

Minutes of the 3/09/19 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 AM by Hardenbrook. Quorum met. Board members present: Randy Hardenbrook, Joan Tyer, Rita Leonard, Patt Birley, Karl Schlitz
2. Birley motioned to accept Agenda with corrections made, Leonard 2nd. Motion carried unopposed.
3. Public comments: Bill Gerring expressed concern regarding amount of fees for potential legal action by Schlitz referred to in the 4-page letter pertaining to past actions of MVA boards.
4. Birley motioned to accept Minutes of February 9, 2019 regular meeting as written, Leonard 2nd. Motion carried unopposed.

5. D&O reports

President: President Hardenbrook emphasized that everyone who purchases/owns property in Tract 3312 are members in the Association. Each and every one should be treated with equal respect despite any prior actions that may have caused discord in the past. The need is to look and proceed forward. Director Schlitz submitted written report of road conditions after the winter storms.

Action items:

6. Motion by Tyer to approve payments/expenditures to Cline Insurance Agency \$4275.00, refund of over payment \$157.28 by a member and Mastercard balance \$38.92 for a total of \$4471.20. 2nd by Birley. Motion carried unopposed.
7. Executive session of February 9 – authorized foreclosure on eleven (11) delinquent properties.
8. No action
9. No action
10. Hardenbrook motioned that \$200.00 be allotted for the repair of the serious drainage problem on Stable which is damaging Lot 103. Leonard 2nd. Motion carried unopposed. Hardenbrook will volunteer a backhoe and donate a culvert pipe to replace the broken one under Stable. Gerring volunteered his tractor if needed.
11. Bids from Eaton, Bowman and Oscar's Concrete were presented for discussion. The Association does not generate enough income to do all the needed maintenance, the need is to prioritize in order of importance. Various solutions/options were suggested. Tabled to next meeting.
12. Tyer motioned to write a letter from the Association to the CA legislature opposing SB323. 2nd by Leonard. Motion carried with 4 votes, 1 abstaining.
13. Draft of records retention policy handed out for review by board. No action
14. No action
15. No action
16. Discussion regarding the benefits of hiring The Management Trust to manage the Association and/or hiring for the 2019 election. No action on hiring them full time. Birley motioned that they be retained for the 2019 election in September. Leonard 2nd. Motion carried unopposed.
17. Tyer motioned to hold separate election for the purposes of adopting revised bylaws and approving a special assessment to meet the financial needs of the Association. Leonard 2nd. Motion carried unopposed.
18. Future agenda items: Schlitz's 4-page letter

19. No further business for discussion, Leonard motioned to adjourn. Meeting adjourned 11:57 AM

Next regular meeting April 13, 2019

Approved as written: Y N _____
Joan Tyer, Secretary

The Board of Directors
Mountain Valley Association

DRAFT