

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, December 10th, 2022 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.

1. Roll Call.
2. Adopt agenda.
3. Public comment for Non-Agenda items.
4. Approve minutes from Regular Meeting of 11/10/22.
5. Reports of Officers, Directors.
6. Discussion and possible action appointing member to fill vacancies on Board.
7. Discussion and review of monthly financial reports, possible action to approve payments and expenditures.
8. Discussion and possible action approving newsletter.
9. Discussion and possible action to review RFPs for performance of a Reserve Study and make selection.
10. Discussion and possible action to request RFPs for management services.
11. Discussion and possible action to purchase insurance coverage for motor grader.
12. Discussion and possible action approving rental agreement for use of Member's tractor for road repairs.
13. Discussion and possible action determining, based on opinion of counsel, roads that Association is responsible to maintain and other roads (ingress and egress) that Association may maintain with Association funds.

MOUNTAIN VALLEY ASSOCIATION

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(661) 825-4MVA**

14. Discussion and possible action on road repairs, street signs, equipment purchases and other maintenance needs.
15. Discussion and possible action on list of volunteer repair and maintenance crew, organization, duties, job descriptions, qualifications, etc.
16. 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.
17. Board members requests for future agenda items.
18. Motion to Adjourn.

Next Regular Meeting January 14th, 2022

MOUNTAIN VALLEY ASSOCIATION

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

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF MOUNTAIN VALLEY ASSOCIATION

Held on Saturday, November 12th, 2022 at 9:00 AM in the Quail Valley Water District office, 24750 Sand Canyon Road, Tehachapi, CA.

1. Roll Call.

Present, representing a quorum, were Director Ochoa, Director Smith, Director Hardenbrook, and Director Payne.

2. Adopt agenda.

Director Payne moved, seconded by Director Smith, to adopt agenda. Motion approved by unanimous assent.

3. Public comment for Non-Agenda items.

Members were heard advising Board of billing issues and a suggestion was made that Board solicit bids for financial and management services.

4. Approve minutes from Regular Meeting of 11/12/22.

Director Smith moved, seconded by Director Ochoa, to approve minutes from the regular meeting of 11/12/22. Motion approved by unanimous assent.

5. Reports of Officers, Directors.

Secretary Smith advised Board of mail received. Director Payne advised of need to get bank signature cards signed. Director Hardenbrook announced his resignation from the Board.

6. Discussion and possible action appointing member to fill vacancy on Board.

No action taken.

7. Discussion and review of monthly financial reports, possible action to approve payments and expenditures.

Current financial report was not available, no action taken.

8. Discussion and possible action approving newsletter.

Contents of newsletter discussed, Randy Hardenbrook will draft newsletter and submit to President for approval.

9. Discussion and possible action to review RFPs for performance of a Reserve Study and make selection.

www.mymva.org

president@mymva.org treasurer@mymva.org secretary@mymva.org

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Director Ochoa moved, seconded by Director Payne, to approve RFP from Association Reserves for the flat fee option at \$2,120.00 per year for 3 years which includes one full reserve study and 2 no site visit updates. Motion approved by unanimous assent.

10. Discussion and possible action to purchase insurance coverage for motor grader.
No action taken.
11. Discussion and possible action approving rental agreement for use of Member's tractor for road repairs.
No action taken.
12. Discussion and possible action on road repairs, street signs, equipment purchases and other maintenance needs.
No action taken.
13. Discussion and possible action on list of volunteer repair and maintenance crew, organization, duties, job descriptions, qualifications, etc.
No action taken.
14. 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.
No action taken.
15. Discussion and possible action on disposition of motor grader.
No action taken.
16. Board members requests for future agenda items.
Discussion and possible action to determine responsibility to maintain ingress and egress roads.
17. Motion to Adjourn.

Next Regular Meeting December 10th, 2022

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president@mymva.org

From: Joan Tyer <myreartyer@yahoo.com>
Sent: Wednesday, November 16, 2022 10:53
To: "rsm@calassoc-hoa.com"
Cc: president@mymva.org; MVA Secretary
Subject: Camping on Lot 105

The MVA needs to send a letter to the owners of Lot 105, 11600 Appaloosa Road regarding camping on the lot. The county was contacted after it was found they were having open campfires as well as using a tent. County Code prohibits both verified per Scrivner's office. This is a neighborhood, not a campground. The County cited them and sent a letter to cease and desist those activities back in July of this year. They stopped until this past weekend when 3 tents were erected and there were five vehicles. They also like to wander around late at night with flashlights.

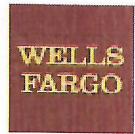
As it is also in our CCRs that no camping/campfires are allowed, the Association needs to back this up. The KCFD and County were once again contacted.

Thank you in advance for your prompt attention to this matter.

Joan Tyer

Initiate Business CheckingSM

November 30, 2022 ■ Page 1 of 4



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

1-800-CALL-WELLS (1-800-225-5935)

En español: 1-877-337-7454

Online: wellsfargo.com/biz

Write: Wells Fargo Bank, N.A. (114)
P.O. Box 6995
Portland, OR 97228-6995

Your Business and Wells Fargo

Visit wellsfargo.com/digitalbusinessresources to explore tours, articles, infographics, and other resources on the topics of money movement, account management and monitoring, security and fraud prevention, and more.

Account options

A check mark in the box indicates you have these convenient services with your account(s). Go to wellsfargo.com/biz or call the number above if you have questions or if you would like to add new services.

Business Online Banking	<input checked="" type="checkbox"/>
Online Statements	<input checked="" type="checkbox"/>
Business Bill Pay	<input checked="" type="checkbox"/>
Business Spending Report	<input checked="" type="checkbox"/>
Overdraft Protection	<input type="checkbox"/>

Statement period activity summary

Beginning balance on 11/1	\$25,110.03
Deposits/Credits	8,431.86
Withdrawals/Debits	- 0.00
Ending balance on 11/30	\$33,541.89

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
11/7		Deposit			30,140.29
11/22		Deposit	5,030.26		33,541.89
Ending balance on 11/30					33,541.89
Totals			\$8,431.86	\$0.00	

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.

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 wellsfargo.com/feefaq for a link to these documents, and answers to common monthly service fee questions.

Fee period 11/01/2022 - 11/30/2022	Standard monthly service fee \$10.00	You paid \$0.00
How to avoid the monthly service fee	Minimum required	This fee period
Have any ONE of the following account requirements		
• Average ledger balance	\$1,000.00	\$30,155.00 <input checked="" type="checkbox"/>
• Minimum daily balance	\$500.00	\$25,110.03 <input checked="" type="checkbox"/>

C1/C1

Account transaction fees summary

Service charge description	Units used	Units included	Excess units	Service charge per excess units (\$)	Total service charge (\$)
Cash Deposited (\$)	0	5,000	0	0.0030	0.00
Transactions	36	100	0	0.50	0.00
Total service charges					\$0.00

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.



Union Bank® Business Visa® Credit Card

Statement Period: 10/19/22 through 11/17/22

Account Number:

4294 3620 2310 5233

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Account Summary		Payment Summary	
Previous Balance	\$14.99	New Balance	\$65.67
Payments and Credits	-\$14.99	Minimum Payment Due	\$40.00
Purchases	\$65.67	Past Due Amount	\$0.00
Balance Transfers	\$0.00	Payment Due Date	12/13/22
Cash Advances	\$0.00	Credit Limit	\$10,000.00
Fees Charged	\$0.00	Available Credit	\$9,934.00
Interest Charged	\$0.00	Cash Limit	\$2,000.00
New Balance	\$65.67	Available Cash	\$2,000.00
		Closing Date	11/17/22
		Days in Billing Cycle	30

If you have a credit amount for New Balance (indicated as a negative dollar amount), you have the right to request a refund. Refer to the Contact Us section below.

Rewards Summary	
Previous Reward Points Balance	11,304
Points Earned this month	66
Points Redeemed this month	0
Points Expired	1,664
New Points Balance	9,706
Points Expire Next Billing Cycle	138

Contact us regarding your account

If your card is lost or stolen or you need assistance:
U.S. and Canada (TDD - Relay Service Available, 7-1-1): 888-643-9800
Outside the U.S. and Canada: Dial +1-844-852-2713

Send inquiries (such as credit balance refund requests) to:
MUFG Union Bank
Credit Card Operations
PO Box 60398
Phoenix AZ 85082-0398

Mail payments to:
Union Bank
PO Box 650349
Dallas TX 75265-0349

Visit our website:
To service your existing credit card: **mycreditcard.unionbank.com**
For more information about Union Bank products and services: **unionbank.com**

NOTICE: SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Union Bank Business Visa Credit Card

Account Number:	4294 3620 2310 5233
New Balance:	\$65.67
Minimum Payment Due:	\$40.00
Past Due Amount:	\$0.00
Payment Due Date:	12/13/22

Please make checks payable to Union Bank. Write your account number on your check; include coupon with payment.

