

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, March 12th, 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. 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 February 19th, 2022.
5. Reports of Officers, Directors.
6. Discussion and possible action to fill vacant director position. (President Hardenbrook)
7. Discussion and review of monthly financial reports, possible action to approve payments and expenditures.
8. Discussion and possible action on purchasing insurance for Association. (President Hardenbrook)
9. Discussion and possible action on notice from Kern County of tax sale properties in 3312. (President Hardenbrook)
10. Discussion and possible action on purchase of property for HOA office and equipment yard. (President Hardenbrook)
11. Discussion and possible action on response to letter received from member. (President Hardenbrook)

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

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12. Discussion and possible action on payment of retainer to counsel for continued representation of Association. (President Hardenbrook)
13. Discussion and possible action on road repairs, street signs, equipment purchases and other maintenance needs. (President Hardenbrook)
14. Discussion and possible action on list of volunteer repair and maintenance crew, organization, duties, job descriptions, qualifications, etc. (President Hardenbrook)
15. 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)
16. Update and discussion of progress with CA-HOA assumption of administrative duties. (President Hardenbrook)
17. Discussion and possible action on disposition of motor grader. (Director Leonard)
18. Discussion and possible action approving annual statement. (President Hardenbrook)
19. Discussion of contents for spring newsletter. (President Hardenbrook).
20. Board members requests for future agenda items.
21. Motion to Adjourn.

Next Regular Meeting April 9th, 2022

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4

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

Held on Saturday, February 19th, 2022 at 9:00 AM in the Quail Valley Water District office, 24750 Sand Canyon Road, Tehachapi, CA.

1. Announce Board members for 2022.
President Hardenbrook announced the results of the Election of Directors held on 9/18/22 and noted that incumbents Hardenbrook and Grodewald had retained their seats.
2. Roll Call.
President Hardenbrook called meeting to order at 9:05. Present were Director Birley, Director Grodewald, Director Hardenbrook, Director Leonard. In the absence of the Secretary, President Hardenbrook advised he would act as secretary pro-temp for this meeting.
3. Adopt agenda.
Director Grodewald moved, seconded by Director Birley, to adopt agenda. Motion approved by unanimous assent.
4. Public comment for Non-Agenda items.
There were no public comments heard.
5. Approve minutes from Regular Meeting of December 11th, 2021.
Director Birley moved, seconded by Director Leonard, to approve minutes from the regular meeting of December 11, 2021. Motion approved by unanimous assent.
6. Reports of Officers, Directors.
President Hardenbrook reported on recorded lien releases received.
7. Discussion and possible action to fill vacant director position. (President Hardenbrook)
President Hardenbrook presented letter of resignation received from Director Tyer. Director Grodewald moved, seconded by Director Birley, to appoint Bill Gerring to fill the remainder of Director Tyer's term. Motion approved by unanimous assent.

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4

8. Discussion and possible action appointing officers of Mountain Valley Association. (President Hardenbrook)
President Hardenbrook advised Board that this being the first meeting of the new year and an election of Directors having been held, this would be time for a discussion of reorganizing the Board if so desired, and that with the resignation of Director Tyer, a Secretary would need to be appointed. No action taken.
9. Discussion and review of monthly financial reports, possible action to approve payments and expenditures.
President Hardenbrook lead Board in a brief review of financial statements and a discussion of concerns with preparation of same. No action taken.
10. Discussion and possible action on purchasing insurance for Association. (President Hardenbrook)
President Hardenbrook advised Board that our insurance carrier elected to non-renew the Association's policy citing our location in a fire hazard zone. President Hardenbrook further advised Board that a quote had been requested from another carrier and a reply was pending. No action taken.
11. Discussion and possible action on notice from Kern County of tax sale properties in 3312. (President Hardenbrook)
President Hardenbrook advised Board of notices of tax sales received from Kern County for Lots 71, 131, 132, 199. No action taken.
12. Discussion and possible action on purchase of property for HOA office and equipment yard. (President Hardenbrook)
President Hardenbrook Board that in addition to the tax sale lots, an owner in 3312 was also interested in selling 2 lots and that some of these lots may be of value to the Association as a location for an Association office. Board adjourned to executive session to discuss possible purchase and terms. Upon return from executive session, Director Birley moved, seconded by Director Grodewald, to direct President Hardenbrook to place bids at the upcoming tax sale for lot 131 and lot 132. Motion approved by unanimous assent.
13. Discussion and possible action on road repairs, street signs, equipment purchases and other maintenance needs. (President Hardenbrook)
Discussed, no action taken.
14. Discussion and possible action on list of volunteer repair and maintenance crew, organization, duties, job descriptions, qualifications, etc. (President Hardenbrook)
Discussed, no action taken.

