

# **MOUNTAIN VALLEY ASSOCIATION**

11408 Halter Drive  
Tehachapi, CA 93561  
(661) 750-9044

## **NOTICE OF THE ANNUAL MEETING OF THE MEMBERS OF MOUNTAIN VALLEY ASSOCIATION**

To be held on Saturday, September 21<sup>st</sup>, 2019 at 2:00 PM at the Quail Valley Water District office, 24750 Sand Canyon Road, Tehachapi, CA.

**A Barbecue Lunch will be held prior to the meeting at 12:00.**

*Food and Drinks will be provided, Members are encouraged to bring a side dish or dessert to share.*

### **AGENDA**

**MEMBER COMMENT GUIDELINES:** The prescribed time limit per speaker is three minutes. Please refrain from public displays or outbursts such as unsolicited applause, comments, or cheering. Any disruptive activities that substantially interfere with the ability of the Association to carry out its meetings will not be permitted and offenders will be requested to leave.

- 1. Registration:** *Registration will begin at 1:45 PM.*
- 2. Announcement of Quorum and Call to Order:** *Once quorum has been achieved, the meeting will be called to order.*
- 3. Introduce Current Board of Directors:** *Make introductions, request reports of Officers and Directors.*
- 4. Announcement of Appointment of Inspector of Election:** *The Board of Directors of Mountain Valley Association has appointed Yvette Boren, Notary Public, to serve as Inspector of Election and to perform all duties associated with such appointment.*
- 5. Nominations from the Floor:** *Call for nominations from the floor. Call for motion to close nominations. (Nominations from the floor must include acceptance in writing of the nominee or the nominee must be present and verbally accept the nomination.)*
- 6. Voting:** *Final call for ballots. Call for motion to close polls. Inspector of Election to verify and tabulate ballots.*
- 7. Announcement of Election Results.**
- 8. Member Comments:** *Open floor to members to make comments. In order to remain in compliance with the Davis-Sterling act, Directors and Officers are not allowed to discuss or take any action on any question outside of a Board Meeting and may only make a brief response or request for clarification in response to any member's question.*
- 9. Adjournment:** *Call for motion to adjourn.*

[www.mymva.org](http://www.mymva.org)

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MVA 2019 Summer Newsletter

Dear Members:

Summer is here and so far, has been rather mild – unless you count the earthquakes the week of the 4<sup>th</sup> of July holiday! We shook, rattled and rolled, but we have not heard any local reports of damage.

Apologies for any confusion our last newsletter may have caused regarding the deadline and fine for weed clearance. These were edicts from the Kern County Fire Department, and it was our desire to be sure that everyone was aware and had as much notice as possible to comply.

The installation of the much-needed drain on Stable has been completed. The road crew did a tremendous job!



Our next big project will be the repair of erosion damage on Sand Canyon where the wash crosses over just north of Horseshoe. The repair will include replacing the asphalt with concrete where the water flows across the road to prevent future erosion. For property owners and others that access that side of Tract 3312, **there will be a detour**. Patt Birley has

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graciously given us permission to direct traffic around the affected area through her property. The detour will last several days to allow the concrete adequate time to harden before it is subject to traffic. Please use caution in the area and watch out for workers!

A big shout out to Marcus Smith who did a terrific job of clearing the weeds around our bulletin board, it is very much appreciated! Kudos as well to the VanKirk family who while out on their walks, pick up trash along the road. Also very much appreciated!

There has been an abundance of wildlife this year, including rattlesnakes. One of our Members was bitten on the foot while working in her yard. She fully recovered after receiving anti-venom and spending the night in the ICU at Tehachapi's new hospital. There has also been a wild boar sighting up on Hackamore. They are known to be aggressive animals and should be given a wide berth. Please be aware of your surroundings if you're out and about.

The Annual Members' Meeting will soon be here, and we hope you will plan to attend on September 21, 2019. Lunch will be served about noon, prior to the meeting at 2:00pm. Main course and beverages will be provided, and we encourage Members who attend to please bring a side dish or dessert to share.

Along with the Annual Meeting of Members, we will be electing three board members. Nominations for these seats are needed and forms are included with this mailing. Please consider volunteering to run for a seat and helping the Association maintain our roads!

In addition to the election of directors, there will also several other items for Member's approval. One item will be the approval of minutes from last year's Members' Meeting. The third restated bylaws will also be presented for approval and we hope the proposed changes will improve the ability of the Association to carry out its duties with less distraction and at **less cost!** One of the biggest changes are changing the terms for directors to four years resulting in elections every other year reducing the amount of time the board currently spends holding elections and the associated cost (about \$2,000.00 per election). Another cost-saving change in the proposed Bylaws is the removal of the requirement for an annual audit. As far as this Board has been able to ascertain, an actual audit, while required, has never been done, primarily due to the cost. If we can find an auditor willing to take on such a small Association, we would be looking at a cost of anywhere from **\$5,000.00 to \$15,000.00!** If you add that cost to the cost for insurance and the cost of an election every year, there would be nothing left for road repairs! ***The Board urges all Members to approve the Bylaws!***

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We are also including a special assessment for Members to decide on. Under State law and in the performance of our duties as a Board, it is our job to inform the Members when our revenues are not sufficient to maintain the Association's assets, which has been the case for some time (probably since the inception of the Association). We want to assure each and every Member that we are not inferring that you have to approve the special assessment. What we are telling you is that without the special assessment, we cannot properly maintain the Association roads. That doesn't mean that you won't be able to get to your property, only that we will continue to do the best we can to maintain the roads in the best condition we can with the funds available and continue to make repairs and improvements when possible. In a perfect world, assessments would have been raised to adequate amounts years ago funding the paving of all roads over a 10- or 20-year period and we would now be collecting assessments that would maintain those paved roads by resealing and repaving as conditions warranted.

The good news though, is that for the past several years, your Board of Directors has been able to stem the spending we have experienced in the past for legal fees which has allowed us to build up the reserve account and also to be able to fund the major improvement project on Sand Canyon Road at Horseshoe Lane.

Unfortunately, the final issue that will be put to the Members to decide is a request to remove and replace a director. While this newsletter is not a proper forum to discuss the issues involved, please rest assured that the decision to put this question before the Member's was not taken lightly.

Please watch your mailbox, ballots will be mailed soon and to meet quorum requirements, it is imperative that ballots be returned. Failure to meet the quorum requirements means additional mailings and meetings, all at significant cost!

A reminder, our website, [www.mymva.org](http://www.mymva.org), has a wealth of information about the operation Association and is available for you to review at any time.

If you have any questions, comments or complaints please feel free to contact us!

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