\$ Amount Enclosed

Request update or correction to address and complete form on back

Make checks payable to:

MOUNTAIN VALLEY ASSOC
RANDY HARDENBROOK
11408 HALTER DR
TEHACHAPI CA 93561

Union Bank
PO Box 650349
Dallas TX 75265-0349



Union Bank® Business Visa® Credit Card
Statement Period: 10/19/22 through 11/17/22

Account Number:

4294 3620 2310 5283

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Transactions**Payments and Other Credits**

Trans Date	Reference Number	Description	Amount
11/13	F361600ND00CHGDDA	PAYMENT - THANK YOU	-14.99
Total Payments and Credits this Period			-\$14.99

Cardholder: Randy Hardenbrook

Trans Date	Reference Number	Description	Amount
10/20	2407150MMOT54KLEN	UNITEL VOICE 855-888-6423 IL	14.67
11/03	2405522N81QQBPQ8L	WWW.1AND1.COM CHESTERBROOK PA	51.00
TOTAL			\$65.67

Fees

Trans Date	Reference Number	Description	Amount
Total Fees This Period			\$0.00

Interest Charged

Trans Date	Reference Number	Description	Amount
11/17		Interest Charge on Purchases	0.00
11/17		Interest Charge on Cash Advances	0.00
Total Interest This Period			\$0.00

Year to Date Summary

Total Fees Charged in 2022	\$0.00
Total Interest Charged in 2022	\$0.00

Interest Charge Calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	Annual Percentage Rate (APR)	Balance Subject To Interest Rate	Interest Charge
Purchases	14.99% (v)	\$0.00	\$0.00
Cash Advances	28.25% (v)	\$0.00	\$0.00

(v) = Variable Rate (f) = Fixed Rate

Important Messages

\$65.67 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS
YOUR AUTOMATIC PAYMENT ON 12/13/22.

Important Update: The Prime Rate increased in the Wall Street Journal on September 22, 2022, by 0.75 percent to 6.25 percent. When the Prime Rate changes, your credit card's variable annual percentage rates (APRs) may change. To see your updated APRs, please reference the Annual Percentage Rate (APR) column of the Interest Charge Calculation section on this statement.

Enroll in Auto-Pay today-it is the quick and easy way to ensure your Union Bank Visa Credit Card gets paid on time every month. With no checks to write, sign-ins to make, or dates to remember, all you have to do is enjoy your day. Plus, there are no fees for using the Auto-Pay service. Sign in to mycreditcard.unionbank.com to enroll.

Roseman Law, APC

21650 Oxnard Street, Suite # 2000
Woodland Hills, CA 91367



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INVOICE

Invoice # 129605
Date: 08/31/2022

Mountain Valley Association
11408 Halter Drive
Tehachapi, CA 93561

mou021021.001 - Mountain Valley Association

Date	Description	Quantity	Rate	Total
08/11/2022	Receipt, review, and respond to email from director Randy Hardenbrook regarding a lack of Board volunteers	0.30	\$280.00	\$84.00
			Subtotal	\$84.00
			Total	\$84.00

Please make all amounts payable to: Roseman Law, APC. If you have any questions, or would like to pay via credit card or wire transfer, please contact Carmen Menendez at Menendez@Roseman.Law or call (818) 380-6700

Handwritten initials and a circled number 7.



Submitted

An email will be sent to you shortly.

Confirmation #: 1FULGHV6

This is your payment reference.

[Print](#)

This will be reflected in your bank account within 1-2 business days.

The transaction will appear on your statement as a payment to **ROSEMAN LAW, APC**


Payment information


Name	Randy Hardenbrook
Amount	\$84.00
Balance after payment	\$0.00
Date	Dec 1, 2022 7:52 AM PST
Method	Card
Card number	Ending in 1797
Expires	05/2025
Email	President@mymva.org
Address	11408 Halter Dr, Tehachapi, CA 93561, United States

Roseman Law, APC

21650 Oxnard Street, Suite # 2000
Woodland Hills, CA 91367

www.Roseman.law

 (818) 380-6700

 menendez@roseman.law



2022 ANNUAL SECURED PROPERTY TAX BILL

FOR FISCAL YEAR BEGINNING JULY 1, 2022 AND ENDING JUNE 30, 2023

7

CURRENT OWNER



FIRST K C MTN TRAILS ASSOC INC
C/O MOUNTAIN VALLEY ASSOC
11408 HALTER DR
TEHACHAPI CA 93561

208123
23556
2 - 3

A PROPERTY ADDRESS - DESCRIPTION
25717 HACKAMORE ST TEHACHAPI 14.04 AC
3312 207

B OWNER AS OF 01/01/22
FIRST K C MTN TRAILS ASSOC INC

C IMPORTANT MESSAGES

SCAN THE QR CODE ON THE BACK TO PAY ON YOUR MOBILE DEVICE

D	E	F	G	H	I
BILL NO. 2022-1331246-00-4	ASSESSOR TAX NO. 459-151-15-00-9	TAX RATE AREA 125-032	Due 11/01/22 1st INSTALLMENT \$21.35	Due 02/01/23 2nd INSTALLMENT \$21.34	TOTAL DUE \$42.69

YOUR TAX DISTRIBUTION			YOUR TAX DISTRIBUTION		
TAXING AGENCY	RATE/PHONE#	TAX AMOUNT	TAXING AGENCY	RATE/PHONE#	TAX AMOUNT
GEN LOCAL GOVT	1.000000	36.89			
TEHACH HEALTH 04B	.001443	.05			
TEHACH HEALTH 04C	.005108	.18			
TEHACH HLTH 04REF	.012001	.44			
TEHACH HLTH 09A	.040496	1.49			
TEH-CUM ST PYMNT	.053498	1.97			
KCWA ZN 17 DEBT	.014844	.54			
KCCD SRID 2002B	.008764	.32			
KCCD SRID 2002C	.000257	.00			
KCCD SFID 16B	.019605	.72			
KCCD SFID 16C	.002617	.09			
TOTAL	1.158633	42.69			

J	VALUES	MINERAL	LAND	IMPROVEMENTS	OTHER IMPROVEMENTS	PERSONAL PROPERTY	EXEMPTIONS	K	NET TOTAL VAL
01/01/22		0	3,685	0	0	0	0		3,6

RETAIN THIS PORTION FOR YOUR RECORDS (NO RECEIPT WILL BE ISSUED - YOUR CANCELED CHECK IS YOUR PROOF OF PAYMENT)

2022 SECURED

L BILL NO. 2022-1331246-00-4
M ASSESSOR TAX NO. 459-151-15-00-9

MAKE CHECKS PAYABLE TO
JORDAN KAUFMAN - KC
OR PAY ONLINE AT KCTTC.CO.KERN.CA.US

DISCOVER VISA

CHECK HERE IF CHANGE OF ADDRESS AND ENTER INFORMATION ON BACK

FIRST K C MTN TRAILS ASSOC INC

FIRST INSTALLMENT MUST BE PAID BEFORE PAYING SECOND INSTALLMENT

AMOUNT DUE BY: 04/10/23 **\$21.34** **2ND INSTALLMENT**

PARTIAL PAYMENTS NOT ACCEPTED

**Kern County Tax Collector
Payment Center
PO Box 541004
Los Angeles, CA 90054-1004**

N AFTER: 04/10/23
LATE PAYMENT WITH PENALTY
\$33.47

PLEASE DO NOT STAPLE, TAPE OR WRITE ON STUBS



222133124600400000002135000000002132022121210000000000213400000000213202304103

2022 SECURED

O BILL NO. **P** ASSESSOR TAX NO. **Q** TO PAY BOTH INSTALLMENTS BY 04/10/23

MAKE CHECKS PAYABLE TO
JORDAN KAUFMAN - KC



2022 ANNUAL SECURED PROPERTY TAX BILL

FOR FISCAL YEAR BEGINNING JULY 1, 2022 AND ENDING JUNE 30, 2023

7

CURRENT OWNER



FIRST K C MTN TRAILS ASSOC INC
C/O MOUNTAIN VALLEY ASSOC
11408 HALTER DR
TEHACHAPI CA 93561

208124
23556
3-3

A PROPERTY ADDRESS - DESCRIPTION
11408 HALTER DR TEHACHAPI 15.11 AC
3312 208

B OWNER AS OF 01/01/22
FIRST K C MTN TRAILS ASSOC INC

C IMPORTANT MESSAGES

SCAN THE QR CODE ON THE BACK TO PAY ON YOUR MOBILE DEVICE

D BILL NO.	E ASSESSOR TAX NO.	F TAX RATE AREA	G Due 11/01/22 1st INSTALLMENT	H Due 02/01/23 2nd INSTALLMENT	I TOTAL DUE
2022-1331299-00-8	459-172-07-00-9	125-032	\$21.35	\$21.34	\$42.69

YOUR TAX DISTRIBUTION			YOUR TAX DISTRIBUTION		
TAXING AGENCY	RATE/PHONE#	TAX AMOUNT	TAXING AGENCY	RATE/PHONE#	TAX AMOUNT
GEN LOCAL GOVT	1.000000	36.89			
TEHACH HEALTH 04B	.001443	.05			
TEHACH HEALTH 04C	.005108	.18			
TEHACH HLTH 04REF	.012001	.44			
TEHACH HLTH 09A	.040496	1.49			
TEH-CUM ST PYMNT	.053498	1.97			
KCWA ZN 17 DEBT	.014844	.54			
KCCD SRID 2002B	.008764	.32			
KCCD SRID 2002C	.000257	.00			
KCCD SFID 16B	.019605	.72			
KCCD SFID 16C	.002617	.09			
TOTAL	1.158633	42.69			