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4

15. 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)
Discussed, no action taken.
16. Update and discussion of progress with CA-HOA assumption of administrative duties. (President Hardenbrook)
President Hardenbrook expressed concerns with lack of response on occasion and difficulty in knowing what current financial status and payment status of members. President Hardenbrook also advised that a statement has been received for a six-month term to continue representation in the amount of \$2,500.00. Director Grodewald moved, seconded by Director Leonard, to approve payment in the amount of \$2,500.00 to CA-HOA.
17. Discussion and possible action on disposition of motor grader. (Director Leonard)
Discussed, no action taken.
18. Discussion and possible action approving annual statement. (President Hardenbrook)
No action taken.
19. Discussion of contents for spring newsletter. (President Hardenbrook).
No action taken.
20. Board members requests for future agenda items.
None
21. Motion to Adjourn.
Director Leonard moved, seconded by Director Birley, to adjourn meeting at 10:28. Motion approved by unanimous assent.

Next Regular Meeting March 12th, 2022

Karl Schlitz
11800 Appaloosa Road
Tehachapi, Ca. 93561

March 7th 2022

11

Mountain Valley Association
11408 Halter Drive
Tehachapi, CA 93561

I hereby request a copy of the contract which may exist between the Mountain Valley Association of Tehachapi CA. 93561 and the Richard S. Manson MBA.

Located at 2377 Foothill Blvd., Suite # 13 Upland, CA. 91786 referring to the agreement and contract with the MVA and the California Association of Homeowners Associations. Adhering to the requirement as outlined in Article, 4. Civ Code 5100. Informing all the members of the 207 Association

Members of prospective candidates and their qualifications and grievances. As you all well know do to the fact that no proper election was held consequently the present board has no legal standing. If any funds were authorized at the new board meetings again they were of the illegal type. Which could create greater problems in the future? I am well aware Mr. Richard S. Manson of the California Association of Homeowners Ass. has no California Attorney license as of now, the only license he possesses was issued by the Better Business Bureau.

As everybody knows nothing has and been done to the roads and the infrastructure on the tract in the past.

Most of the property owners have all but given up and moved away, there is only a handful left.

I am well aware the board depended on Article 5 Civ. Code 4340 in order to come up with a different election rule, however Civ. Code 4350 (c) makes it in conflict with Civ. Code 5100 and its many demands for proper circulation of the candidates mailings. Showing to all members their abilities

, requirements and grievances

. In addition I like the status of all board members, when they were elected and when their term ended or will end.

11

From: president@mymva.org
Sent: Thursday, March 10, 2022 05:33
To: 'karl schlitz'
Cc: Jean Grodewald (jgrodewald@yahoo.com); MVA President; MVA Secretary; MVA Treasurer;
Richard Monson SR.; Rita Leonard (lorita@as.net)
Subject: RE:
Attachments: Consulting Agreement_Signed_2-8-21.pdf

Attached please find the consulting agreement between MVA and CAHOA.

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

From: karl schlitz <kheinzschlitz@gmail.com>
Sent: Monday, March 7, 2022 12:44
To: rm@calassoc-hos.com; Randy Hardenbrook <president@mymva.org>; Rita Leonard <treasurer@mymva.org>; Mountain Valley <mvehoa@outlook.com>
Subject:

Here is some information I need to complete my case

12

February 10, 2022

File No.: mou021021.001

VIA ELECTRONIC COMMUNICATION

randyh@hughes.net.

Board of Directors
Mountain Valley Association
c/o Randy Hardenbrook
11408 Halter Drive
Tehachapi, CA 93561

Re: **Mountain Valley Association - Renewal of General Counsel Annual Retainer Program©**

Dear Board of Directors:

Thank you for the opportunity to provide Mountain Valley Association with legal services this past year. Our firm considers it a privilege to serve the association. We would like to take this opportunity to remind that you that your annual retainer due date is approaching. A reinstating amount of \$500.00 will be due on April 10, 2022. The annual retainer will be reinstated upon payment of \$500.00, for the Association to continue to receive services at a reduced hourly rate of \$280.00. Should we fail to receive the annual retainer amount of \$500.00 on or before April 10, 2022, all invoicing for legal services dated after April 10, 2022, will be billed at the following rates: managing partner Steven Roseman, Esq. is \$375.00 per hour, partners Sean Allen, Esq. and Jacqueline Pagano Esq. are \$345.00 per hour, and the rate for all other attorneys in our firm is \$295.00. The paralegal hourly rate is \$125.00.

