

**TEHACHAPI VALLEY HEALTHCARE DISTRICT  
BOARD OF DIRECTORS MEETING  
Date: August 20, 2024, 10:00am  
Place: Tehachapi Valley Healthcare District Office  
116 W F Street  
Tehachapi, CA 93561**

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Meeting ID: 236 729 275 449

Passcode: Ep5Haq

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Phone Conference ID: 932 899 372#

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**AGENDA**

**I. CALL TO ORDER**

**II. FLAG SALUTE**

**III. PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA**

This time is reserved for persons to address the Board of Directors on matters not on the agenda over which the District has jurisdiction. Time is limited to 3 minutes per speaker. The Board of Directors can take no action on your presentation. Any person desiring to speak on an item on the agenda will be given an opportunity to do so prior to the Board of Directors acting on the item.

**IV. BOARD COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA**

**V. CONSENT AGENDA**

The following items are considered routine and non-controversial by District Staff and may be approved by one motion. If a member of the Board or audience wishes to comment or ask questions on an item, it will be moved to New Business or Reports.

Approval of Minutes

- |   |       |
|---|-------|
| 1. BOD Meeting Minutes 07/16/24                           | Tab 1 |
| 2. Receive and File, Finance Committee Minutes 07/10/24   | Tab 2 |
| 3. Receive and File, Strategic Committee Minutes 07/11/24 | Tab 3 |

**VI. OLD BUSINESS**

- |                                  |       |
|----------------------------------|-------|
| A. Hospital Solar Project Update | Tab 4 |
|----------------------------------|-------|

**VII. NEW BUSINESS**

- |  |       |
|--|-------|
| A. Resolution 24-10 Valley Strong Accounts Additions/Deletions | Tab 5 |
| B. Resolution 24-11 Bank of Sierra Account Additions/Deletions | Tab 6 |
| C. Resolution 24-12 LAIF Account Additions/Deletions           | Tab 7 |

**VII. REPORTS**

- |  |       |
|--|-------|
| A. Adventist Health Tehachapi Valley Update (Jenny Lavers) |       |
| B. TVHD CEO Report   | Tab 8 |

**VIII. CLOSED SESSION**

1. Real Property Negotiations:

- 115 West E Street, Tehachapi, CA 93561
- Negotiators: CEO/Legal Counsel
- Parties: TVHD, City of Tehachapi
- Under negotiation: Purchase

2. Real Property Negotiations:

- APN: 223-560-25-00-1; APN: 223-560-13-00-6; Magellan Drive, Tehachapi, CA 93561
- Negotiators: CEO/Legal Counsel
- Parties: TVHD/Pierce Prop LP
- Under negotiation: Purchase

3. Real Property Negotiations:

- APN: 223-560-05-00-3; Magellan Drive, Tehachapi, CA 93561
- Negotiators: CEO/Legal Counsel
- Parties: TVHD/Tower Assets LLC
- Under negotiation: Purchase

**IX. CLOSED SESSION REPORT**

**X. ADJOURNMENT**

**NOTICE TO THE PUBLIC**

**PUBLIC COMMENT PERIOD FOR REGULAR MEETINGS**

Members of the public may comment on any item on the agenda before the Board takes action on it. The public may also comment on items of interest to the public that is within the subject matter jurisdiction of the Board; provided, however, the Board may not take action on any item not appearing on the agenda unless the action is otherwise authorized by law. Any person addressing the Board will be limited to a maximum of three (3) minutes so that all interested parties have an opportunity to speak.

**COPIES OF PUBLIC RECORDS**

All writings, materials, and information provided to the Board for their consideration relating to any open session agenda item of the meeting are available for public inspection and copying during regular business hours at the Administration Office of the District at 116 W E St., Tehachapi, California.

**COMPLIANCE WITH ADA**

This agenda shall be made available upon request in alternative formats to persons with a disability, as required by the Americans with Disabilities Act of 1990 (42 U.S.C. § 12132) and the Ralph M. Brown Act (Cal. Gov't Cod. § 54954.2). Persons requesting a disability related modification or accommodation in order to participate in the meeting, should contact the Executive Office during regular business hours by phone at 661-750-4848, or in person at the District's Administrative Office at 116 W E St., Tehachapi, California.

TEHACHAPI VALLEY HEALTHCARE DISTRICT  
MINUTES OF THE BOARD OF DIRECTORS MEETING  
July 16, 2024, 10:00am  
116 West F Street, Tehachapi, CA 93561

**I. CALL TO ORDER**

President Nixon called the meeting to order at 10:00am.

**Directors Present:** Lydia Chaney, Carl Gehricke, Mike Nixon, BreAnne Patterson, Christine Sherrill

**Directors Absent:** None

**Others Present:** Peggy Mendiburu, CEO; Scott Nave, Legal Counsel; Pat Doody, The Loop, Julia Pence, Contractor

**II. FLAG SALUTE**

President Nixon led the flag salute.

**III. BOARD COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA**

None.

**IV. PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA**

No comments.

**V. CONSENT AGENDA**

A. Approval of Minutes

1. Board Meeting Minutes 06/18/24
2. Receive and File Finance Committee Minutes 06/12/24
3. Strategic Planning Minutes 05/16/24

**Consent agenda items approved. MSA: Gehricke/Chaney; 5-0**

**V. OLD BUSINESS**

A. Committee Appointments

President Nixon presented the following committee appointments: Finance – Nixon/Patterson; Strategic Planning – Chaney/Sherrill; Community Outreach – Chaney/Sherrill

**VI. NEW BUSINESS**

A. Finance Restructure

CEO Mendiburu brought recommendations forward to eliminate the Business Manager position and move to a contractor for finances for a savings of approximately \$65,000 and contractor summaries of current state of finances and hours to do the work. Director Gehricke commented that he does not like that only one person would be in the office and recommended a receptionist position. Director Sherrill commented that hiring is up to the CEO. The employee is being offered a six month severance for her years of service.