J VALUES	MINERAL	LAND	IMPROVEMENTS	OTHER IMPROVEMENTS	PERSONAL PROPERTY	EXEMPTIONS	K NET TOTAL VAL
01/01/22	0	3,685	0	0	0	0	3,685

RETAIN THIS PORTION FOR YOUR RECORDS (NO RECEIPT WILL BE ISSUED - YOUR CANCELED CHECK IS YOUR PROOF OF PAYMENT)

2022 SECURED

L BILL NO.	M ASSESSOR TAX NO.
2022-1331299-00-8	459-172-07-00-9

MAKE CHECKS PAYABLE TO
JORDAN KAUFMAN - KCTTC
OR PAY ONLINE AT KCTTC.CO.KERN.CA

CHECK HERE IF CHANGE OF ADDRESS AND ENTER INFORMATION ON BACK

FIRST K C MTN TRAILS ASSOC INC

FIRST INSTALLMENT MUST BE PAID BEFORE PAYING SECOND INSTALLMENT

AMOUNT DUE BY: 04/10/23 **\$21.34** **2ND INSTALLMENT**

PARTIAL PAYMENTS NOT ACCEPTED

**Kern County Tax Collector
Payment Center
PO Box 541004
Los Angeles, CA 90054-1004**

**N AFTER: 04/10/23
LATE PAYMENT WITH PENALTY
\$33.47**

PLEASE DO NOT STAPLE, TAPE OR WRITE ON STUBS



22213312990080000000213500000000213202212121000000000213400000000213202304100

2022 SECURED

L BILL NO.	M ASSESSOR TAX NO.	N TO PAY BOTH INSTALLMENTS BY 04/10/23
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MAKE CHECKS PAYABLE TO
JORDAN KAUFMAN - KCTTC
OR PAY ONLINE AT KCTTC.CO.KERN.CA

MOUNTAIN VALLEY ASSOCIATION

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



November 21, 2022

WHAT'S BEEN GOING ON WITH MOUNTAIN VALLEY ASSOCIATION?

While it may seem like nothing has been done in months, quite a few changes have been happening and more is coming. MVA currently has a three-member Board of Directors, and two more Directors are desperately needed! The new Board consists of President Michael Ochoa, Treasurer/Secretary Roger Smith, and Director David Payne. Anyone interested in joining with Michael, Roger, and David should plan to attend the next Board meeting (December 10, 2022, 9:00 AM at the Quail Valley Water District office, 24750 Sand Canyon Road) and volunteer to fill a vacant seat!

As with most things in life, there is a lot more involved in operating the Association than just what can be seen, and you can rest assured that your directors are just as frustrated as you are that the administrative tasks must be attended to before the maintenance tasks can begin.

Your new members are getting familiar with the operation of a Homeowners Association. In addition, they are trying to get new signature cards signed but both financial institutions we work with require all signors to be present at the same time to sign the signature card which requires getting all three Directors to meet at the banks either in Lancaster or Bakersfield on a weekday and the logistics to accomplish this are time consuming. Once the signature card issue is resolved, upcoming bills can be paid, and the Board can consider ordering repair materials or hiring contractors for repairs.

The Board has discussed road repairs and some ideas on getting potholes filled. These discussions have brought up the age-old issue of what roads MVA is responsible to repair and what can be done on the portions of Sand Canyon that are not in 3312 and this question has been referred to counsel for an opinion. The new Board has also discussed signs that need to be replaced and the possibility of organizing volunteers to help get some of these tasks done.

www.mymva.org
president@mymva.org treasurer@mymva.org secretary@mymva.org

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Another discussion item the Board has been working on is getting a professional reserve study performed. The reserve study is required by law annually and while reserve studies have been done, they have been done in-house and may not cover all concerns that a professional may discover. A comprehensive reserve study is necessary to accurately forecast maintenance costs and funding needs which will determine future assessments. The Board has reviewed proposals but is waiting for the ability to expend funds before contracting for the reserve study.

As you can see, while road maintenance is planned, maintenance activities are on hold while administrative issues are resolved. In addition, some maintenance work such as paving repairs will need to wait for warm weather, but the new Board is very eager to get repairs started!

Please plan to attend the next MVA meeting (December 10, 2022, 9:00 AM at the Quail Valley Water District office, 24750 Sand Canyon Road) and learn how you can get involved and help your new Board!

president@mymva.org

From: Wendy Weber <wendy@hoaspecialist.com>
Sent: Monday, November 28, 2022 11:43
To: president@mymva.org
Cc: Account Manager
Subject: RE: Insurance coverage for motor grader - MVA Mountain Valley Assn

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Hi Randy,

I am waiting on a response from the carrier regarding adding the equipment to the coverage.

Please send me specifics for the equipment including the following:

Model/Manufacturer/Year built for the equipment
Picture

Please tell me the following:

Is a heavy equipment operator license required to operate it?
Are you hiring a vendor/driver to operate the machinery?
Does the vendor/driver have insurance to operate/drive equipment?

I will need the information for the vendor/driver as well:

contractor's / business license
Liability insurance



Regards,

Wendy Weber

President, Insurance Services of the West CIRMS Lic 0M42330
O: 800-535-3635 F: 310-300-1817
2633 Lincoln Boulevard, Santa Monica CA 90405
Wendy@HOASpecialist.com
Wendy@Weberinsuranceservices.com
Wendy@ISoftheWest.com

Insurance Services of the West

From: president@mymva.org <president@mymva.org>

Sent: Friday, November 11, 2022 9:45 AM

To: Wendy Weber <wendy@hoaspecialist.com>

Subject: Insurance coverage for motor grader

Wendy,

MVA owns a motor grader that was purchased several years ago for \$45,000 and has been sitting for the majority of the time due to lack of an operator. We are looking to put the grader to use in maintaining the association roads and wanted to know if our liability coverage extends to that use and also we would appreciate a quote for coverage for the machine itself such as collision/comprehensive coverage.

Thanks,

Randy Hardenbrook

President, Mountain Valley Association

11408 Halter Drive, Tehachapi, CA 93561

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

www.mymva.org

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From: president@mymva.org
Sent: Thursday, November 17, 2022 15:15
To: 'Sean Allen'
Cc: David Payne; MVA President; MVA Secretary; MVA Treasurer; ochoa.michael00@gmail.com; Richard Monson SR.; Roger Smith
Subject: Responsibility for road maintenance
Attachments: T03312-01.tif; T03312-02.tif; T03312-03.tif; T03312-04.tif; T03312-05.tif; T03312-06.tif; CCandRs.pdf

Sean,
A discussion of road maintenance at the last Board meeting brought up a question regarding what road maintenance responsibilities the Association has related to the roads outside of Tract 3312 that are used for ingress and egress to members properties. The Association has performed maintenance on these roads in the past as the adjoining Association ceased to function some years ago and does not maintain their roads. There is also a section of road that is a main access road that is situated on adjoining private property with no association. The Board has requested that I request an opinion from you as to our responsibility for maintenance and if such maintenance is an acceptable use of members' funds? I have attached a copy of our CCRs that vest the roads and maintenance responsibility to the Association along with the Tract Map. Please let me know if you require any further information.

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

shall be held at a place in or near Tract 3512 no later than 30 days following the consumation of the sales of the first parcel, and in no event later than June 1, 1975. Notice of the time and place of such organization meeting shall be given by the Declarant, or its authorized agent, to the owners in writing by mailing such notice to the address of each respective owner as shown in the records of the Declarant.

3. Membership:

a. Each owner as heretofore defined, of a lot in the Tract shall automatically become a member of MOUNTAIN VALLEY ASSOCIATION,

a California non-profit corporation, hereinafter called the "Association".

b. Any member who owns more than one lot shall be deemed to have one vote for each lot owned. The developer shall be deemed a member as long as any lot in recorded Tract in the Development Area remains unsold, and shall be entitled to one vote for each unsold lot.

4. FUNCTIONS AND PURPOSE OF ASSOCIATION:

(a) Each owner as heretofore defined, of a lot in the Tract does by agreeing to purchase a lot, hereby agree to be bound by the Articles of Incorporation and By-laws, as they now exist or as they may be hereafter amended, of the Association. Said Articles and By-laws of the Association provide for the levying of assessments against its members for the purpose of assuming the ownership, the operation and care and maintenance of all of the following property located in the Tract:

(i) Any and all non-dedicated and dedicated, but not accepted, streets in said subdivision and non-dedicated and dedicated, but not

accepted, access roads to such tract;

(ii) All signs required by Section 5838 (B) of Ordinance Number G-1120 of Kern County California;

(iii) Lots 207 and 208 of said Tract to be used as a park;

(iv) All equestrian trails in said Tract as marked on said Tract map;

As security for this payment of assessments due from owners to the Association, the Association has, shall have and is hereby given liens on lots in the Tract belonging to owners who have failed to pay said assessments and for foreclosure thereof in a manner similar to the provisions of Section 1356 of the California Civil Code, all as more particularly provided for herein and in the By-laws of the Association.

