 023					172.80
<b>Lot 025</b>					
Cruz-Lot 025 Payment	09/03/2021	2569		1100-20 · WELLS F...	172.80
Total Cruz-Lot 025					172.80
Total Lot 025					172.80
<b>Lot 042</b>					
Schwier-Lot 042 Payment	09/03/2021	156	DEPOSIT TO ...	1100-20 · WELLS F...	482.19
Total Schwier-Lot 042					482.19
Total Lot 042					482.19
<b>Lot 045</b>					



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Accrual Basis

# MOUNTAIN VALLEY ASSOCIATION CASH RECEIPTS - WELLS FARGO

September 2021

Type	Date	Num	Memo	Account	Amount
Rokos-Lot 045 Payment	09/08/2021	288		1100-20 · WELLS F...	172.80
					172.80
Total Rokos-Lot 045					172.80
Total Lot 045					
Lot 049					
Draper-Lot 049 Payment	09/08/2021	1729		1100-20 · WELLS F...	172.00
					172.00
Total Draper-Lot 049					172.00
Total Lot 049					
Lot 056					
Tallyrand-Lot 056 Payment	09/08/2021	9821		1100-20 · WELLS F...	172.80
					172.80
Total Tallyrand-Lot 056					172.80
Total Lot 056					
Lot 058					
Bitson-Lot 058 Payment	09/08/2021	1234		1100-20 · WELLS F...	172.80
					172.80
Total Bitson-Lot 058					172.80
Total Lot 058					
Lot 059					
Bitson Lot 059 Payment	09/08/2021	1234	PAID PARTIA...	1100-20 · WELLS F...	52.80
					52.80
Total Bitson Lot 059					52.80
Total Lot 059					
Lot 064					
HEMMER - Lot 064 Payment	09/17/2021	3164		1100-20 · WELLS F...	172.80
					172.80
Total HEMMER - Lot 064					172.80
Total Lot 064					
Lot 065					
HEMMER-Lot 065 Payment	09/17/2021	3164		1100-20 · WELLS F...	172.80
					172.80
Total HEMMER-Lot 065					172.80
Total Lot 065					
Lot 068					
Schittek-Lot 068 Payment	09/24/2021	2328		1100-20 · WELLS F...	172.80
					172.80
Total Schittek-Lot 068					172.80
Total Lot 068					
Lot 069					
Schittek-Lot 069					

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Accrual Basis

MOUNTAIN VALLEY ASSOCIATION  
CASH RECEIPTS - WELLS FARGO  
September 2021

Type	Date	Num	Memo	Account	Amount
Payment	09/24/2021	2328		1100-20 · WELLS F...	172.80
Total Schittek-Lot 069					172.80
Total Lot 069					172.80
<b>Lot 073</b>					
York-Lot 073 Payment	09/17/2021	7317		1100-20 · WELLS F...	172.80
Total York-Lot 073					172.80
Total Lot 073					172.80
<b>Lot 077</b>					
Colmbo-Lot 077 Payment	09/03/2021	7092		1100-20 · WELLS F...	172.80
Total Colmbo-Lot 077					172.80
Total Lot 077					172.80
<b>Lot 079</b>					
Vierra-Lot 079 Payment	09/24/2021	27375...		1100-20 · WELLS F...	172.80
Total Vierra-Lot 079					172.80
Total Lot 079					172.80
<b>Lot 089</b>					
Ayala-Lot 089 Payment	09/08/2021	3280		1100-20 · WELLS F...	172.80
Total Ayala-Lot 089					172.80
Total Lot 089					172.80
<b>Lot 092</b>					
Koppes-Lot 092 Payment	09/23/2021	201		1100-20 · WELLS F...	172.80
Total Koppes-Lot 092					172.80
Total Lot 092					172.80
<b>Lot 093</b>					
Koppes-Lot 093 Payment	09/23/2021	200		1100-20 · WELLS F...	172.80
Total Koppes-Lot 093					172.80
Total Lot 093					172.80
<b>Lot 098</b>					
McGrain-Lot 098 Payment	09/08/2021	5574		1100-20 · WELLS F...	172.80
Total McGrain-Lot 098					172.80
Total Lot 098					172.80
<b>Lot 099</b>					
Marion-Hamrick-Lot 099 Payment	09/17/2021	1072		1100-20 · WELLS F...	172.80

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MOUNTAIN VALLEY ASSOCIATION  
CASH RECEIPTS - WELLS FARGO

10/06/21

September 2021

Accrual Basis

Type	Date	Num	Memo	Account	Amount
Total Marion-Hamrick-Lot 099					172.80
Total Lot 099					172.80
<b>Lot 100</b>					
Marion-Hamrick-Lot 100					
Payment	09/17/2021	1072		1100-20 · WELLS F...	172.80
Total Marion-Hamrick-Lot 100					172.80
Total Lot 100					172.80
<b>Lot 102</b>					
Bedell-Lot 102					
Payment	09/08/2021	8711		1100-20 · WELLS F...	172.80
Total Bedell-Lot 102					172.80
Total Lot 102					172.80
<b>Lot 104</b>					
Tyer-Lot 104					
Payment	09/03/2021	1214	REIMBURSE ...	1100-20 · WELLS F...	30.05
Total Tyer-Lot 104					30.05
Total Lot 104					30.05
<b>Lot 106</b>					
McMullen-Lot 106					
Payment	09/08/2021	1061		1100-20 · WELLS F...	172.80
Total McMullen-Lot 106					172.80
Total Lot 106					172.80
<b>Lot 113</b>					
Raubold-Lot 113					
Payment	09/03/2021	1061		1100-20 · WELLS F...	172.80
Total Raubold-Lot 113					172.80
Total Lot 113					172.80
<b>Lot 114</b>					
Brubaker-Lot 114					
Payment	09/17/2021	9010		1100-20 · WELLS F...	172.80
Total Brubaker-Lot 114					172.80
Total Lot 114					172.80
<b>Lot 116</b>					
Taylor-Lot 116					
Payment	09/08/2021	4461		1100-20 · WELLS F...	172.80
Total Taylor-Lot 116					172.80
Total Lot 116					172.80
<b>Lot 117</b>					
CA Best Homes-Lot 117					
Payment	09/17/2021	493		1100-20 · WELLS F...	172.80
Total CA Best Homes-Lot 117					172.80