With the annual retainer program, our firm offers a fiduciary duty seminar for all boards of directors at no cost to the association. Once your annual election is complete, please contact our office to schedule the seminar.

Designed to assist board of directors and homeowner associations when preparing their annual budget, the GCAR Program will offer associations an opportunity to manage their legal costs.

For an annual retainer fee of \$500.00, the GCAR Program will include the following:

- a. Attend one (1) annual election meeting choice (includes legal seminar regarding fiduciary duties of the board at the meeting) or client meeting of the Client's choice;

12

- b. Unlimited free telephone conversations with Attorney at no charge to the association. This service does not include research or review time for specific issues and review, drafting, and responding to written communication, documents and emails and executive session conference calls;
- c. Reduced hourly rate of \$280.00 for all other services provided by Attorney¹;

Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

ROSEMAN LAW, APC



TERESA AGNEW
PRESIDENT OF OPERATIONS

THE PARTIES HAVE READ AND UNDERSTAND THE FOREGOING TERMS AND AGREE TO THEM AS OF THE DATE ATTORNEY FIRST PROVIDED SERVICES.

ACKNOWLEDGED AND AGREED:

By: _____
Title: _____
MOUNTAIN VALLEY ASSOCIATION

Dated: _____

¹ For existing Clients, the Reduced Fee Services shall take effect upon receipt of this signed Agreement and the Retainer Fee by Attorney, and shall also apply to existing Matters, provided any overdue invoices are paid in full. The non-refundable amount must be paid in full on execution of this Agreement.

Roseman Law, APC

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



12

INVOICE

Invoice # 125138
Date: 02/10/2022

Mountain Valley Association
11408 Halter Drive
Tehachapi, CA 93561

mou021021.001 - Mountain Valley Association

Date	Description	Quantity	Rate	Total
02/10/2022	General Counsel - Annual Retainer	1.00	\$500.00	\$500.00
			Subtotal	\$500.00
			Total	\$500.00

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

12

From: president@mymva.org
Sent: Thursday, March 10, 2022 05:49
To: 'Sean Allen'
Subject: FW: 9724-MS / 11412 Halter Drive, Tehachapi, CA 93561
Attachments: 9724copyoflien.pdf

Sean,

We have received the attached Notice of Delinquent Assessments from Castlehead Inc. Escrows

requesting we file a lien release. I have tried to explain that this was a delinquency notice, not a lien and that to my knowledge, we have never filed any type of release for these notices but they are insisting that it is a lien.

Can you provide me with guidance as to what, if anything, needs to be filed?

In addition, we have four properties listed on the upcoming County tax sale. While our liens will not be enforceable post tax sale, do we have a duty to release them? If we do not have a duty to release them, can we negotiate a settlement with the purchaser to release them rather than the purchaser having to petition the court for a quiet title?

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

From: Alicia Roberts <alicia@castleheadescrows.com>
Sent: Monday, March 7, 2022 14:26
To: 'Julie Gallagher' <julie@cam-realestate.com>; president@mymva.org;
rsm@calassoc-hoa.com
Cc: 'Michelle Smith' <michelle@castleheadescrows.com>
Subject: FW: 9724-MS / 11412 Halter Drive, Tehachapi, CA 93561

Attached is the copy of the lien sent to us by the Title company. This lien is showing in the preliminary title report and the Title company states that it is a lien. Please advise
Thank you

Alicia Roberts
Escrow Assistant

11421 E. Carson Street, Suite P
Lakewood, CA 90715
(562)809-7772
Fax (562)809-7229

12

From: president@mymva.org
Sent: Thursday, March 10, 2022 05:38
To: 'Alicia Roberts'
Cc: 'Michelle Smith'
Subject: RE: 9724-MS / 11412 Halter Drive, Tehachapi, CA 93561

Alicia, I do not know what needs to be filed and since you or the title company cannot provide guidance on what it is you want recorded, I am forwarding your demand to our counsel so they may advise us what, if anything, may be required.