5. Assessments and Maintenance Fund. All assessments levied by the Board of Directors pursuant to this Declaration, whether designated a basic assessment or a further assessment, shall be paid equally by the owners of the parcels in the project, and no parcel may be assessed an amount per month or per annum greater or less than any other parcel.

a. Basic Assessment. On the 1st day of November of each year, beginning on the 1st day of November, 1974, or the first day of the month following the recording of the sale of 51% of the lots in this tract, whichever is sooner, the owners of each of the parcels in the project shall pay to the board to be held and disbursed as a fund to meet the authorized expenditures as provided herein and to provide adequate reserves for replacement of the sum of Seventeen Dollars and Thirty-one Cents (\$17.31) per year. Each such annual payment shall be a separate debit of the owner against whom it is assessed. The initial basic assessment herein provided may be increased

might be levied on the lots remaining unsold until sold.

EXHIBIT "B" Page 6

Book: 4845 Page 22

10. CONVEYANCE OF STREETS AND ACCESS ROADS TO ASSOCIATION. The non-dedicated streets, equestrian trails and dedicated, but not accepted, streets within the subdivision and non-dedicated and dedicated, but not accepted access roads to said subdivision and drainage easements and Lots 207 and 208 designated as Parks, shall be conveyed to the Association by the Declarant, in fee simple, prior to the sale of any other lot within the subdivision to any purchaser. The Association is hereby granted the power and authority to dedicate or transfer all or part of the non-dedicated streets and equestrian trails, but not accepted streets and access roads, and lots 207 and 208, to any public agency or authority for such purposes and subject to such conditions as may be agreed upon by the members of the Association, provided that no such dedication or transfer or determination as to the purposes or conditions thereof, shall be effective unless (a) there is recorded therewith an instrument signed by fifty-one (51%) percent of the members of the Association, agreeing to such dedication, transfer, purposes or conditions, and (b) written notice of the proposed action is sent to every member at least seven (7), but not more than sixty (60) days prior to such action.

IN WITNESS WHEREOF, the undersigned has executed this Declaration this 7 day of June, 1974.

DYNASONICS CORPORATION

By (signed)
J.R. Smeed, President

By (signed)
Ernie D. Buckels, Vice-President

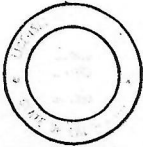
By (signed)
Claire W. Holmes, Secretary-treasurer

TRACT NO. 3312

BEING A SUBDIVISION OF PORTIONS OF SECTIONS 28 AND 33

T. 31 S., R. 34 E., M.D.M., COUNTY OF KERN, STATE OF CALIFORNIA

605.911 A.C.



I, DONALD E. WARD, HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF 6 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING APRIL 1969; THAT SUCH SURVEY IS TRUE AND COMPLETE; AND THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND ARE OF A CHARACTER AND DO OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, EXCEPT THAT MONUMENTS OF STREET CENTERLINES AND LOT CORNERS ARE NOT YET SET, THAT THEY WILL BE SET IN THE POSITIONS INDICATED THEREON WITHIN ONE YEAR FROM THE DATE OF RECORDATION OF SAID MAP.

Donald E. Ward
L.S. 2863

TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED DECEMBER 11, 1967 IN BOOK 4112, PAGE 94, OF OFFICIAL RECORDS, AS TRUSTEE UNDER DEED OF TRUST RECORDED JULY 14, 1964 IN BOOK 3745, PAGE 159 OF OFFICIAL RECORDS, AS TRUSTEE UNDER DEED OF TRUST RECORDED OCTOBER 19, 1970 IN BOOK 4448, PAGE 341 OF OFFICIAL RECORDS AND AS TRUSTEE UNDER DEED OF TRUST RECORDED JULY 23, 1971 IN BOOK 4453, PAGES 145 AND 153 OF OFFICIAL RECORDS.

TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION

Neil N. Werb
Vice-President

David W. Harvey
Asst. Sec.

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO, THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND THAT EXCEPT AS SHOWN ON THIS MAP AND CERTIFICATES MADE A PART THEREOF WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, AND WE CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE COLORED BORDER LINES.

WE HEREBY DEDICATE TO PUBLIC USE ALL OF SAND CANYON ROAD AND COUNTRY CANYON ROAD SHOWN UPON SAID MAP WITHIN SAID SUBDIVISION.

WE ALSO HEREBY DEDICATE TO THE COUNTY OF KERN, SLOPE EASEMENTS AS SHOWN UPON SAID MAP, ADJACENT TO THE DEDICATED RIGHT OF WAY OF SAND CANYON ROAD AND COUNTRY CANYON ROAD, TOGETHER WITH THE PRIVILEGE AND RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES, EXCAVATION SLOPES AND EMBANKMENT SLOPES WITHIN SAID SLOPE EASEMENTS, INCLUDED WITHIN THE BOUNDARIES OF THIS TRACT, SAID RIGHTS SHALL BE SUPERIOR TO THE RIGHT OF THE GRANTORS AND THEIR HEIRS AND ASSIGNS TO LATERAL SUPPORT; SUCH EASEMENTS TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND.

WE ALSO HEREBY DEDICATE FOR PUBLIC USE EASEMENTS FOR PUBLIC UTILITIES UNDER, ON OR OVER THOSE CERTAIN STRIPS OF LAND LYING BETWEEN THE REAR LINES AND/OR SIDE LINES OF LOTS AND THE LINES DESIGNATED AS "PUBLIC UTILITIES EASEMENT LINES", AS SHOWN ON SAID MAP, WITHIN SAID SUBDIVISION; SUCH STRIPS OF LAND TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND.

AS A DEDICATION FOR PUBLIC USE WHILE ALL OF SAND CANYON ROAD REMAINS A PUBLIC HIGHWAY AND FOR SUCH TIME ONLY, WE HEREBY ABANDON ALL RIGHTS OF VEHICULAR INGRESS AND EGRESS FROM LOTS 1, 109, 118, 163, 165, 166, 167, 168, 162, 155, 194, 154, 151, 145, 146, 150, 133 AND 132 TO SAND CANYON ROAD AS INDICATED HEREON SO THAT THE USERS OF SAID LOTS 1, 109, 118, 163, 165, 166, 167, 168, 162, 155, 194, 154, 151, 145, 146, 150, 133 AND 132 ABUTTING SAID HIGHWAY WILL HAVE NO RIGHT OF ACCESS WHATSOEVER TO THE HIGHWAY AS SUCH EXCEPT THE GENERAL EASEMENT OF TRAVEL WHICH BELONG TO THE WHOLE PUBLIC. IF ANY CHANGE IN ALIGNMENT OR WIDTH OF SAID HIGHWAY RESULTS IN VACATION, SUCH VACATION SHALL TERMINATE THIS DEDICATION AS TO THAT PART VACATED.

WE ALSO HEREBY DEDICATE TO PUBLIC USE AND DO HEREBY ABANDON ALL RIGHTS OF VEHICULAR INGRESS AND EGRESS ACROSS THE SIDELINES OF (ONE FOOT NON-ACCESS STRIP) LOTS "A" AND "B" TO SAND CANYON ROAD UNTIL SUCH TIME AS THE APPROPRIATE LEGISLATIVE BODY SHALL ACCEPT SAID LOTS "A" AND "B" FOR STREET PURPOSES.

THE NON-DEDICATED STREETS ON SAID MAP ARE NOT OFFERED FOR DEDICATION AND ARE INTENDED FOR THE USE OF LOT OWNERS IN THE SUBDIVISION, THEIR LICENSEES, VISITORS, TENANTS, AND SERVANTS AND ADJACENT PROPERTY OWNERS. THE USE OF SAID STREETS BY THE PUBLIC SHALL BE PERMITTED.

THE NON-DEDICATED STREETS SHOWN ON SAID MAP ARE NOT INTENDED TO BE CONSTRUCTED OR ACCEPTED FOR MAINTENANCE PURPOSES BY THE COUNTY OF KERN.

THE OWNERSHIP OF THE LAND WHICH IS SUBJECT TO NON-DEDICATED STREETS IS VESTED IN THE NAME OF "FIRST KERN COUNTY MOUNTAIN TRAILS ASSOCIATION OF PROPERTY OWNERS, INC." CHARGED WITH THE RESPONSIBILITY OF MAINTENANCE OF SAID NON-DEDICATED STREETS AS SET FORTH IN SECTION 5838. SAID "FIRST KERN COUNTY MOUNTAIN TRAILS ASSOCIATION OF PROPERTY OWNERS, INC." SHALL GRANT ALL LOT OWNERS IN THE SUBDIVISION THE RIGHT OF INGRESS AND EGRESS OVER SAID NON-DEDICATED STREETS. GRANTING OF SAID EASEMENT SHALL INCLUDE THE PROVISION THAT SAID EASEMENT IS "FOR USE IN COMMON WITH OTHERS", AND ARE ALSO INTENDED FOR USE BY THE OWNERS OF THE CERTAIN EASEMENT PROVIDED BY DEED RECORDED DECEMBER 31, 1964 IN BOOK 3900, PAGES 434 AND 435 AND RE-RECORDED JANUARY 19, 1965 IN BOOK 3900, PAGES 443, OFFICIAL RECORDS OF KERN COUNTY (GRANTED TO WALTER C. EISENMAN AND EDYTHE A. EISENMAN), AND THEIR SUCCESSORS IN INTEREST AS TRUSTEES, OWNER.

