

DRAFT

Minutes of the 12/15/18 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 9:09AM by President Hardenbrook. Quorum met. Board members present: Randy Hardenbrook, Joan Tyer, Rita Leonard, Audrey Johnston, Patt Birley

2. Tyer motioned to accept Agenda with items 14 & 15 moved to under item 6, Leonard 2nd. Motion carried unopposed.

3. Public comment: Gerring brought up need for **business** cards.

4. Leonard motioned to accept Minutes of September 8, 2018 regular meeting as written. Birley 2nd. Motion carried unopposed.

5. **Committee reports:**

a. Road: Gerring contacted 3 contractors for quotes and solutions. Will wait until new board is seated after the first of the year to present information.

b. Rules: Work in progress

6. **D&O reports**

Treasurer: Checking account balance: \$29,537.36. Visa payment of \$367.20 (cost of annual statement mailing)

Action items:

14/15. Review of the proposed budget for the required 30 year maintenance plan. Plan covers paved roads, dirt roads and street signs. Culverts to be added in the future. Motion by Leonard to adopt 30 year maintenance plan, Birley 2nd. Motion carried unopposed.

7. Discussion on the 2019 proposed budget. Loosely based on expenditures of 2017. Leonard motioned to adopt 2019 budget. Johnston 2nd. Motion carried unopposed

8. Discussion regarding rescinding the \$10.00 assessment increase approved at the November 17 meeting. By law, the assessment may be increased 20% which will put the amount at \$144.00 per lot for 2020. Tyer motioned to rescind the \$10.00 increase, Birley 2nd. Motion carried unopposed.

9. Discussion regarding the need to increase the 2020 **assessment**. Current assessments do not meet the needs for maintaining Association assets. Birley motioned to increase the 2020 assessment by the allowed 20%, Leonard 2nd. Motion carried unopposed. The assessment for 2020 will be \$144.00.

10. Discussion regarding placement of real estate signs in Tract 3312. Signs will be allowed on Association roads provided they are 10 feet from the travel portion. Kern County guidelines will be modified to fit MVA needs. Signs placed on member's property cannot be regulated. Tyer

motioned a rule to regulate signs placed on Association property be adopted. Leonard 2nd. Motion carried unopposed. Rules to be presented for adoption at next regular meeting.

11. Discussion regarding adopting an official letterhead for the Association and rules of use. The letterhead will be used on official Association correspondence by the Board only. Letterhead will contain the sketch of Sugarloaf by Johnston as a watermark on all correspondence as well as business cards and magnets for automobiles. Birley motioned to accept watermark/letterhead, Leonard 2nd. Motion carried unopposed

12. Clearing the Association roads of trees and brush for fire breaks. No action taken.

13. Tyer motioned lien process for unpaid assessments through 2018 to commence in January, 2019, Hardenbrook 2nd. Motion carried unopposed. One quarter of assessments remain unpaid.

Break for Cookie Exchange

16. Future agenda items: 10% late fee increase; alternate payment methods for assessments; review of previous year's minutes; prioritize placement of stop signs, adopting signage rules, members' responsibility to clear fire hazards from roadside bordering property

17. Birley motioned to adjourn. Meeting adjourned at 12:30PM

Approved as written: Y N _____
Joan Tyer, Secretary

The Board of Directors
Mountain Valley Association