

**Minutes of the 3/31/17 Regular Meeting of the Board of Directors  
of the Mountain Valley Association**

Held at TPD Community Room, 220 West C Street, Tehachapi, CA 93561

Quorum met, meeting called to order 10:04 a.m. by President Vierra

1. **Board members present:** Jason Vierra, President; Liz Kachmar, Vice President; Joan Tyer, Sec/Treas; Audrey Johnston; Director.

2. **Open Forum:** Members in attendance allowed 3 minutes to speak.

3. **Minutes:** Motion by Vierra to adopt minutes of the 2/17/17 meeting as written. Kachmar 2<sup>nd</sup>. Ayes: 4 - Nays: 0. Motion carried 4-0.

4. **Reports:**

Treasurer: \$17,167.40 checking - \$10,003.34 reserve. \$1680.00 deposited this date. Late notices will go out next week for past due accounts (not postmarked by 3/31). If not paid in timely manner, Letter of Intent will follow, then liens. No bills outstanding. CPA has not yet returned Financial Review.

No other reports

5. **Unfinished business:**

5.a: MVA Liability form reviewed for use to allow Sand Canyon resident to remove dead trees from common areas and easements. Tyer motioned that the form be sufficient, Kachmar 2<sup>nd</sup>. Ayes: 4 Nays: 0 Motion carried 4-0

5.b: Road grading: Roads inspected by Vierra and Tyer, then by Vierra and Weldon. Due to extreme damage in some areas – in particular Country Canyon – the cost increased to \$20,000.00. Contract signed with Mr. Weldon. Grading/repairs to commence on or before April 10<sup>th</sup>.

5.c: Vandalized road sign was removed by person unknown. Replacement ordered. Personal signs to be removed from pole which belongs to MVA.

6. **New Business:**

6.a It is recommended that every 15 years CCRs and Bylaws should be restated. MVA CCRs have never been redone. In particular removing "developer" provisions as they no longer apply. CCRs state Nov 1 each year is due date. This needs to be restated to allow the due date to be January 1 (as has been used for over 10 years) and set a late by date. Bylaws need to be updated. The quorum requirement and proxy voting should be removed entirely. Good standing needs to be defined more clearly. Issue of spending requirements should be addressed. Use of individual ATM cards not provided for under current bylaws (current Board does not have cards). Discussion tabled for next meeting so Tyer can research the proper and legal method of amending/restating CCRs and Bylaws.

6.b Motion by Vierra to re-file liens that had to be rescinded do to proper procedure not being followed. Tyer 2<sup>nd</sup>. Ayes: 4 Nays: 0. Motion carried 4-0

7. **Community news/announcements:** Tyer informed members in attendance of the agriculture permit applied for at Sand Canyon/Quail Mountain Road and how it would impact Tract 3312 quality of life.

8. **Future Agenda items:** CCR/Bylaw restate, 2017 Election, results of grant application, roads, adopting ethics policy,

9. **Next regular meeting:** Friday, May 12, 2017 @ 10:00 a.m.

10. **Adjournment:** Meeting adjourned 11:00 to Executive Session/Disciplinary Hearing (unpaid dues).

Approved as written:  Y  N

Joan Tyer

  
Sec/Treas MVA 6.23.17