Randy Hardenbrook
President, Mountain Valley Association
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From: Alicia Roberts <alicia@castleheadescrows.com>
Sent: Wednesday, March 9, 2022 15:36
To: president@mymva.org
Cc: 'Michelle Smith' <michelle@castleheadescrows.com>
Subject: RE: 9724-MS / 11412 Halter Drive, Tehachapi, CA 93561

Hello,
It is a lien and it was recorded, anytime a lien is filed and recorded, it needs a release to remove it. If we do not get a lien release from the HOA, escrow cannot close. Please advise.
Thank you

Alicia Roberts
Escrow Assistant

11421 E. Carson Street, Suite P
Lakewood, CA 90715
(562)809-7772
Fax (562)809-7229
alicia@castleheadescrows.com

From: president@mymva.org [mailto:president@mymva.org]
Sent: Monday, March 7, 2022 4:42 PM
To: 'Alicia Roberts' <alicia@castleheadescrows.com>
Subject: RE: 9724-MS / 11412 Halter Drive, Tehachapi, CA 93561

Hi Alicia,
I don't want to argue with the title company but I don't see anything suggesting the document being a lien. The first paragraph says that failure to pay delinquent assessments will

12

result in the filing of a lien
and a few sentences further down it states that a few of \$250.00 would be assessed
IF a lien is filed.
Since it does not appear to be a lien, if the title company wants something filed,
they need to provide
the document they propose to be filed for our review.

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

From: Alicia Roberts <alicia@castleheadescrows.com>
Sent: Monday, March 7, 2022 14:26
To: 'Julie Gallagher' <julie@cam-realestate.com>; president@mymva.org;
rsm@calassoc-hoa.com
Cc: 'Michelle Smith' <michelle@castleheadescrows.com>
Subject: FW: 9724-MS / 11412 Halter Drive, Tehachapi, CA 93561

Attached is the copy of the lien sent to us by the Title company. This lien is
showing in
the preliminary title report and the Title company states that it is a lien.
Please advise
Thank you

Alicia Roberts
Escrow Assistant

11421 E. Carson Street, Suite P
Lakewood, CA 90715
(562)809-7772
Fax (562)809-7229
alicia@castleheadescrows.com

From: president@mymva.org [mailto:president@mymva.org]
Sent: Saturday, March 5, 2022 10:57 AM
To: 'Alicia Roberts' <alicia@castleheadescrows.com>
Subject: RE: 9724-MS / 11412 Halter Drive, Tehachapi, CA 93561

Alicia,
I am looking at the document that you sent and it is a notice of delinquent
assessment, not a lien. To my
knowledge, we have never supplied any type of document to release such notice since
it is not a lien,
just a notice, so I am not sure what it is that you need or do you have a copy of a
lien that I have missed?

Randy Hardenbrook
President, Mountain Valley Association

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12

From: Alicia Roberts <alicia@castleheadescrows.com>
Sent: Friday, March 4, 2022 15:40
To: president@mymva.org; 'Julie Gallagher' <julie@cam-realestate.com>;
rsm@calassoc-hoa.com
Cc: 'Michelle Smith' <michelle@castleheadescrows.com>
Subject: FW: 9724-MS / 11412 Halter Drive, Tehachapi, CA 93561

Hi Randy,
Thank you for sending the HOA documents, however, I am forwarding our original
request for demand and lien release, will this be forthcoming in a different email?
Please advise.
Thank you

Alicia Roberts
Escrow Assistant

11421 E. Carson Street, Suite P
Lakewood, CA 90715
(562)809-7772
Fax (562)809-7229
alicia@castleheadescrows.com

From: Alicia Roberts [mailto:alicia@castleheadescrows.com]
Sent: Monday, February 14, 2022 12:00 PM
To: 'julie@cam-realestate.com' <julie@cam-realestate.com>
Cc: 'michelle@castleheadescrows.com' <michelle@castleheadescrows.com>
Subject: 9724-MS / 11412 Halter Drive, Tehachapi, CA 93561

Hi Julie,
Attached please find:
*request for HOA docs
*request for demand and lien release
Is there an upfront fee for the HOA documents?
Thank you

Alicia Roberts
Escrow Assistant

11421 E. Carson Street, Suite P
Lakewood, CA 90715
(562)809-7772
Fax (562)809-7229
alicia@castleheadescrows.com