

# **MOUNTAIN VALLEY ASSOCIATION**

**11408 Halter Drive  
Tehachapi, CA 93561  
(661) 825-4MVA**

## **MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF MOUNTAIN VALLEY ASSOCIATION**

**Held on Saturday, December 10<sup>th</sup>, 2022 at 9:00 AM in the Quail Valley Water District office, 24750 Sand Canyon Road, Tehachapi, CA.**

1. Roll Call.  
*Present, representing a quorum, were Director Ochoa, Director Smith, and Director Payne.*
2. Adopt agenda.  
*Director Payne moved to adopt agenda. Motion approved by unanimous assent.*
3. Public comment for Non-Agenda items.  
*None heard.*
4. Approve minutes from Regular Meeting of 11/10/22.  
*Director Payne moved to approve minutes of the Regular Meeting of 11/10/22. Motion approved by unanimous assent.*
5. Reports of Officers, Directors.  
*Director Payne advised that both banks did not accept board resolution appointing signatories and that they are asking for additional documentation.*
6. Discussion and possible action appointing member to fill vacancies on Board.  
*No action taken.*
7. Discussion and review of monthly financial reports, possible action to approve payments and expenditures.  
*Mr. Hardenbrook provided latest bank statements available and reported that financial statements were not received in time for meeting. Mr. Hardenbrook further advised that he had paid a past-due invoice from counsel for \$84.00 with Association credit card and that property taxes and payment to CA-HOA were both due. With new signature cards not completed and all currently listed signatories no longer being Directors, Mr. Hardenbrook suggested that with approval of Board, payment for property taxes could be made by e-check and that CA-HOA could be paid with Wells Fargo bill pay and that he could facilitate those payments. Director Ochoa moved, seconded by Director Smith, to approve Mr. Hardenbrook facilitate payment of property taxes with e-check from Association checking account. Motion approved by unanimous assent. Director*

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*Ochoa moved, seconded by Director Payne, to approve Mr. Hardenbrook scheduling Wells Fargo bill pay to provide payment of \$2,500.00 to CA-HOA. Motion approved by unanimous assent.*

8. Discussion and possible action approving newsletter.  
*Director Ochoa moved, seconded by Director Smith, to request Mr. Hardenbrook forward draft newsletter to CA-HOA and request they distribute same to Members. Motion approved by unanimous assent.*
9. Discussion and possible action to review RFPs for performance of a Reserve Study and make selection.  
*Director Ochoa moved, seconded by Director Payne, to move forward with requesting Association Reserves performing reserve study as approved at 11/12/22 meeting and that once invoiced, payment can be made through bill pay if signature cards are still pending. Motion approved by unanimous assent.*
10. Discussion and possible action to request RFPs for management services.  
*No action taken.*
11. Discussion and possible action to purchase insurance coverage for motor grader.  
*No action taken.*
12. Discussion and possible action approving rental agreement for use of Member's tractor for road repairs.  
*No action taken.*
13. Discussion and possible action determining, based on opinion of counsel, roads that Association is responsible to maintain and other roads (ingress and egress) that Association may maintain with Association funds.  
*No action taken.*
14. Discussion and possible action on road repairs, street signs, equipment purchases and other maintenance needs.  
*No action taken.*
15. Discussion and possible action on list of volunteer repair and maintenance crew, organization, duties, job descriptions, qualifications, etc.  
*No action taken.*
16. Discussion and possible action to continue use of volunteer labor, use of licensed contractors and/or use of paid staff to perform maintenance and repair of Association property and facilities.  
*No action taken.*
17. Board members requests for future agenda items.

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*Discuss purchase and installation of electronic message board.*

18. Motion to Adjourn.

*There being no further business before the Board, Director Ochoa moved to adjourn at 10:28. Motion approved by unanimous assent.*

I attest this is a true and complete copy of the minutes of a regular meeting of the Board of Directors as read and approved at the regular meeting of the Board of Directors on November 12, 2022

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Roger Smith, Secretary

***Next Regular Meeting January 14<sup>th</sup>, 2022***