

**Minutes of the 6/23/17 Regular Meeting of the Board of Directors
of the Mountain Valley Association**

Held at 11604 Paint Way, Tehachapi, CA

Meeting called to order 10:00 a.m. by President Vierra. Quorum met.

1. Board members present: Jason Vierra, President; Liz Kachmar, Vice President; Joan Tyer, Sec/Treas; Audrey Johnston; Director [arrived late – commenced voting on 6.f]

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

3. Minutes: Motion by Kachmar to adopt minutes of the 3/31/17 regular meeting as written. Vierra 2nd. Motion carried 3-0.

4. Reports:

Treasurer: \$12,369.67 checking - \$10,003.55 reserve. 25 lots remain unpaid.

President: Road grading completed in a timely manner per contract with Weldon

5. Unfinished business:

5.a: No 2017 Road Committee in place. Vierra to prepare a letter of request to enclose with Minutes. There must be a committee in place to move ahead on repairing the paved portions in Tract 3312.

5.b: Road grant – Vierra read aloud the letter of denial for Stable. Does not yet meet the requirements.

5.c: CCR/Bylaw update/revision – Tyer motioned to table discussion and resume at next meeting in order to obtain costs involved. Vierra 2nd. Motion carried 3-0

6. New Business:

6.a Motion by Kachmar to hire The Management Trust again for 2017 election. Tyer 2nd. Motion carried 3-0. Vierra to contact.

6.b Motion by Kachmar to adopt Ethics Policy presented (guidance re Board Responsibilities, Professional Conduct, Conflicts of Interest). Signing a pledge optional. Vierra 2nd. Motion carried 3-0. Tyer signed pledge.

6.c Executive session/disciplinary hearing for members in arrears for 2017 scheduled for July 21 @ 10:00 a.m.

6.d Motion by Vierra to approve correction to minutes of the regular meeting held 12/29/16. Tyer 2nd Motion carried 3-0. Name of person listed as in attendance as a Board member to be removed; was not a legal board member – not elected not appointed, not reflected in any 2015 minutes.

6.e Yearly review completed/returned per time allotted in bylaws. Per **Civil Code 5305** a yearly review by a CPA is only required if association income is over **\$75K** per year. MVA does not meet that requirement. Discussion/vote re continuing to pay over \$600.00 per year for this review tabled.

6.f Motion by Vierra to file liens on 2017 delinquencies. Kachmar 2nd. Motion carried 4-0.

6.g Motion by Vierra to renew Retainer Agreement with Fiore, Racobs & Powers for legal counsel. Tyer 2nd. Motion carried 4-0. Executed contract; check for non-refundable retainer to be sent next month.

7. Community news/announcements: Tyer reported on positive feedback from the Spring Newsletter.

8. Future Agenda items: CCR/Bylaw restate costs; required reserve funding study/plan; new law regarding harassment claims; set date, location and time for Annual Members Meeting