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10/06/21

Accrual Basis

# MOUNTAIN VALLEY ASSOCIATION CASH RECEIPTS - WELLS FARGO

September 2021

Type	Date	Num	Memo	Account	Amount
Total Lot 117					172.80
<b>Lot 119</b>					
Pantoja-Lot 119 Payment	09/17/2021	1344		1100-20 · WELLS F...	172.80
Total Pantoja-Lot 119					172.80
Total Lot 119					172.80
<b>Lot 121</b>					
Ricci-Lot 121 Payment	09/17/2021	41984...		1100-20 · WELLS F...	172.80
Total Ricci-Lot 121					172.80
Total Lot 121					172.80
<b>Lot 133</b>					
Bassler-Lot 133 Payment	09/17/2021	3375		1100-20 · WELLS F...	172.80
Total Bassler-Lot 133					172.80
Total Lot 133					172.80
<b>Lot 140</b>					
Knight-Lot 140 Payment	09/03/2021	687		1100-20 · WELLS F...	172.72
Total Knight-Lot 140					172.72
Total Lot 140					172.72
<b>Lot 147</b>					
Van Kirk-Lot 147 Payment	09/08/2021	1553		1100-20 · WELLS F...	172.80
Total Van Kirk-Lot 147					172.80
Total Lot 147					172.80
<b>Lot 149</b>					
Gerring-Lot 149 Payment	09/08/2021	1108		1100-20 · WELLS F...	172.80
Total Gerring-Lot 149					172.80
Total Lot 149					172.80
<b>Lot 153</b>					
Leonard-Lot 153 Payment	09/08/2021	3643		1100-20 · WELLS F...	172.80
Total Leonard-Lot 153					172.80
Total Lot 153					172.80
<b>Lot 156</b>					
Scrogum-Lot 156 Payment	09/23/2021	27359...		1100-20 · WELLS F...	172.80
Total Scrogum-Lot 156					172.80
Total Lot 156					172.80

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 10/06/21  
 Accrual Basis

**MOUNTAIN VALLEY ASSOCIATION**  
**CASH RECEIPTS - WELLS FARGO**  
 September 2021

6

Type	Date	Num	Memo	Account	Amount
<b>Lot 159</b>					
Bartz-Lot 159 Payment	09/17/2021	5800		1100-20 · WELLS F...	169.92
Total Bartz-Lot 159					169.92
Total Lot 159					169.92
<b>Lot 161</b>					
Lulay-Lot 161 Payment	09/03/2021	653		1100-20 · WELLS F...	172.80
Total Lulay-Lot 161					172.80
Total Lot 161					172.80
<b>Lot 162</b>					
Ortiz-Lot 162 Payment	09/08/2021	12738		1100-20 · WELLS F...	172.80
Total Ortiz-Lot 162					172.80
Total Lot 162					172.80
<b>Lot 163</b>					
Roney-Lot 163 Payment	09/17/2021	1217		1100-20 · WELLS F...	172.80
Total Roney-Lot 163					172.80
Total Lot 163					172.80
<b>Lot 164</b>					
Roney-Lot 164 Payment	09/17/2021	1213		1100-20 · WELLS F...	172.80
Total Roney-Lot 164					172.80
Total Lot 164					172.80
<b>Lot 165</b>					
Roney-Lot 165 Payment	09/17/2021	1215		1100-20 · WELLS F...	172.80
Total Roney-Lot 165					172.80
Total Lot 165					172.80
<b>Lot 168</b>					
Hodges-Lot 168 Payment	09/17/2021	332		1100-20 · WELLS F...	172.80
Total Hodges-Lot 168					172.80
Total Lot 168					172.80
<b>Lot 170</b>					
Guitierrez-Lot 170 Payment	09/17/2021	5689		1100-20 · WELLS F...	172.80
Total Guitierrez-Lot 170					172.80
Total Lot 170					172.80
<b>Lot 187</b>					

6

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Accrual Basis

MOUNTAIN VALLEY ASSOCIATION  
CASH RECEIPTS - WELLS FARGO  
September 2021

Type	Date	Num	Memo	Account	Amount
Cravea-Lot 187 Payment	09/17/2021	323		1100-20 · WELLS F...	172.80
Total Cravea-Lot 187					172.80
Total Lot 187					172.80
Lot 188 Scrogum-Lot 188 Payment	09/23/2021	27359...		1100-20 · WELLS F...	172.80
Total Scrogum-Lot 188					172.80
Total Lot 188					172.80
Lot 195 Chamberlain-Lot 195 Payment	09/08/2021	2990		1100-20 · WELLS F...	172.80
Total Chamberlain-Lot 195					172.80
Total Lot 195					172.80
Lot 197 QVWD-Lot 197 Payment	09/17/2021	41937...		1100-20 · WELLS F...	172.80
Total QVWD-Lot 197					172.80
Total Lot 197					172.80
Lot 201 Solis-Lot 201 Payment	09/23/2021	7976		1100-20 · WELLS F...	176.61
Total Solis-Lot 201					176.61
Total Lot 201					176.61
Lot 202 Chelsea-Lot 202 Payment	09/08/2021	18972		1100-20 · WELLS F...	190.43
Total Chelsea-Lot 202					190.43
Total Lot 202					190.43
Lot 203 Seeboth-Lot 203 Payment	09/08/2021	2011		1100-20 · WELLS F...	172.80
Total Seeboth-Lot 203					172.80
Total Lot 203					172.80
Lot 204 McMurtrey-Lot 204 Payment	09/08/2021	1752		1100-20 · WELLS F...	172.80
Total McMurtrey-Lot 204					172.80
Total Lot 204					172.80
Lot 205 Crippen-Lot 205					

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10/06/21

Accrual Basis

MOUNTAIN VALLEY ASSOCIATION  
CASH RECEIPTS - WELLS FARGO

September 2021

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Type	Date	Num	Memo	Account	Amount
Payment	09/23/2021	40448...		1100-20 - WELLS F...	172.80
Total Crippen-Lot 205					172.80
Total Lot 205					172.80
TOTAL					10,086.72

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MOUNTAIN VALLEY ASSOCIATION  
HOMEOWNER ACCOUNT SUMMARY

As of September 30, 2021

6

	<u>Sep 30, 21</u>
Lot 001	172.80
Lot 002	
Marshall-Lot 002	<u>366.69</u>
Total Lot 002	366.69
Lot 003	
Acevado-Lot 003	<u>172.80</u>
Total Lot 003	172.80
Lot 005	
Duran-Lot 005	<u>366.69</u>
Total Lot 005	366.69
Lot 009	
Hvinden-Lot 009	<u>172.80</u>
Total Lot 009	172.80
Lot 010	
Karen E Clark Living Trust-Lot 010	<u>22.80</u>
Total Lot 010	22.80
Lot 011	
Ephysteyn-Lot 011	<u>172.80</u>
Total Lot 011	172.80
Lot 012	
Epshteyn-Lot 012	<u>172.80</u>
Total Lot 012	172.80
Lot 015	
Uptain-Lot 015	<u>548.28</u>
Total Lot 015	548.28
Lot 016	
Uptain-Lot 016	<u>563.74</u>
Total Lot 016	563.74
Lot 017	
Engelen-Lot 017	<u>172.80</u>
Total Lot 017	172.80
Lot 018	
Engelen-Lot 018	<u>172.80</u>
Total Lot 018	172.80
Lot 019	
Engelen-Lot 019	<u>172.80</u>
Total Lot 019	172.80
Lot 020	
Lerman-Lot 020	<u>172.80</u>
Total Lot 020	172.80
Lot 021	
Mancilla-Lot 021	<u>2,364.75</u>
Total Lot 021	2,364.75
Lot 022	