DRAINAGE EASEMENT "A" AS SHOWN ON THIS MAP IS HEREBY OFFERED FOR DEDICATION TO THE COUNTY OF KERN; SUCH EASEMENT TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND.

DRAINAGE EASEMENT "A" AS OFFERED FOR DEDICATION, AND DRAINAGE EASEMENTS "B", "C", "D", "E", "F", "G", "H", "J", "K", "L", "M", "N", AND "O" AND EQUESTRIAN TRAILS AS SHOWN ON THIS MAP, SHALL BE VESTED IN SAID FIRST KERN COUNTY MOUNTAIN TRAILS ASSOCIATION OF PROPERTY OWNERS, INC., SUCH EASEMENTS TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND.

WE ALSO HEREBY DEDICATE TO THE FIRST KERN COUNTY MOUNTAIN TRAILS ASSOCIATION OF PROPERTY OWNERS, INC. LOTS 207 AND 208 AS SHOWN UPON THIS MAP FOR OPEN SPACE AND COMMON AREAS AND INCIDENTAL PURPOSES, IN PERPETUITY.

TECHNOLOGY DEVELOPMENT, INC., A DELAWARE CORPORATION

Leon Sabant
President

STATE OF CALIFORNIA }
COUNTY OF KERN } SS.

ON THIS 5th DAY OF April, 1972, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Leon Sabant, KNOWN TO ME TO BE THE VICE PRESIDENT, AND David W. Harvey, KNOWN TO ME TO BE THE ASST. SECRETARY OF TECHNOLOGY DEVELOPMENT, INC., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL.



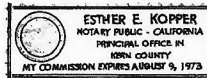
Belva Jared
NOTARY PUBLIC IN AND FOR THE COUNTY OF Kern, STATE OF CALIFORNIA.

MY COMMISSION EXPIRES _____

STATE OF CALIFORNIA }
COUNTY OF KERN } SS.

ON THIS 4 DAY OF April, 1972, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Byron H. Williams, KNOWN TO ME TO BE THE VICE PRESIDENT, AND David H. Williams, KNOWN TO ME TO BE THE ASST. SECRETARY OF TITLE INSURANCE AND TRUST COMPANY, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL.



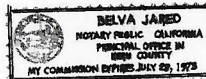
Esther E. Kopper
NOTARY PUBLIC IN AND FOR THE COUNTY OF Kern, STATE OF CALIFORNIA.

MY COMMISSION EXPIRES August 9, 1973

STATE OF CALIFORNIA }
COUNTY OF Kern } SS.

ON THIS 5th DAY OF April, 1972, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED NEIL N. WERB, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.



Belva Jared
NOTARY PUBLIC IN AND FOR THE COUNTY OF Kern, STATE OF CALIFORNIA.

MY COMMISSION EXPIRES _____

ACCEPTED FOR RECORD AND FILED IN BOOK 23 OF MAPS, PAGE 106 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF KERN, THIS 13th DAY OF APRIL, 1972, AT 10:00 A.M.

RAY A. VERCAMMEN
COUNTY RECORDER OF THE COUNTY OF KERN

By David W. Harvey
Asst. RECORDER

NEIL N. WERB, AS TRUSTEE UNDER DEED OF TRUST RECORDED JULY 23, 1971 IN BOOK 4453, PAGE 142, OF OFFICIAL RECORDS.

Neil N. Werb

101
#31330

TRACT NO. 3312

107

ON MOTION OF SUPERVISOR Waltson, SECONDED BY SUPERVISOR Young, IT IS ORDERED THAT MAP ENTITLED TRACT NO. 3312, AS SHOWN BY PLATS OF SUBDIVISIONS, RECORDS OF THE BOARD OF SUPERVISORS, BE, AND THE SAME IS HEREBY APPROVED; THAT THE BOND OF TECHNOLOGY DEVELOPMENT, INC., AS PRINCIPAL AND GENERAL INSURANCE COMPANY OF AMERICA AS SURETIES, IN THE SUM OF \$ 3955.00 FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, BE, AND THE SAME IS HEREBY APPROVED; AND THAT THE SAID MAP ACCOMPANIED BY CERTIFICATE OF SECURITY TITLE INSURANCE COMPANY, SHOWING THAT TITLE OF SAID PROPERTY IS VESTED IN TECHNOLOGY DEVELOPMENT, INC., A DELAWARE CORPORATION, UNITED STATES OF AMERICA, AS OWNER OF MINERAL RIGHTS, STATE OF CALIFORNIA, EASEMENT HOLDER, TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION, TRUSTEE, NEIL N. WERB, TRUSTEE, WALTER C. EISENMAN AND EDYTHE A. EISENMAN, EASEMENT HOLDER,

RECORDED IN THE OFFICE OF THE COUNTY RECORDER; AND IT IS ORDERED THAT THE PUBLIC UTILITIES EASEMENTS SHOWN UPON SAID MAP AND THEREIN OFFERED FOR DEDICATION, BE, AND THE SAME ARE HEREBY ACCEPTED FOR PUBLIC USE; ALSO THE OFFER OF DEDICATION OF SAND CANYON ROAD AND COUNTRY CANYON ROAD SHOWN UPON SAID MAP AND THEREIN OFFERED FOR DEDICATION IS HEREBY REJECTED FOR PUBLIC USE; ALSO THE OFFER OF DEDICATION OF SLOPE EASEMENTS ADJACENT TO SAND CANYON ROAD AND COUNTRY CANYON ROAD IS HEREBY ACCEPTED; ALSO THE OFFER OF ABANDONMENT OF VEHICULAR INGRESS AND EGRESS FROM LOTS 1, 109, 118, 163, 165, 166, 167, 168, 162, 155, 194, 154, 151, 145, 146, 150, 133 AND 132 TO SAND CANYON ROAD IS HEREBY ACCEPTED; ALSO THE OFFER OF DEDICATION OF VEHICULAR INGRESS AND EGRESS (ONE FOOT NON-ACCESS STRIP) FROM LOTS "A" AND "B" BE AND THE SAME IS HEREBY ACCEPTED, AND IT IS FURTHER ORDERED THAT THE OFFER OF DEDICATION OF LOTS "A" AND "B" FOR STREET PURPOSES IS HEREBY REJECTED; ALSO THE OFFER OF DEDICATION OF DRAINAGE EASEMENT "A", IS HEREBY REJECTED.

PURSUANT TO THE PROVISIONS OF SECTIONS 11587 AND 11588 OF THE BUSINESS AND PROFESSIONS CODE, THE BOARD OF SUPERVISORS HEREBY WAIVES THE REQUIREMENT OF SIGNATURE OF THE FOLLOWING:

NAME	NATURE OF INTEREST
STATE OF CALIFORNIA	EASEMENT HOLDER BY DEEDS RECORDED NOVEMBER 14, 1951 IN BOOK 1887, PAGE 52, O.R., AND RECORDED JANUARY 17, 1952 IN BOOK 1887, PAGE 446, O.R., AS LOCATED IN FIELD.
UNITED STATES OF AMERICA	OWNER OF ALL THE COAL AND OTHER MINERALS AS RESERVED IN PATENT RECORDED SEPTEMBER 18, 1930 IN BOOK 381, PAGE 111, O.R.
WALTER C. EISENMAN AND EDYTHE A. EISENMAN	ROAD EASEMENT HOLDER BY INSTRUMENTS RECORDED DECEMBER 31, 1964 IN BOOK 3800, PAGES 434 AND 435, O.R., AND RE-RECORDED JANUARY 19, 1965 IN BOOK 3805, PAGE 843, O.R.

- LEGEND**
- 2"x2" REDWOOD HUB TAGGED L.S. 2863 TO BE SET FOR LOT CORNERS.
 - MONUMENT FOUND AS DESCRIBED.
 - SET 6" DIA. CONCRETE MONUMENT TAGGED L.S. 2863 (TO BE SET UNLESS OTHERWISE NOTED ON MAP).
 - ⊙ SET 2" I.P. WITH WOOD PLUG TAGGED L.S. 2863.
 - /// LIMITS OF VEHICULAR INGRESS AND EGRESS ABANDONED.

ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

THE BLUE BORDER INDICATES THE BOUNDARIES OF LAND SUBDIVIDED BY THIS MAP.

THE BEARING S89°36'18"E AS SHOWN ON THE NORTH LINE OF THE NE1/4 OF SECTION 4, T. 32 S., R. 34 E., M.D.M., PER TRACT 3242 IN BOOK 18, PAGE 31 OF MAPS WAS TAKEN AS BASIS OF BEARINGS SHOWN UPON THIS MAP.

