

# DRAFT

## Minutes of the 4/14/18 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 9:01 a.m. by President Hardenbrook. Quorum met. Board members present: Hardenbrook, Birley, Tyer, Leonard, Johnston.

2. Birley motioned to accept Agenda as written, Hardenbrook 2<sup>nd</sup>. Motion passed 5-0.

3. Public comment on non-agenda items: Two members in attendance commented briefly on items of concern to them.

4. Minutes of the 2/10/18 regular meeting read aloud by Hardenbrook. Birley motioned minutes be approved with amendment to Item 19, that they be put on the website. Leonard 2<sup>nd</sup>. Motion carried 5-0.

### 5. **Committee reports:**

a. Road: Meeting held 4/13/18. Report given by Bill Gerring.

Paved road: 80-90% of potholes on Sand Canyon road filled. Plans are to continue working on the paved roads over the summer to bring them to the best condition as possible. Cement wash on Sand Canyon Road just past Horseshoe Lane was found to be being undermined by water. A budget of \$200.00 is requested for purchase of concrete bags which will be dropped and stacked along sides of cement wash to prevent further erosion.

The pavement on Horseshoe Lane across from lot 137 is being undermined/eroded by water from the non-cement wash that crosses there and will need attention as soon as possible.

For Tract 3312 Fran Smith to research the equestrian trails and Schlitz to research the drainage easements and report their findings.

Complaints regarding the roads should be put into writing and submitted.

Dirt roads: Rain run-off caused issues on Morgan Lane and Halter Drive. \$2000.00 is requested for repairs, including reshaping of some of the other dirt roads. Decomposed Granite (road base) has eroded away over the years, needs to be replaced.

Schlitz stated no one knows where water lines are located in Tract 3312 and expressed a need for a map of same. He reported Sunview is being used as an ingress/egress to BLM land. There is evidence of campfires in a high risk area and the gate needs to be repaired/replaced at the top end of Sunview.

Schlitz reported there are two types of road grants available – low interest and Federal Government donation. Will do further research into Federal grants available.

b. Rules: No report

### 6. **D&O reports**

a. President:

1. Has entered most of the past 5 years financials into Quick books; current year's to be added
2. Awaiting letter of agreement from auditor
3. Reviewed notes from previous board's closed sessions. Will schedule an executive session at next regular meeting to discuss with current board.

b. Treasurer:

January to current date deposited to checking account - \$10,046.30.

Amount spent to date: \$4542.85 (insurance, books, misc supplies)

Checking account balance: \$22,118.38 – Reserve: not stated

Amount of late fees collected to date to be transferred to reserve account - \$157.20

**Action items:**

7. Per discussion during 2/10/18 regular meeting but not voted on Hardenbrook motioned to deposit \$7500.00 from maintenance account to reserve account for 2018 and again in February of 2019 in order to have the \$25,000.00 deductible on hand. Tyer 2<sup>nd</sup>. Motion carried 5-0. The \$7500.00 plus the \$157.20 collected late fees to be deposited to reserve account.
8. Hardenbrook consulted with Nelms Surveying out of Bakersfield regarding a survey for Fernhill. They are familiar with the area and the issues. Estimated cost for survey and required documentation is \$2500-\$3000.00. Survey from Horseshoe Lane to the end of Fernhill to determine where Fernhill ends at edge of Tract 3312. Corners to be marked and recorded, the rest of Fernhill to be staked. Hardenbrook motioned that Nelms be hired to perform survey, Birley 2<sup>nd</sup>. Motion carried 5-0. Survey to be done as soon as possible.
9. Budget requested for road repair in the amount of \$2200.00 (refer to Road Committee report). Hardenbrook motioned to approve requested amount, Leonard 2<sup>nd</sup>. Motion carried 5-0.
10. After a brief discussion regarding issues with liens and collecting, motion by Leonard to table further discussion to a later date. Birley 2<sup>nd</sup>. Motion passed 5-0
11. Future agenda items: Deeds; 2018 election
12. No further business for discussion/action, Hardenbrook motioned for adjournment. Meeting adjourned 10:11 a.m.

Approved as written: Y      N

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Joan Tyer, Secretary