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MOUNTAIN VALLEY ASSOCIATION  
HOMEOWNER ACCOUNT SUMMARY

As of September 30, 2021

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	Sep 30, 21
Miramontes-Lot 022	1,653.26
Total Lot 022	1,653.26
Lot 024	
Hill-Lot 024	2,552.76
Total Lot 024	2,552.76
Lot 026	
Myers-Lot 026	172.80
Total Lot 026	172.80
Lot 027	
Myers-Lot 027	172.80
Total Lot 027	172.80
Lot 028	
Engelen-Lot 028	172.80
Total Lot 028	172.80
Lot 029	
Snyder-Lot 029	172.80
Total Lot 029	172.80
Lot 031	
Phillips-Lot 031	172.80
Total Lot 031	172.80
Lot 032	
Gorne-Lot 032	172.80
Total Lot 032	172.80
Lot 033	
Brown-Lot 033	172.80
Total Lot 033	172.80
Lot 034	
Brown-Lot 034	192.06
Total Lot 034	192.06
Lot 035	
Snyder-Lot 035	172.80
Total Lot 035	172.80
Lot 036	
Snyder-Lot 036	172.80
Total Lot 036	172.80
LOT 037	
DENNIS & GENEVIEVE MASKARINO-LOT 037	172.80
Total LOT 037	172.80
Lot 038	
Machado-Lot 038	172.80
Total Lot 038	172.80
Lot 039	
Kahn-Lot 039	574.40
Lot 039 - Other	10.32

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# MOUNTAIN VALLEY ASSOCIATION HOMEOWNER ACCOUNT SUMMARY

As of September 30, 2021

	<u>Sep 30, 21</u>
Total Lot 039	584.72
Lot 040	
Miller-Lot 040	<u>172.80</u>
Total Lot 040	172.80
Lot 041	
Thomas-Lot 041	<u>2,493.12</u>
Total Lot 041	2,493.12
Lot 042	
Schwier-Lot 042	<u>464.38</u>
Total Lot 042	464.38
Lot 043	
Cobo-Lot 043	<u>1,965.60</u>
Total Lot 043	1,965.60
Lot 044	
Cobo-Lot 044	2,228.78
Lot 044 - Other	<u>9.23</u>
Total Lot 044	2,238.01
Lot 046	
Geisregen-Lot 046	<u>172.80</u>
Total Lot 046	172.80
Lot 047	
Roedel-Lot 047	<u>172.80</u>
Total Lot 047	172.80
Lot 048	
O'Neill-Lot 048	<u>172.80</u>
Total Lot 048	172.80
Lot 049	
Draper-Lot 049	<u>0.80</u>
Total Lot 049	0.80
Lot 050	
Grodewald-Lot 050	<u>172.80</u>
Total Lot 050	172.80
Lot 051	
Perez-Lot 051	<u>172.80</u>
Total Lot 051	172.80
Lot 052	
Contreras-Lot 052	<u>172.80</u>
Total Lot 052	172.80
Lot 053	
Smith-Lot 053	<u>171.03</u>
Total Lot 053	171.03
Lot 054	
Smith-Lot 054	<u>171.03</u>
Total Lot 054	171.03

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# MOUNTAIN VALLEY ASSOCIATION HOMEOWNER ACCOUNT SUMMARY

As of September 30, 2021

6

	<u>Sep 30, 21</u>
Lot 055	
Smith-Lot 055	171.03
Total Lot 055	171.03
Lot 057	
Bitson-Lot 057	172.80
Total Lot 057	172.80
Lot 058	
Lot 059	-120.00
Total Lot 058	-120.00
Lot 059	
Bitson Lot 059	120.00
Total Lot 059	120.00
Lot 060	
Wheeler Land Investment-Lot 060	155.52
Total Lot 060	155.52
Lot 061	
Dudash-Lot 061	172.80
Total Lot 061	172.80
Lot 062	
Dudash-Lot 062	172.80
Total Lot 062	172.80
Lot 063	
Hoffman-Lot 063	167.60
Total Lot 063	167.60
Lot 066	
Kallungi-Lot 066	1,615.33
Total Lot 066	1,615.33
Lot 067 Kim Gurule-Lot 067	172.80
Lot 070	
Catalano-Lot 070	172.80
Total Lot 070	172.80
Lot 071	
Chinchar-Lot 071	172.80
Total Lot 071	172.80
Lot 072	
Bruce-Lot 072	366.69
Total Lot 072	366.69
Lot 074	
Van Wert-Lot 074	2,492.95
Total Lot 074	2,492.95
Lot 075	
Manners-Lot 075	172.80
Total Lot 075	172.80
Lot 076	



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# MOUNTAIN VALLEY ASSOCIATION HOMEOWNER ACCOUNT SUMMARY

As of September 30, 2021

6

	Sep 30, 21
Hoff-Lot 076	172.80
Total Lot 076	172.80
Lot 078	
Coston-Lot 078	172.80
Total Lot 078	172.80
Lot 080	
Docuyanán-Lot 080	1,880.35
Total Lot 080	1,880.35
Lot 081	
Sterris-Lot 081	172.80
Total Lot 081	172.80
Lot 082	
Duran-Lot 082	366.69
Total Lot 082	366.69
Lot 083	
Eugenio-Lot 083	172.80
Total Lot 083	172.80
Lot 084	
Eugenio-Lot 084	172.80
Total Lot 084	172.80
Lot 085	
Slattery-Lot 085	172.80
Total Lot 085	172.80
Lot 086	
Lopez-Lot 086	172.80
Total Lot 086	172.80
Lot 087	
Braidman-Lot 087	573.62
Total Lot 087	573.62
Lot 088	
Vierra-Lot 088	97.80
Total Lot 088	97.80
Lot 090	
Harvey-Lot 090	172.80
Total Lot 090	172.80
Lot 091	
Harvey-Lot 091	172.80
Total Lot 091	172.80
Lot 094	
Camarillo-Lot 094	172.80
Total Lot 094	172.80
Lot 095	
Eugenio-Lot 095	172.80
Total Lot 095	172.80