THE CLERK OF THIS BOARD IS DIRECTED TO ENDORSE UPON THE FACE OF SAID MAP A COPY OF THIS ORDER AUTHENTICATED BY THE SEAL OF THE BOARD OF SUPERVISORS. I HEREBY CERTIFY THAT THE FOREGOING ORDER WAS ADOPTED BY THE BOARD OF SUPERVISORS AT A MEETING HELD April 11th 1972

Paul W. Gibson
 COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF KERN, STATE OF CALIFORNIA

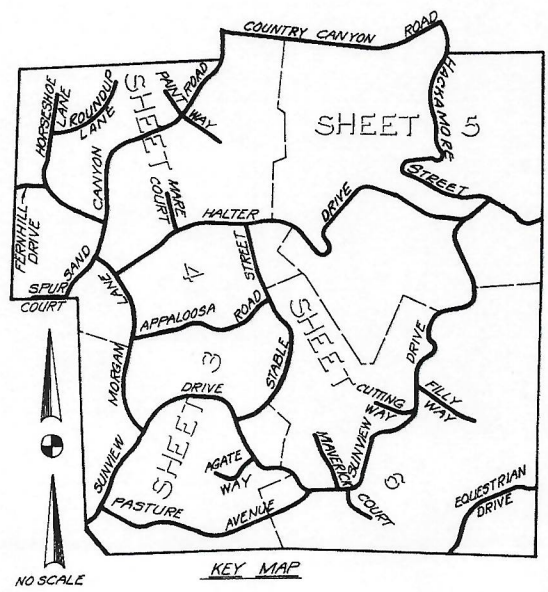
I, L. DALE MILLS, HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND APPROVED ALTERATIONS THEREOF; THAT ALL THE PROVISIONS OF LAW HAVE BEEN COMPLIED WITH, AND THAT TO MY BEST KNOWLEDGE AND BELIEF I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED April 11, 1972

L. Dale Mills
 COUNTY SURVEYOR

APPROVED BY THE PLANNING COMMISSION OF THE COUNTY OF KERN IN ACCORDANCE WITH THE REQUIREMENTS OF LAW, IN DULY AUTHORIZED MEETING HELD OCTOBER 20TH, 1969

Jack P. Dalton
 SECRETARY



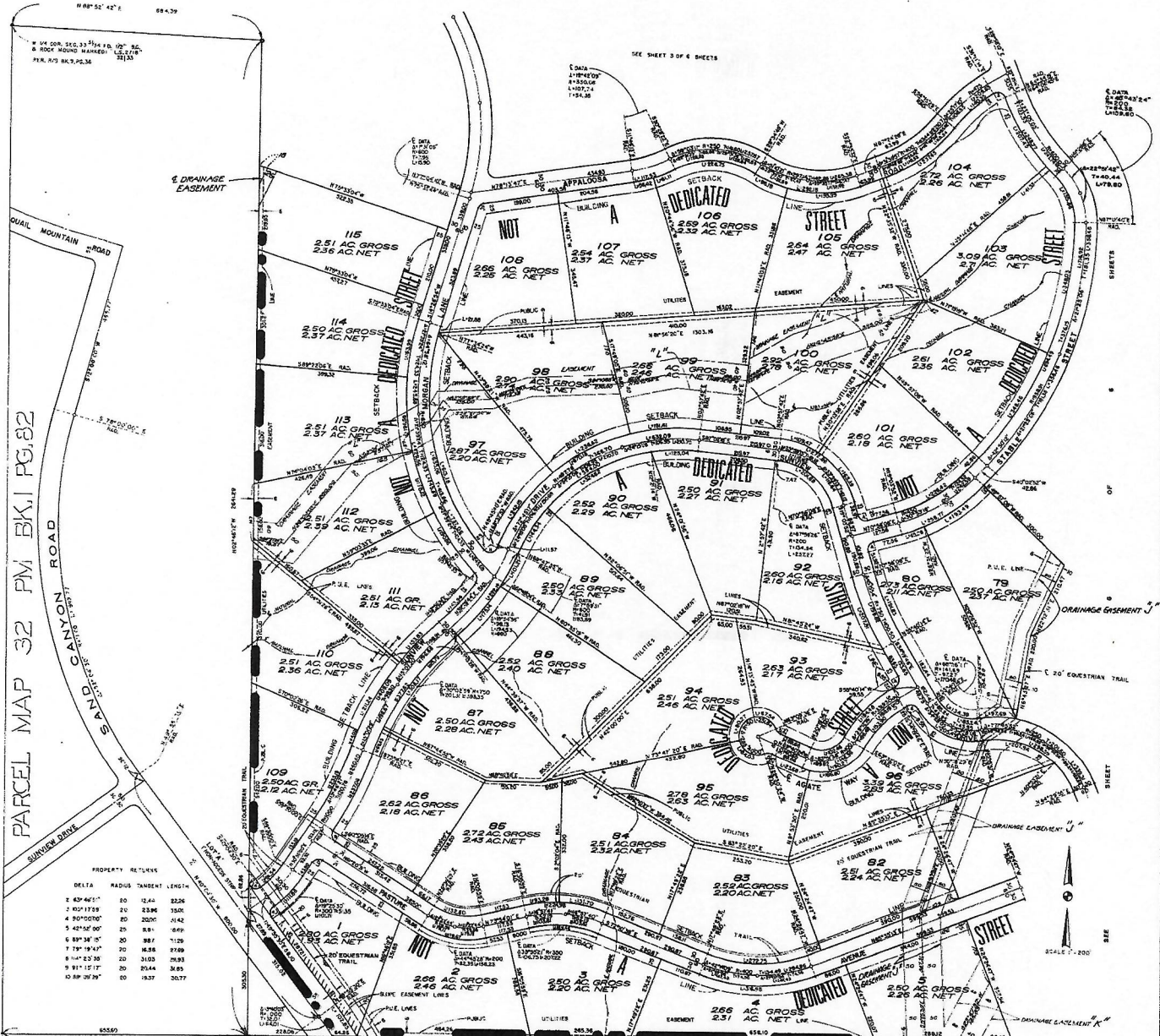
ACCEPTED FOR RECORD AND FILED IN BOOK 23 OF MAPS, PAGE 107 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF KERN, THIS 13th DAY OF APRIL, 1972, AT 8:00 A.M.

RAY A. VERCAMMEN
 COUNTY RECORDER OF THE COUNTY OF KERN

By *Frederic W. Harvey*
 Ass't. RECORDER

TRACT NO. 3312

REC SHEET 4 OF 6 SHEETS



PARCEL MAP 32 PM BK. I PG. 82

PROPERTY RELIANCE

DELTA	RADIUS	TANGENT	LENGTH
1 45° 46' 11"	20	12.44	23.24
2 10° 17' 59"	20	23.96	35.02
4 90° 00' 00"	20	20.00	41.42
5 42° 52' 00"	20	8.91	49.09
6 89° 34' 30"	20	8.81	71.20
7 79° 19' 11"	20	16.26	21.69
8 114° 23' 30"	20	31.03	28.93
9 91° 15' 17"	20	25.44	38.95
10 89° 36' 29"	20	19.37	30.77

