

Minutes of the 2/10/18 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 a.m. by President Hardenbrook. Quorum met. Board members present: Hardenbrook, Birley, Tyer, Leonard, Johnston
2. Tyer motioned to accept Agenda as written, Birley 2nd. Motion passed 5-0.
3. Public comment on non-agenda items: None
4. Leonard motioned minutes from 1/13/18 regular meeting and 2/3/18 special meeting be approved with typo corrected on minutes of 2/3/18. Birley 2nd. Motion carried 5-0.
5. Committee reports:
 - a. Road: Meeting held 1/27/18. Report presented in written form and read by Bill Gerring. Report attached hereto. Karl Schlitz reported on his research into grants. Kern County has none available for roads, he will investigate federal grants and report his findings.
 - b. Rules: No report
6. D&O reports
 - a. President:
 1. Purchased/donated two printers to replace failed printer to the Association for use by the Secretary and Treasurer.
 2. Spoke with Atty Linford to inform him of Board decision to retain his services and provided him a brief overview of current status of the Association.
 3. Insurance carrier has agreed to reduce the amount of personal auto liability to state minimum. Need to ascertain that all members who operate POV for Association business carry state minimum on their vehicles.
 4. Spoke with CPA regarding the audit. He is to submit an acceptance letter.
 5. The Quickbooks set-up is halfway completed
 6. He is covering the cost of the room rental charged by QVWD
7. Due to the higher amount of legal fees incurred by the previous board, Hardenbrook made a motion to request copies of all correspondence between MVA and legal counsel. 2nd by Leonard. Motion carried 5-0.
8. MVA reserve account needs to be increased to cover insurance deductibles/retained limits. State law requires associations to carry insurance. The retained limit for the past several years is \$25,000. Retained limit means that in the event of a claim, we must cover that initial amount before the insurance kicks in. Existing reserve account of \$10K may be borrowed against but monies must be replaced. It was proposed that late fees and other penalties be placed in the reserve account. Hardenbrook motioned that we do not pay any bills for the year other than what is required to operate (insurance, audit, etc) and that we place \$7500.00 per year for the next two years in order to have the \$25K. Motion to table until next meeting by Leonard, 2nd by Birley. Motion passed 5-0.
9. Volunteers for the road crew: Don Rooney, Bill Gerring, Marcus Smith, Fran Smith, Angel Cook, Rita Leonard, Randy Hardenbrook, Pat Birley, Joan Tyer, Karl Schlitz. Motion to approve by Hardenbrook. 2nd by Birley. Motion carried 5-0. Crew is to maintain a log of dates and time worked. A brief training session should be scheduled.
10. Motion by Hardenbrook to table discussion of placing road base on the problem slopes of Stable and Paint to a later date. Tyer 2nd. Motion passed 5-0

11. Per road committee, vehicles on Cutting Way appear to be on member's property and not in the road. A survey will be necessary to make the final determination. Motion by Hardenbrook to table. 2nd by Tyer. Motion passed 5-0.

12. No action taken on replacing missing street sign at Fernhill.

13. No action taken on encroachments to Association roads and equestrian trails. Hardenbrook to provide copies of Tract 3312 maps. Survey is needed to ascertain boundaries.

14. The Association would liable for members injured while cutting trees on Association property. Hardenbrook motioned that the road committee remove trees as they see fit from drainage easements and equestrian trails. A designated spot to be determined to stack wood for any members who need fire wood. Slash would be hauled away by road committee and reimbursement given provided a signed mileage request is submitted. Tyer 2nd. Motion passed 5-0. Trees for removal to be marked.

15. Motion by Hardenbrook discussion for road repair budget be tabled to a later date. Birley 2nd. Motion passed 5-0.

16. Discussion regarding a credit account for Association use. It would provide for oversight of spending. Motion by Hardenbrook for Leonard, as Treasurer, to obtain information on setting up an account at our current bank, Union. Tyer 2nd. Motion passed 5-0.

17. Hardenbrook to investigate any updated procedures regarding filing of liens for past due yearly assessments and collection of previously filed liens. Motion by Birley that in order to possibly get members who are past due by several years be given a five year "holiday". A letter/agreement to be sent out with the offer of no penalties or late fees if payment in full of the past five years only is made within 60 days of the date of the letter/agreement which is to be signed and returned. Tyer 2nd. Motion passed 5-0

18. No action taken regarding current insurance coverage/limits.

19. Motion by Birley to adopt rules of conduct for meetings, Board members and officers as written with the addition of "no recording of any kind by an individual" and placed on the website. Leonard 2nd. Motion passed 5-0.

20. Existing graffiti painted over by two Board members. Hardenbrook spoke with Richard Sims of the SCVC about county responsibility. Sims spoke with Bakersfield City graffiti program. They receive the requests first (even though it's a County program), and if it's outside the city limits, it's referred to County. He also spoke with a contact for the County and was told they hadn't responded to any reports of the SC graffiti because they've had budget cuts and are under staffed. There is a possibility of the County providing paint/supplies for the residents of SC to remove graffiti.

21. Future agenda items TBD.

22. No further business for discussion/action, Leonard motioned for adjournment. Meeting adjourned 11:30 a.m.

Approved as written: Yes

Joan Tyer, Secretary