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# MOUNTAIN VALLEY ASSOCIATION HOMEOWNER ACCOUNT SUMMARY

As of September 30, 2021

6

	Sep 30, 21
Lot 096	
Saiz-Lot 096	172.80
Total Lot 096	172.80
Lot 097	
Kacy-Lot 097	563.30
Total Lot 097	563.30
Lot 101	
Keller-Lot 101	172.80
Total Lot 101	172.80
Lot 103	
Johnston-Lot 103	172.80
Total Lot 103	172.80
Lot 104	
Tyer-Lot 104	172.80
Total Lot 104	172.80
Lot 105	
Martin-Lot 105	292.80
Total Lot 105	292.80
Lot 107	
Carter Trust-Lot 107	172.80
Total Lot 107	172.80
Lot 108	
Schlitz-Lot 108	116.40
Total Lot 108	116.40
Lot 109	
Korving-Lot 109	172.80
Total Lot 109	172.80
Lot 110	
Bassler-Lot 110	172.80
Total Lot 110	172.80
Lot 111	
Sciacqua-Lot 111-1	366.69
Total Lot 111	366.69
Lot 111 SALADINO STEPHANIE & PAUL	172.80
Lot 112	
Vazquez-Lot 112	172.80
Total Lot 112	172.80
Lot 115	
Comstock-Lot 115-1	563.30
Total Lot 115	563.30
Lot 117	
CA Best Homes-Lot 117	30.90
Herrera-Lot 117	1,969.33
Total Lot 117	2,000.23
Lot 118	

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# MOUNTAIN VALLEY ASSOCIATION HOMEOWNER ACCOUNT SUMMARY

As of September 30, 2021

6

	<u>Sep 30, 21</u>
Overfield-LOT 118	172.80
Total Lot 118	172.80
Lot 120	
Duval Trust-Lot 120	172.80
Total Lot 120	172.80
Lot 122	
Stevens-Lot 122	172.80
Total Lot 122	172.80
Lot 123	
Stevens-Lot 123	366.69
Total Lot 123	366.69
Lot 124	
Stevens-Lot 124	172.80
Total Lot 124	172.80
Lot 125	
Camarillo-Lot 125	172.80
Total Lot 125	172.80
Lot 126	
Sandoval-Lot 126	172.80
Total Lot 126	172.80
Lot 127	
Whittkamper-Lot 127	172.80
Total Lot 127	172.80
Lot 128	
Whittkamper-Lot 128	172.80
Total Lot 128	172.80
Lot 129	
Wallace-Lot 129	172.80
Total Lot 129	172.80
Lot 130	
Miskell-Lot 130	172.80
Total Lot 130	172.80
Lot 131	
Drought-Lot 131	2,352.44
Total Lot 131	2,352.44
Lot 132	
Drought-Lot 132	2,348.97
Total Lot 132	2,348.97
LOT 134 PW REAL ESTATE VENTURES LLC	172.80
Lot 135	
Cook-Smith-Lot 135	-369.63
Total Lot 135	-369.63
Lot 136	
Cook-Smith-Lot 136	-844.79

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**MOUNTAIN VALLEY ASSOCIATION  
 HOMEOWNER ACCOUNT SUMMARY**  
 As of September 30, 2021

	Sep 30, 21
Total Lot 136	-844.79
Lot 137	
Nelson-Lot 137	172.80
Total Lot 137	172.80
Lot 138	
WHITE STROUP-Lot 138	172.80
Total Lot 138	172.80
Lot 139	
Koresko-Lot 139	172.80
Total Lot 139	172.80
Lot 141	
Trail-Lot 141	172.80
Total Lot 141	172.80
Lot 142	
Steele-Lot 142	1,003.27
Total Lot 142	1,003.27
Lot 143	
Castleman-Lot 143	172.80
Total Lot 143	172.80
Lot 144	
Castleman-Lot 144	172.80
Total Lot 144	172.80
Lot 145	
Garcia Lot 145	172.80
Total Lot 145	172.80
Lot 146	
Van Kirk-Lot 146	172.80
Total Lot 146	172.80
Lot 148	
Villalpando-Lot 148	1,569.45
Lot 148 - Other	9.21
Total Lot 148	1,578.66
Lot 150	
Birley-lot 150	172.80
Total Lot 150	172.80
Lot 151	
Costa-Lot 151	172.80
Total Lot 151	172.80
Lot 152	
Lane-Lot 152	563.30
Total Lot 152	563.30
Lot 154	
Golan-Lot 154	191.98
Total Lot 154	191.98



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MOUNTAIN VALLEY ASSOCIATION  
HOMEOWNER ACCOUNT SUMMARY  
As of September 30, 2021

6

	<u>Sep 30, 21</u>
Lot 155	
Munoz-Lot 155	172.80
Total Lot 155	172.80
Lot 157	
Enriquez-Lot 157	366.69
Total Lot 157	366.69
Lot 158	
Roberts-Lot 158	172.80
Total Lot 158	172.80
Lot 160	
Kachmar-Lot 160	172.80
Total Lot 160	172.80
Lot 166	
Phillips-Lot 166	563.30
Total Lot 166	563.30
Lot 167	
Werb-Lot 167	210.09
Total Lot 167	210.09
Lot 169	
PEREZ-Lot 169	366.69
Total Lot 169	366.69
Lot 171	
Perez-Lot 171	80.07
Total Lot 171	80.07
Lot 172	
PEREZ-Lot 172	172.80
Total Lot 172	172.80
Lot 173	
Pereira-Lot 173	363.30
Total Lot 173	363.30
Lot 174	
Rodriguez-Lot 174	163.36
Total Lot 174	163.36
Lot 175	
Mong-Lot 175	172.80
Total Lot 175	172.80
Lot 176	
Mong-Lot 176	172.80
Total Lot 176	172.80
Lot 177	
Furrow-Lot 177	172.80
Total Lot 177	172.80
Lot 178	
Davis-Lot 178	172.80

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10/06/21

# MOUNTAIN VALLEY ASSOCIATION HOMEOWNER ACCOUNT SUMMARY

As of September 30, 2021

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	<u>Sep 30, 21</u>
Total Lot 178	172.80
Lot 179	
Davis-Lot 179	<u>172.80</u>
Total Lot 179	172.80
Lot 180	
Bevans-Lot 180	2,184.28
CA Best Homes-Lot 180	<u>30.90</u>
Total Lot 180	2,215.18
Lot 181	
Jain-Lot 181	<u>172.80</u>
Total Lot 181	172.80
Lot 182	
Stoltman-Lot 182	<u>366.69</u>
Total Lot 182	366.69
Lot 183	
Schiro-Lot 183	<u>169.62</u>
Total Lot 183	169.62
Lot 184	
Ames-Lot 184	<u>172.80</u>
Total Lot 184	172.80
Lot 185	
Ames-Lot 185	<u>172.80</u>
Total Lot 185	172.80
Lot 186	
Garcia-Lot 186	<u>563.30</u>
Total Lot 186	563.30
Lot 189	
Kirkpatrick-Lot 189	<u>172.80</u>
Total Lot 189	172.80
Lot 190	
Perez-Lot 190	<u>365.60</u>
Total Lot 190	365.60
Lot 191	
Shipley-Lot 191	<u>172.80</u>
Total Lot 191	172.80
Lot 192	
Perez-Lot 192	<u>366.69</u>
Total Lot 192	366.69
Lot 193	
Quail Mtn-Lot 193	<u>172.80</u>
Total Lot 193	172.80
Lot 194	
Quail Mtn-Lot 194	<u>172.80</u>
Total Lot 194	172.80