TRACT 3242 BK. 18 PG. 31

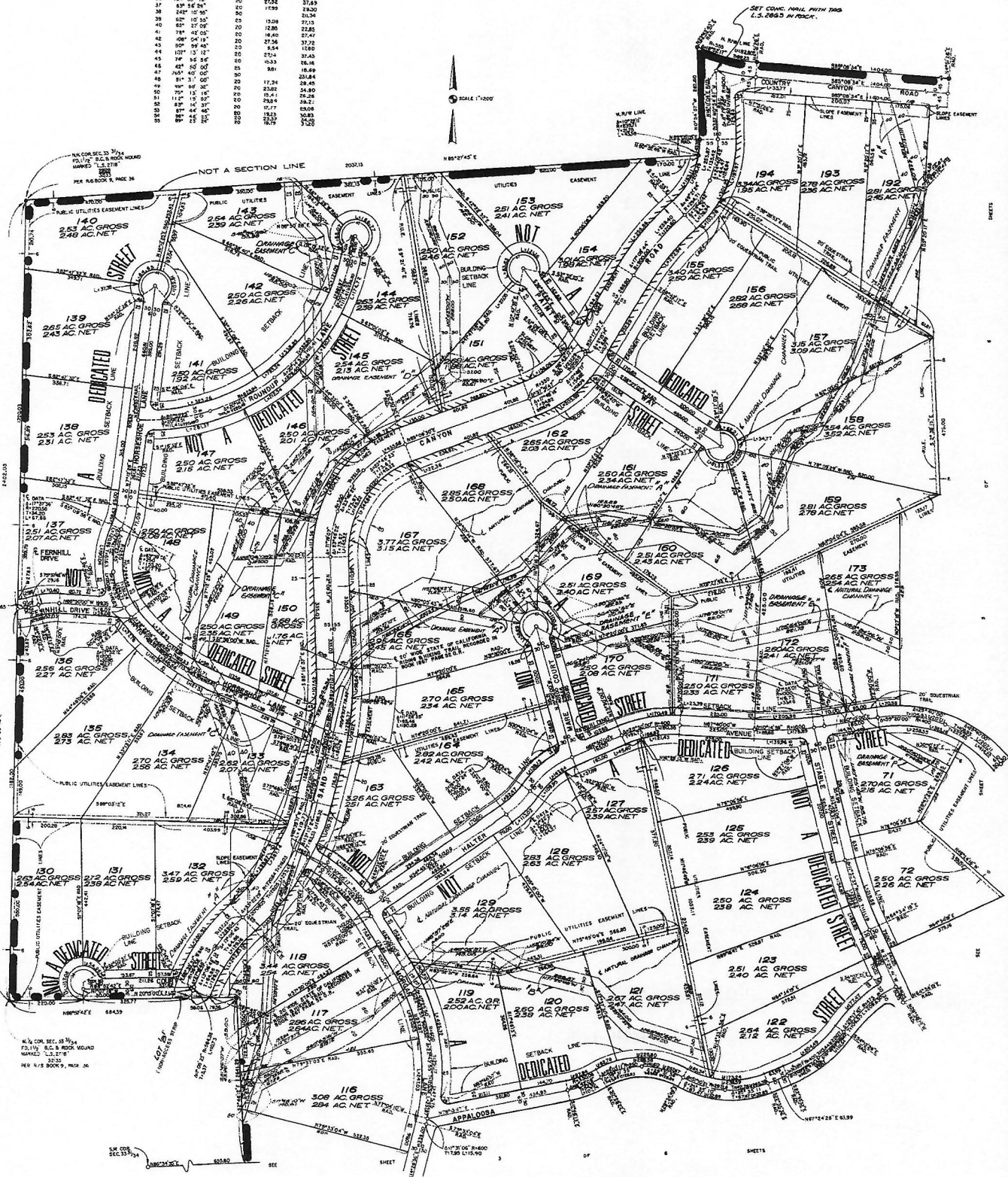
ACCEPTED FOR RECORD AND FILED IN BOOK 23 OF MAPS, PAGE 108
 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF KERN,
 THIS 30th DAY OF APRIL, 1972, AT 8:00 A.M.

TRACT NO. 3312

133

DELTA	RADIUS	TANGENT	LENGTH
30	81° 46' 00"	20	17.17
31	81° 46' 00"	20	17.17
32	81° 46' 00"	20	17.17
33	81° 46' 00"	20	17.17
34	81° 46' 00"	20	17.17
35	81° 46' 00"	20	17.17
36	81° 46' 00"	20	17.17
37	81° 46' 00"	20	17.17
38	81° 46' 00"	20	17.17
39	81° 46' 00"	20	17.17
40	81° 46' 00"	20	17.17
41	81° 46' 00"	20	17.17
42	81° 46' 00"	20	17.17
43	81° 46' 00"	20	17.17
44	81° 46' 00"	20	17.17
45	81° 46' 00"	20	17.17
46	81° 46' 00"	20	17.17
47	81° 46' 00"	20	17.17
48	81° 46' 00"	20	17.17
49	81° 46' 00"	20	17.17
50	81° 46' 00"	20	17.17
51	81° 46' 00"	20	17.17
52	81° 46' 00"	20	17.17
53	81° 46' 00"	20	17.17
54	81° 46' 00"	20	17.17
55	81° 46' 00"	20	17.17
56	81° 46' 00"	20	17.17
57	81° 46' 00"	20	17.17
58	81° 46' 00"	20	17.17
59	81° 46' 00"	20	17.17
60	81° 46' 00"	20	17.17

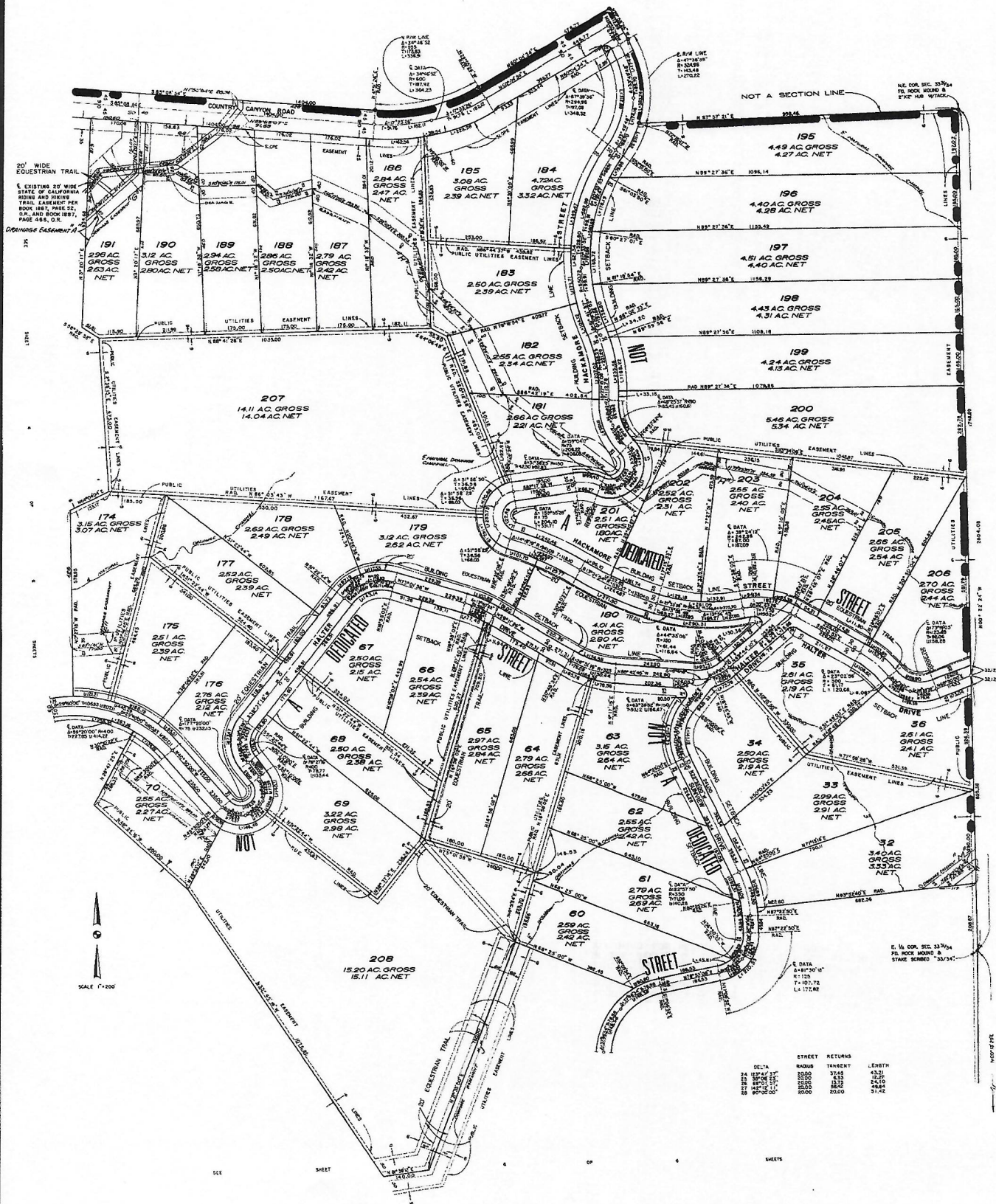
PARCEL MAP 32 PM BK. I PG. 82



ACCEPTED FOR RECORD AND FILED IN BOOK 23 OF MAPS, PAGE 109 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF KERN, THIS 13th DAY OF APRIL, 1972, AT 8:00 A.M.

RAY A. VERCAMMEN COUNTY RECORDER OF THE BY *Carol M. ...*

TRACT NO. 3312



ACCEPTED FOR RECORD AND FILED IN BOOK 23 OF MAPS, PAGE 110 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF KERN, THIS 23 DAY OF APRIL, 1972, AT 2:00 A.M.