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10/06/21

# MOUNTAIN VALLEY ASSOCIATION HOMEOWNER ACCOUNT SUMMARY

As of September 30, 2021

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	<u>Sep 30, 21</u>
Lot 196	
Hagie-Lot 196	<u>172.80</u>
Total Lot 196	172.80
Lot 198	
Mitchell-Lot 198	<u>1,657.28</u>
Total Lot 198	1,657.28
Lot 199	
Pagoria-Lot 199	<u>2,501.76</u>
Total Lot 199	2,501.76
Lot 200	
Cox-Lot 200	<u>425.46</u>
Total Lot 200	425.46
Lot 206	
Griffith-Lot 206	<u>172.80</u>
Total Lot 206	172.80
Lot 207	
MVA-Lot 207	<u>172.80</u>
Total Lot 207	172.80
Lot 208	
MVA-Lot 208	<u>172.80</u>
Total Lot 208	172.80
MOUNTAIN VALLEY ASSOCIATION	-7,324.96
WHITE-LOT 138	<u>1.00</u>
TOTAL	<u><u>55,538.03</u></u>

# Initiate Business Checking<sup>SM</sup>

September 30, 2021 ■ Page 1 of 4



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MOUNTAIN VALLEY ASSOCIATION  
2377 W FOOTHILL BLVD STE 13  
UPLAND CA 91786-3584

## Questions?

Available by phone 24 hours a day, 7 days a week.

We accept all relay calls, including 711

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Write: Wells Fargo Bank, N.A. (114)

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Portland, OR 97228-6995

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Business Online Banking  
Online Statements  
Business Bill Pay  
Business Spending Report  
Overdraft Protection

<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>



## IMPORTANT ACCOUNT INFORMATION

### Revised USPS service standards effective 10/1/21

Effective October 1, 2021, the United States Postal Service (USPS) has revised its service standards for certain First-Class Mail items, resulting in a delivery window of up to five days. Please note this may delay your receipt of mail from us and our receipt of mail from you. Please take this change into account when mailing items to us via USPS.

Consider signing into Wells Fargo Online<sup>®</sup> for quicker access to your account information.

We're making important changes to the terms and conditions of some of our accounts. If these changes affect you, they will be included in the Important Account Information section associated with your specific account.





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**Statement period activity summary**

Beginning balance on 9/1	-\$320.00
Deposits/Credits	10,086.72
Withdrawals/Debits	- 4,480.13
<b>Ending balance on 9/30</b>	<b>\$5,926.59</b>

Account number: 5370172719  
 MOUNTAIN VALLEY ASSOCIATION  
 California account terms and conditions apply  
 For Direct Deposit use  
 Routing Number (RTN): 121042882  
 For Wire Transfers use  
 Routing Number (RTN): 121000248

**Overdraft Protection**

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo branch.

**Transaction history**

Date	Check Number	Description	Deposits/ Credits	Withdrawals/ Debits	Ending daily balance
9/3		Deposit	1,721.76		
9/3	<	Business to Business ACH Debit - Nebs Deluxe Sbs 210902 00092941137001 CA Assoc of Homeowners		480.13	1,561.63
9/9		Deposit	3,525.63		5,087.26
9/17		Deposit	3,280.32		8,367.58
9/20	1017	Deposited OR Cashed Check		1,500.00	
9/20	1002	Deposited OR Cashed Check		2,500.00	4,367.58
9/24		Deposit	1,559.01		5,926.59
<b>Ending balance on 9/30</b>					<b>5,926.59</b>
<b>Totals</b>			<b>\$10,086.72</b>	<b>\$4,480.13</b>	

The Ending Daily Balance does not reflect any pending withdrawals or holds on deposited funds that may have been outstanding on your account when your transactions posted. If you had insufficient available funds when a transaction posted, fees may have been assessed.

< **Business to Business ACH:** If this is a business account, this transaction has a return time frame of one business day from post date. This time frame does not apply to consumer accounts.

**Summary of checks written** (checks listed are also displayed in the preceding Transaction history)

Number	Date	Amount	Number	Date	Amount
1002	9/20	2,500.00	1017 *	9/20	1,500.00

\* Gap in check sequence.

**Monthly service fee summary**

For a complete list of fees and detailed account information, see the disclosures applicable to your account or talk to a banker. Go to wells Fargo.com/feefaq for a link to these documents, and answers to common monthly service fee questions.

Fee period 09/01/2021 - 09/30/2021	Standard monthly service fee \$10.00	You paid \$0.00
<b>How to avoid the monthly service fee</b>	Minimum required	This fee period
Have any ONE of the following account requirements		
• Average ledger balance	\$1,000.00	\$4,492.00 <input checked="" type="checkbox"/>
• Minimum daily balance	\$500.00	\$320.00 <input type="checkbox"/>

C1/C1



6

**Account transaction fees summary**

<i>Service charge description</i>	<i>Units used</i>	<i>Units included</i>	<i>Excess units</i>	<i>Service charge per excess units (\$)</i>	<i>Total service charge (\$)</i>
Cash Deposited (\$)	0	5,000	0	0.0030	0.00
Transactions	55	100	0	0.50	0.00
<b>Total service charges</b>					<b>\$0.00</b>

**Other Wells Fargo Benefits**

Our National Business Banking Center customer service number 1-800-CALL-WELLS (1-800-225-5935) hours of operation have temporarily changed to 7:00 a.m. to 11:00 p.m. Eastern Time, Monday through Saturday and Sunday 9:00 a.m. to 10:00 p.m. Eastern Time. Access to our automated banking system, the ability to report a fraud claim on your business credit or debit card, and access to report a lost or stolen business card will continue to be available 24 hours a day, 7 days per week. Thank you for banking with Wells Fargo. We appreciate your business.



**IMPORTANT ACCOUNT INFORMATION**

We are updating the Deposit Account Agreement ("Agreement") dated May 28, 2021. Effective August 9, 2021, in the section of the Agreement titled "Closing Accounts," the subsection "Closing your account if the balance is zero" is deleted and replaced with the following:

- Accounts with a zero balance will continue to be charged applicable fees** (like the monthly service fee) until you request to close your account. We may close an account (except analyzed business accounts) with a zero balance on the fee period ending date or at month end without prior notification to you. Once an account is closed (either by you or us), no fees will be assessed on the account.
- To prevent closure by us, an account with a zero balance must have a qualifying transaction posted within the last two months of the most recent fee period ending date. IOLTA and RETA accounts require a qualifying transaction within ten months of the most recent fee period ending date.
  - Examples of qualifying transactions are deposits and withdrawals made at a branch, ATM, online, mobile, or via telephone; one-time and recurring transfers made at a branch, ATM, online, mobile, or via telephone; automatic or electronic deposits, such as from payroll or government benefits; automatic or electronic payments, including Bill Pay; one-time and recurring purchases or payments made using a card or mobile device; and checks paid from the account. IOLTA and RETA accounts are not eligible for ATM cards or debit cards.
  - Bank-originated transactions, like monthly service or other fees, are not considered qualifying transactions that will prevent closure of an account with a zero balance.

All other aspects of the Agreement remain the same. If there is a conflict between the updated language above and the Agreement, the updated language will control. The most recent Deposit Account Agreement and related addenda are located online at [wellsfargo.com/online-banking/consumer-account-fees](https://wellsfargo.com/online-banking/consumer-account-fees).





10

From: Mountain Valley <mvehoa@outlook.com>  
Sent: Friday, October 8, 2021 09:20  
To: rsm@calassoc-hoa.com  
Cc: Randy Hardenbrook; Rita Leonard  
Subject: Fw: 6498545 - 25604 Mare Ct  
Attachments: Ck Mountain Valley Assoc.docx

The Board of Directors  
Mountain Valley Association

From: Tracy Jones <TraJones@firstam.com>  
Sent: Friday, October 8, 2021 8:56 AM  
To: mvehoa@outlook.com <mvehoa@outlook.com>  
Cc: Yvette Boren <yboren@firstam.com>; ewokperez@att.net <ewokperez@att.net>  
Subject: 6498545 - 25604 Mare Ct

Good Morning,  
Attached please find a copy of the check that has been cashed for the delinquent HOA  
dues that were paid at the time we closed in February.

Please confirm receipt and verify there are no delinquent fees due.

Thank you,

\*\*Estephanie is on maternity leave, please copy all emails to Ella Logan and me.  
elogan@firstam.com

Thank you!  
Tracy Jones  
Escrow Officer

First American Title  
1001 W. Tehachapi Blvd., STE B-300  
Tehachapi, CA 93561  
trajones@firstam.com

(661) 823-6345 Direct  
(866) 269-3739 Fax

Email For LOAN DOCUMENTS ONLY: team-jones@firstam.com

\*\*BE AWARE!! Online banking fraud is on the rise. If you receive an email  
containing  
WIRE TRANSFER INSTRUCTIONS call your escrow officer IMMEDIATELY to verify the  
information prior to sending funds.\*\*

\*\*\*\*\*

10

From: Tai Brown <tbudd1010@yahoo.com>  
Sent: Thursday, October 7, 2021 08:09  
To: treasurer@mymva.org  
Subject: MVA Lot 33/34  
Attachments: MVA2021TMB.jpg

Greetings,

Please see attached. I'm confused by the current invoice. Why is there a balance forward?

I'm pretty sure I paid in full last year, on time. Also, why would there be a balance forward on just one account?

Please advise and correct me if I am wrong.

-Tai M. Brown  
\*Positive Energy\*



CALIFORNIA ASSOCIATION  
OF  
HOMEOWNERS ASSOCIATIONS, INC.

2377 W. FOOTHILL BLVD., #113 UPLAND, CA 91786  
(909) 931-7552 OFFICE  
fsm@calassoc-hoa.com

11th Street, Apt. 16  
706-2261

STATEMENT

ACCOUNT NO.	033	BILLING DATE	8/23/2021
AMOUNT DUE	\$172.80	AMOUNT ENCLOSED	

MAKE CHECKS PAYABLE TO:  
MOUNTAIN VALLEY ASSOCIATION

MOUNTAIN VALLEY ASSOCIATION

Transaction	Amount	Balance
Forward		0
Lot 033- Assessment 2022	172.80	172
0 DAYS PAST DUE	0.00	
31-60 DAYS PAST DUE	0.00	
61-90 DAYS PAST DUE	0.00	
OVER 90 DAYS PAST DUE	0.00	
		\$172.80

PAYMENTS ARE FOR FISCAL YEAR 2022 AND ARE DUE NOVEMBER 1, 2021

RETURN THIS PORTION WITH YOUR CHECK

STATEMENT

ACCOUNT NO.	033	BILLING DATE	8/23/2021
AMOUNT DUE	\$172.80	AMOUNT ENCLOSED	

CALIFORNIA ASSOCIATION OF  
HOMEOWNERS ASSOCIATIONS, INC.  
11111 BLYVD.  
786

BY ASSOCIATION



CALIFORNIA ASSOCIATION  
OF  
HOMEOWNERS ASSOCIATIONS, INC.

2377 W. FOOTHILL BLVD., #113 UPLAND, CA 91786  
(909) 931-7552 OFFICE  
fsm@calassoc-hoa.com

Tat Brown  
1326 South 11th Street, Apt. 16  
Waco, TX 76706-2261

STATEMENT

ACCOUNT NO.	034	BILLING DATE	8/23/2021
AMOUNT DUE	\$192.06	AMOUNT ENCLOSED	

MAKE CHECKS PAYABLE TO:  
MOUNTAIN VALLEY ASSOCIATION

MOUNTAIN VALLEY ASSOCIATION

Date	Transaction	Amount
07/23/2021	Balance forward	
08/23/2021	Brown Lot 034- Annual Assessment 2022	172.80
CURRENT		
1-30 DAYS PAST DUE	0.00	
31-60 DAYS PAST DUE	0.00	
61-90 DAYS PAST DUE	0.00	
OVER 90 DAYS PAST DUE		

PAYMENTS ARE FOR FISCAL YEAR 2022 AND ARE DUE NOVEMBER 1, 2021

RETURN THIS PORTION WITH YOUR CHECK



CALIFORNIA ASSOCIATION OF  
HOMEOWNERS ASSOCIATIONS, INC.  
2377 W. FOOTHILL BLVD.  
UPLAND, CA 91786

MOUNTAIN VALLEY ASSOCIATION



10

From: Svetlana Epshteyn <lalalana@att.net>  
Sent: Sunday, October 3, 2021 19:36  
To: president@mymva.org  
Subject: Re: address problem with annual payments

Thank you Randy!

The HOA address is 11408 Halter Drive, Tehachapi, CA 93561?

Svetlana

On Sunday, October 3, 2021, 03:40:49 PM PDT, <president@mymva.org> wrote:

Hi Svetlana,  
Sorry for the issue with the mail. That is the correct address and I have also used it multiple times.  
I have had the same issue in the past were the post office will return mail even though I send it to the same address every month!  
You are welcome to send the payments to the HOA and I will forward them to CA-HOA.

Randy Hardenbrook  
President, Mountain Valley Association  
11408 Halter Drive, Tehachapi, CA 93561  
Office (661) 825-4MVA Cell (661) 332-1547  
www.mymva.org

From: Svetlana Epshteyn <lalalana@att.net>  
Sent: Saturday, October 2, 2021 15:57  
To: Randy Hardenbrook <president@mymva.org>  
Subject: address problem with annual payments

Hi Randy,

Svetlana Epshteyn here, lots 11 and 12. Thank you for connecting us with David Payne. Hopefully, that problem will be resolved.  
On the other note, I sent the annual dues for the association to the new address that was provided (on a payment slip), but the mail returned back to me. On the envelope it says "attempted -- not known, unable to forward".  
Which address do I sent the payments to?