RAY A. VERCAMMEN
COUNTY RECORDER OF THE COUNTY OF KERN

BY *Frederic W. Harvey*
REGISTERED

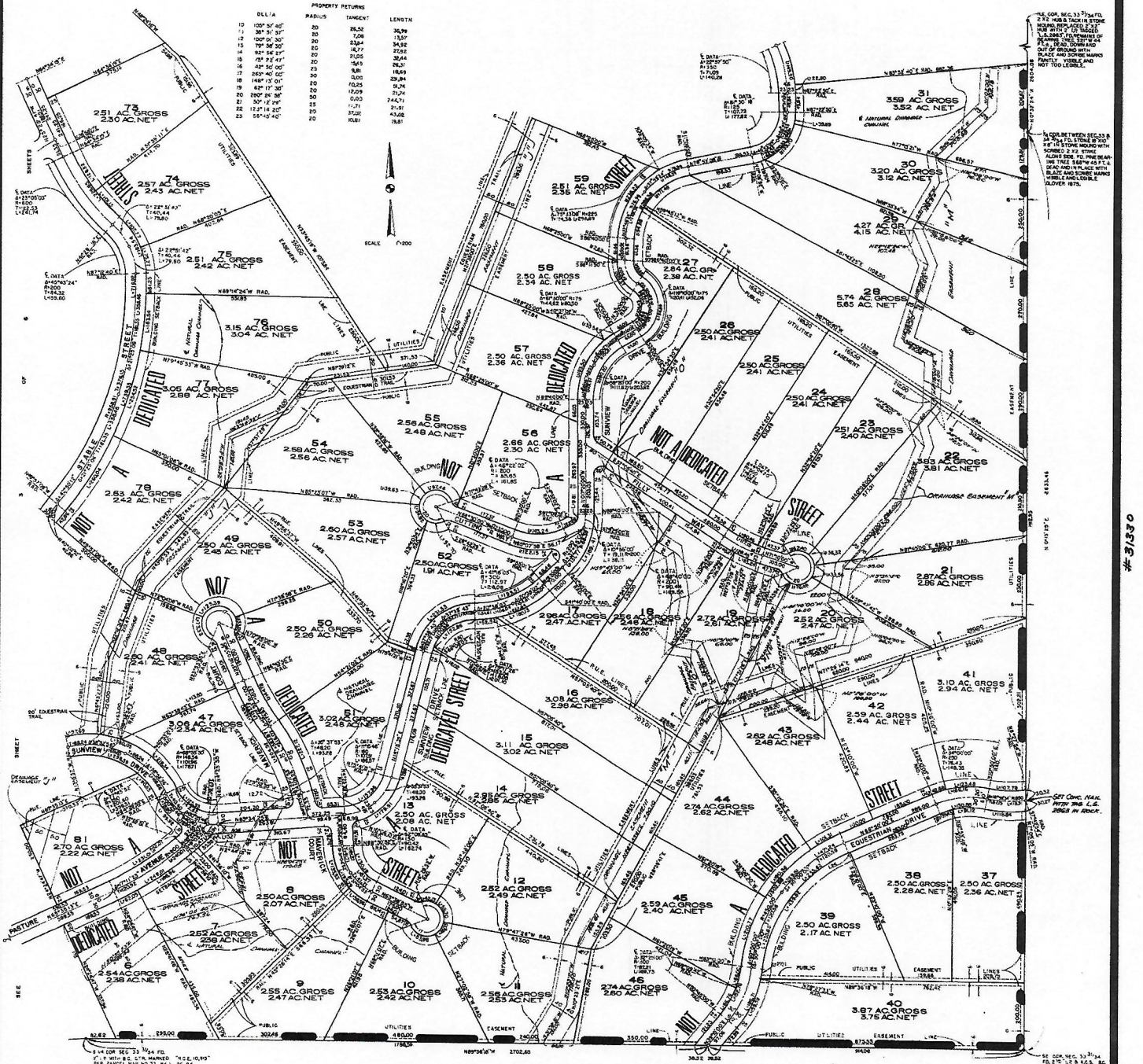
TRACT NO. 3312

SEC SHEET 5 OF 6 SHEETS

DELTA	RADIUS	TANGENT	LENGTH
10	100' 00" 00"	20	26.52
11	300' 00" 00"	30	7.06
12	1000' 00" 00"	30	23.84
13	70' 00" 00"	30	18.77
14	94' 58" 37"	30	21.55
15	40' 00" 00"	30	26.31
16	40' 00" 00"	30	26.31
17	260' 00" 00"	30	10.00
18	140' 00" 00"	30	16.51
19	80' 00" 00"	30	12.29
20	200' 00" 00"	30	11.21
21	50' 00" 00"	30	37.20
22	17' 18" 00"	30	11.21
23	15' 18" 00"	30	19.81



SCALE 1"=200'



TRACT 3242 BK.18 PG.31

ACCEPTED FOR RECORD AND FILED IN BOOK 23 OF MAPS, PAGE 111
 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF KERN,
 THIS 13th DAY OF APRIL, 1972, AT 8:00 A.M.

14



Grading • Paving • Sealcoating

3351 Fairhaven Drive
Bakersfield, CA 93308

661.334.1356
661.334.1879 fax

License #862672

To: Mountain Valley H.O.A	Contact: Randy Hardenbrook
Address: Sand Canyon Rd. Tehachapi, CA 93561 U.S	Phone: (661) 822-1429
Project Name: Sand Canyon Rd. Tehachapi	Fax:
Project Location: Sand Canyon Rd., Tehachapi, CA	Bid Number: 1287
	Bid Date: 2/26/2019

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
001	Fine Grade And Roll 20,372' LF Approx. 24' Wide. Install Base On On Approx 6,354' LF (Max Tons 1,750) Additional Base To Be Charge Accordingly With Change Order.	20,372.00	LF	\$4.429	\$90,227.59

Notes:

- No import/export of native material.
- This proposal is good for Thirty (30) days.
- Permits, Bonds, Testing, Staking and Surveying not included.
- Cannot guarantee proper drainage with 1.5% or less in grade fall.
- Water and Water Source, in close proximity to work area, supplied by others.

Payment Terms:

"This proposal is to be paid upon completion of work. The proposal is considered late after 30 days and subject to a service charge of 1.5% per month."

Base 1750 Tons / 25 Ton Per Load / 70 Loads / 1700' @ \$49,000

Grading 41,227.59

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Bowman Asphalt, Inc.</p> <p>Authorized Signature: _____</p> <p>Estimator: Jake McAfee 661.378.4884 jmcafee@bowmanasphalt.com</p>
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Grading · Paving · Sealcoating

3351 Fairhaven Drive
Bakersfield, CA 93308

661.334.1356
661.334.1879 fax

License #862672

To: Mountain Valley H.O.A	Contact: Mike
Address: Sand Sanyon Rd. Tehachapi, CA 93561 U.S	Phone: (661) 822-1429
Project Name: Sand Canyon Rd. Tehachapi	Fax:
Project Location: Sand Canyon Rd., Tehachapi, CA	Bid Number: 1248
	Bid Date: 2/8/2019

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Alt 1- Cold Mix Cap					
1	Fine Grade Cold Mix Asphalt And Compact Approx 2 Miles Of Existing Rd. Approx 265,000 SF (Max Tons 600).	265,000.00	SF	\$0.345	\$91,425.00
Total Price for above Alt 1- Cold Mix Cap Items:					\$91,425.00
Alt 2- Modify Seal Coat					
2	Clean And Prepare 265,000 SF By Removing All Sand, Dirt And Loose Material. Apply Asphalt Sealer To 265,000 SF. Modify With 2 Lbs Silica Sand Per Gallon.	265,000.00	SF	\$0.169	\$44,785.00
Total Price for above Alt 2- Modify Seal Coat Items:					\$44,785.00

Notes:

- Grades to be set +/- .10' by others.
- No import/export of native material.
- This proposal is good for Thirty (30) days.
- Permits, Bonds, Testing, Staking and Surveying not included.
- Cannot guarantee proper drainage with 1.5% or less in grade fall.
- Water and Water Source, in close proximity to work area, supplied by others.
- Seal Coat Does Not Imply Crack Repatr.
- Cannot guarantee adhesion of sealcoating material to badly oil soaked or deteriorated areas. Tire marks.

Payment Terms:

"This proposal is to be paid upon completion of work. The proposal is considered late after 30 days and subject to a service charge of 1.5% per month."

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Bowman Asphalt, Inc.</p> <p>Authorized Signature: _____</p> <p>Estimator: Jake McAfee 661.378.4884 jmcAfee@bowmanasphalt.com</p>
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3351 Fairhaven Drive
Bakersfield, CA 93308

661.334.1356
661.334.1879 fax

License #862672

To: MT. Valley HOA	Contact: Mike
Address: 1408 Halter Dr. Tehachapi, CA U.S	Phone: (818) 219-7162
Project Name: Mt.Valley HOA. (Morgan Ln.)	Fax:
Project Location: Morgan Ln., Tehachapi, CA	Bid Number: 1249
	Bid Date: 2/8/2019

Item #	Item Description
1	Fine Grade And Roll Approx. 27,000' SF.
2	Pave 1500' LF X 18" = 27,000' SF With 3" Compacted Asphalt.

Total Bid Price: \$56,535.00

Notes:

- Grades to balance +/- .10'.
- No import/export of native material.
- This proposal is good for Thirty (30) days.
- Permits, Testing, Staking and Surveying not included.
- Cannot guarantee proper drainage with 1.5% or less in grade fall.
- Water and Water Source, in close proximity to work area, supplied by others.

Payment Terms:

This proposal is to be paid in 30 days from invoice date. Subject to a service charge of 1.5% per month. Interest rate per annum is 18%. Should Bowman Asphalt be required to commence any legal action to recover losses under this agreement or required to employ an attorney for the enforcement of any of its rights herein, customer agrees to pay for reasonable fees and costs incurred thereby.

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Bowman Asphalt, Inc.</p> <p>Authorized Signature: _____</p> <p>Estimator: Jake McAfee 661.378.4884 jmcafee@bowmanasphalt.com</p>
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