Thank you,

Svetlana

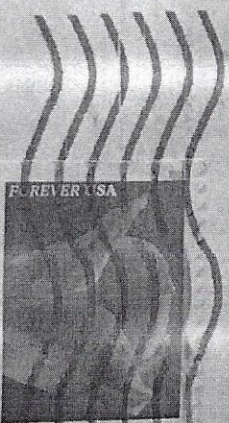


SVELTANA ERSHTEIN  
7421 GROVE AVE.  
RHACHAPI, CA 91561

(2)

MOUNTAIN VALLEY ASSOCIATION  
C/O: CALIFORNIA ASSOCIATION OF HOAS  
2377 W. FOOTHILL BLVD. # 13  
UPLAND, CA 91786

LOS ANGELES CA 900  
7 SEP 2021 PM 8 L

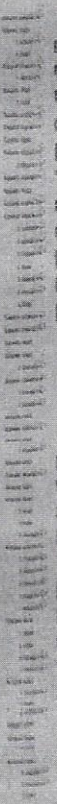


935617601  
91786-950413

NIXIE 910 CE 1 7208/28/21

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 93561760121 \*1562-11974-07-44





11

From: karl schlitz <kheinzschlitz@gmail.com>

Sent: Friday, October 8, 2021 13:46

To: Mountain Valley; Randy Hardenbrook; Rita Leonard; Joan Tyer; California Association of

Homeowner Association

Subject: Meeting

On a future date the board shall call a meeting and invite all interested in becoming a temporarily a

board member.

In addition We ask for the resignation of Randy Hardenbrook and Joan Tyer. Rita Leonard - Phillips Patt

Burley and Jean Grodewald have the voting power necessary to implement this request. This the only

option available in order to stay out of a lengthy and costly court battle. Richard Manson

Inc. maybe fined and different arrangements may be imposed. This email is a legal document as of

October 8th 2021 13:30 pm. This document will be submitted at the pre trial hearing if not

implemented and will show that the board members can make decisions without their president.

From: karl schlitz <kheinzschlitz@gmail.com>

Sent: Thursday, October 7, 2021 17:07

To: Mountain Valley; Randy Hardenbrook; Joan Tyer; Rita Leonard

Subject: minutes from August 14 converted into text it has been over 30 days

From: karl schlitz <kheinzschlitz@gmail.com>

Sent: Monday, October 4, 2021 18:00

11

To: Randy Hardenbrook; Joan Tyer; treasurer@mymva.org  
Subject: request for minutes

From: karl schlitz <kheinzschlitz@gmail.com>

Sent: Monday, October 4, 2021 17:59

To: Mountain Valley; Randy Hardenbrook; Joan Tyer; treasurer@mymva.org

Subject: minutes from June 12th, August 14th and illegal September 18th minutes if this board it

dumb enough to try to put in force his ridiculous rules ever body gets to know the real Mr. Hardenbrook

everybody knows he can charm woman and same men out of there com

From: president@mymva.org

Sent: Monday, October 4, 2021 18:54

To: 'karl schlitz'; 'Joan Tyer'; 'treasurer@mymva.org'

Subject: RE: request for minutes

Hello Karl,

Since your email has no message I am not sure what you want. Minutes through July 10, 2021 are

available on the Association website ([www.mymva.org](http://www.mymva.org)) . I anticipate that the remaining minutes will be

approved at the next board meeting after which they will be added to the website.

Randy Hardenbrook

President, Mountain Valley Association

11408 Halter Drive, Tehachapi, CA 93561

Office (661) 825-4MVA Cell (661) 332-1547



www.mymva.org

(11)

From: karl schlitz <kheinzschlitz@gmail.com>

Sent: Monday, October 4, 2021 18:00

To: Randy Hardenbrook <president@mymva.org>; Joan Tyer <secretary@mymva.org>;  
treasurer@mymva.org

Subject: request for minutes

From: karl schlitz <kheinzschlitz@gmail.com>

Sent: Sunday, August 29, 2021 19:18

To: Mountain Valley; Randy Hardenbrook

Attachments: Scan\_Doc0001.pdf; Scan\_Doc0001.pdf

Karl Schlitz  
11800 Appfy thsaloosa Road  
Tehachapi, CA. 93561  
Mountain Valley Association  
11804 Halter Drive  
Tehachapi, CA. 93561  
August 29 2021  
Board of Directors

Well thank you for the reply; I am sure you are aware those 30 days prior to the election all information pertaining to the ballot should have been delivered to the prospective candidate. Referring to Civil Code 5105. However the election can still go on, all what you have to do is notify the members that the election be a month later as plant.

You can supply me then with all the items necessary for the ballot and I will submit my qualification to be on the board.

I think a good date for you to implement this request is after the labor Day weekend and I can submit my 32 year experience as an off and on Board member, I have the right to be elected by the membership. Also I need to inform the membership of your slanderous lies which I could do nothing about, unless I decide to spend up to \$400.00 on postage to inform the membership of my side of the story,

I am sure it is not going to be easy to force the MVA to fulfill its regal duty, with all the connection in this crooked county. Again you have until after the 6 of September to contact me. After this date I will file a complaint with the California Bar Association against Richard Manson, California Association of Home Owners Association, The California Association of Home Owners Association inc. has been retained to implement the election of the seats available for the 2022 board. Any refusal to comply with their contract will be penalized in a court of law.

11

From: karl schlitz <kheinzschlitz@gmail.com>

Sent: Wednesday, August 25, 2021 21:19

To: Randy Hardenbrook; Joan Tyer

Subject: Election

It is about time that I should be able to submit my qualification to be on the ballot

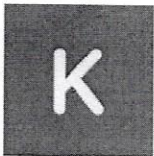
thank you

Karl Schlitz

**karl schlitz** Sand Canyon • 1 hr ago

**More corruption in the Sand Canyon area.**

I lived in here for 32 years and been on the MVA board on the beginning. Now the board which was in existance from 2016 through 3018 was a ilegal board and as I mention could not be removed do to lack of intrest by its absentee owners. Again the persons which occupied this board, again were Jason Vierra ,Joan Tyer, Audrey Johnston and Elisabeth Kachmar now deceased. All action were a criminal act especally when the HOA board suit two former board members for criticizing judgethe PVWCo for increase of fees for not repairing the delapidated water lines .And again they used a corporation the MVAUn with no legal standing to sue the two former HOA board members. The idiot Judge would not listen of the illeagal standing of the board and told us we should of brought an Attorney. Unfortunaly he dispenced a judgment of nearly of \$2000.00. This is a allegedd felony committed by again Vierra, Tyer and Johnston. When in 2018 a new board was voted in consisting of Randy Hardenbrook as president-dictator-fuehrer as you have seen. Rita Leonard, Pat Burley, and again then alleged criminals Joan Tyer and Audrey Johnston thier term had not expiered yet. Now it is up to the new board to prosecute the former board for all the illegal activitys. By demanding for the new board to do thier duty, they cept stalling and making excuses after excuses. After thinking about the whole dilema I came to the relization that about 8-9 years ago that the Quail Valley Water Co. installed on Hackemore Street and Country Canyon Road a new water system. Telling the MVA they had the rite to supply hook ups to these lots. However they put the waterline werEVER they pleased ignoring the utility easments alltogether and not even making an as built plan showing were the pipe line is located is in respect to the road. Continuing, then in December 2016 the PUC gave PVWCo the rite to supply Water Service to all 207 lots of tract 3312 exclusivly. Now here we have a Ilegal waterline in PVWCo jurisdiction. Both water companies after negogiation came to the agrement , that if the MVA proceed to procecede the ilegal board in existance from 2016 thru 2018 the PVWCo will demand that the QVWCo I asume tear out its ilegal waterline and put it the rite place.



**karl schlitz** Sand Canyon • 1 day ago

**Corrupt MVA.**

Election on 18th of September did not go as prescribed by Ca.Civ Code. and the Election Rules which everyone received Every Candidate should have been provided 30 Days prior to election with material in which the Candidate could provide his or her qualifications for board member which would be mailed to all Association members to see what is going on their property which they rarely visit .The Board Randy Hardbrook ,Rita Leonard -Phillip Joan Tyer ,Patt Burley and Jean Grodewald don't want the rest of the Association members to know the illegal activities which have been going on since 2016. Most of all the criminal activities of the present Board and the Board which was illegally in power from 2016 through 2018 . By committing criminal act and the present Board trying to cover up and harrasin the victims. Their is a 4 page deposition which has been finally submitted to the Kern County



Grand Jury and we will find out if they will do their job and prosecute all those who committed alleged criminal acts. In addition a copy was sent to the PUC and the Supervisors Office. If anybody like to have a copy of the 4 page deposition I will email or send it to you All Board members need to be charged individually and in common. It won't be cheap and after conviction we will ask the court to force the Board to resign and mail all four pages out to all Association Members.

Posted in

**General**

to

**2 neighborhoods**

Like

1 Comment

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**Stephanie McGrew**

• Sand Canyon

This one is still up.

1 day ago

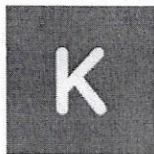
Like

Reply

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Add a comment...



**karl schlitz** Sand Canyon • 1 day ago

**Why does Nextdoor delete important post.**

I demand to know who deletes my post

Posted in

13

General

to

2 neighborhoods

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**Stephanie McGrew**

• [Sand Canyon](#)

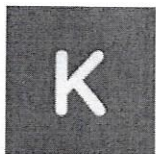
I suspect someone didn't like it and reported it. That would be my guess.

1 day ago

Like

Reply

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**karl schlitz** [Sand Canyon](#) • 6 days ago

**Corrupt people in sand canyon.**

There are two water company at the end of sand canyon has 207 lots tract 3312 one is owned by Jason Vierra by the name of pinion Valley Water Co the others one is by the name of quail Valley Water Co operated by Randy Hardenbrook they both wanted to be president of the HOA of the 207 subdivision tract 3312 only about 15 people live there the rest live somewhere in the US they rarely come to see there property it started when the former president quit and Vierra and Hardbrook both wanted the job at the meeting at QVWCo present at the meeting where Liz Kachmer president Joan Tyer secretary Randy Hardenbrook and Oscar Perez the other 2 board members after some foot stomping and table pounding Vierra demanded to be installed as president a vote was made and Tyer and Kachmar voted for Vierra and Hardenbrook against Vierra 2 for Vierra and 2 against Vierra then the secretary in an uncertain move told Hardenbrook he could not vote because he had not paid his assessment at all of course the secretary namely Tyer would not give it to him because she wanted Vierra. There for in the board minutes it states Vierra was instailed by 2 votes against 1 MVA is a corporation and all decisions has to be made by 3 votes therefore Vierra was installed illegally then they took the check book and records and took of in the 2 years they spent over 60000 of the MVA illegal. Hardenbrook arranged a recalls a few month later but the rest of the membership would not provide the needed votes to



13

recall these 3 therefore Kachmar Vierra and Tyer committed a criminal act. This is all for now wait till I tell you the second installeme when Hardenbrook and Leonard which is a board member of QuailVWCo turn everything around for the worst for some persons

Posted in

**General**

to

**2 neighborhoods**

Like

4 Comments

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1

See 2 previous comments



**Val Castleman**

• [Sand Canyon](#)

Oh I dont want to forget to mention, they half assed patched the big holes in the road, which they cold patched..Having the homeowners paying neighbors to scrape the roads, when it snows..Yeah, we need the association to step up, and work for us, instead of just taking our monies, and stop raising fees..and maintain our roads..(edited)

3d

Like

Reply

Share



Add a comment...

**karl schlitz** [Sand Canyon](#) • [5 hr ago](#)

**More intresting information regarding the MVA.**

13

This board has nothing done to the roads in the last 4 years. When the previous board was in charge, In spring they replaced the DG which got washed away by the rain storms and reshaped the roads this has not been done in nearly in 5 years. The last time someone patched the holes on Sand Canyon it was myself and my neighbor Leonard Ricci about 3 years ago. Do to my knowledge of construction I always volunteered to maintain the roads and help out. The concrete overpass at Horshoe Lane and Sand Canyon Creek was my design ,plus I always helped Marcus Smith when he wetted the dirt roads and started to reshape them.Now came a different situation, when Mrs. Leonard was ask by Mr Hardenbrook to be an officer at his QVWCo. Here I have to make a personal statement, nobody can expect a relationship. Therefore through my observation and real life attention it may be the truce or I maybe total wrong , again this is only my opinion. MR. Hardenbrook totally charmed Ms.Leonard into a very close relationship which everyone around them noticed. Off course I could not compete with him ,he being married dont seem to make much difference ,maybe it was her who charmed him maybe it was mutual. Then at a board meeting I called her permiscules name and, seeing my 6-7 year relationship disappearing. Even I apologised to all ,she went to court and got a partial restraining order against me. Consequently if I wanted to work on the roads I was told by the board I would be arrested for trespassing. Now everyone knows why nothing has been done to the our infrastructure. Adding to it I had to pay someone to clear my road in front of my residence last year ,being the responsibility of the useless MVA.

Posted in

**General**

to

**2 neighborhoods**

Like

Comment

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**karl schlitz** Sand Canyon • 1 hr ago

**We request a meeting of the board.**

On a future date the board shall call a meeting and invite all interested in becoming temporarily a board member.In addition We ask the resignation of Randy Hardenbrook and Joan Tyer. Rita Leonard Phillips, Patt Burley and Jean Grodewald have the three voting power necessary to implement this request. This is the only option available in order to stay out of a lengthy and costly court battle. Richard Manson Inc. may be fined and different arrangements maybe imposed. This request is a official document as of October 8th 2021 at 12:00 am and will be presented at the pre trial hearing

Posted in

**General**

to

**2 neighborhoods**