**MSA: Sherrill/Chaney; 4-0 Gehricke abstained.**

B. Resolution Setting the Place for Regular Meetings

CEO Mendiburu brought forward resolution setting the place for regular meetings to new address 116 W. F Street, Tehachapi, CA 93561. **MSA: Chaney/Patterson; 5-0**

C. Resolution Approving 2025 Budget

CEO Mendiburu brought forward 2025 budget for approval, which is a 7 percent decrease from 2024 at \$549,700 expenses and \$1M net revenue. **MSA: Chaney/Sherrill; 5-0**

**VII. REPORTS**

A. Adventist Health Tehachapi Valley Update (Jenny Lavers)

Jenny Lavers was not in attendance. Director Bre Patterson did comment that she has been promoted to Director of Clinical Operation for Kern County.

B. TVHD Report (Peggy Mendiburu)

Attached.

**VIII. CLOSED SESSION**

None

**X. CLOSED SESSION REPORT**

None

**XI. ADJOURNMENT**

President Nixon adjourned the meeting at 10:27am

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Lydia Chaney, Secretary  
August 20, 2024

TEHACHAPI VALLEY HEALTHCARE DISTRICT  
FINANCE COMMITTEE MINUTES  
July 10, 2024  
116 W F Street  
Tehachapi, CA 93561  
12:30 PM

**Board Members Present:** Carl Gehricke, Lydia Chaney

**Staff Present:** Peggy Mendiburu, CEO; Julia Pence, Contractor; Ryan Dalmas, Contractor (via Teams)

**Transcribed by:** Peggy Mendiburu

Approval: \_\_\_\_\_ Date: \_\_\_\_\_

**I. CALL TO ORDER**

Director Lydia Chaney called the Finance Committee Meeting to order at 12:30pm

**II. PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA**

None

**III. APPROVAL OF MINUTES**

June 12, 2024 minutes approved with correction of date of minutes. **MSA: Gericke/Chaney**

**IV. REPORTS**

A. Finance Reports

Committee reviewed finance report for June 2024 and where items should be reclassified to.

B. American Express

Committee reviewed American Express for June 2024.

C. Petty Cash

Reviewed June 2024 petty cash. Director Chaney commented on high cost of community garden.

**V. OLD BUSINESS**

A. 20111 W. Valley Blvd.

CEO Mendiburu getting quotes for painting. One physician group that leases has increased to a full day once per month.

**VI. NEW BUSINESS**

A. FY2025 Finance Budget Proposal

CEO Mendiburu provided FY 2025 budget proposal to bring to the full board. Discussed increasing Repairs and Maintenance to \$150,000, which Finance approved due to West Valley building and moving towards providing sponsorship and funds to more health-related causes. **MSA: Chaney/Gehricke 2025 budget proposal to Board.**

B. Finance Restructure

CEO Mendiburu brought recommendations forward to eliminate the Business Manager position and move to a contractor for finances for a

savings of approximately \$65,000 and contractor summaries of current state of finances and hours to do the work. Director Gehricke commented that he does not like that only one person would be in the office and recommended a receptionist position. **MSA: Chaney/Gehricke for recommendations to the Board.**

**VII.** BOARD COMMENTS ON BUSINESS NOT APPEARING ON THE AGENDA  
None.

**VIII.** **ADJOURNMENT**  
Meeting adjourned at 1:38pm.

TEHACHAPI VALLEY HEALTHCARE DISTRICT  
Strategic Planning Committee - Special  
July 11, 2024  
116 West F Street  
Tehachapi, CA 93561  
12:30pm

**Board Members Present:** Mike Nixon, Lydia Chaney

**Staff Present:** Peggy Mendiburu, CEO

**Guests:** None

**Transcribed by:** Peggy Mendiburu

Approval: \_\_\_\_\_ Date: \_\_\_\_\_

**I. CALL TO ORDER**

Mike Nixon called the meeting to order at 12:30pm

**II. PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA**

None

**III. APPROVAL OF MINUTES**

Approved May 16, 2024 Strategic minutes: **MSA: Chaney/Mendiburu**

**IV. NEW BUSINESS**

A. Finance Restructure

CEO Mendiburu brought recommendations forward to eliminate the Business Manager position and move to a contractor for finances for a savings of approximately \$65,000. Contractor summaries of current state of finances and hours to do the work are attached. The committee agreed to bring the restructure plan to the full Board.

**V. OLD BUSINESS**

A. 20111 West Valley Update

In the process of signage and lease campaign in newspapers for Tehachapi, Bakersfield, and Palmdale.

**VI. CEO Report (attached)**

Peggy brought forward the idea of a cell tower at the property at Capital Hills (close to Denny's). Director Nixon advised reaching out to FAA prior to researching.

**VII. BOARD COMMENTS ON BUSINESS NOT APPEARING ON THE AGENDA**

None.

**VIII. ADJOURNMENT**

Meeting adjourned at 12:47pm



**August 20, 2024**

**TO:** TVHD Board of Directors

**FR:** Peggy Mendiburu, CEO

**RE:** New Hospital – Solar Project

Attached you will find two layouts for Adventist Health's solar project. The 2022 layout was approved in 2023. The change with the 2024 layout is reducing GM A.2 by 18.5 percent. All other modules remain the same size.

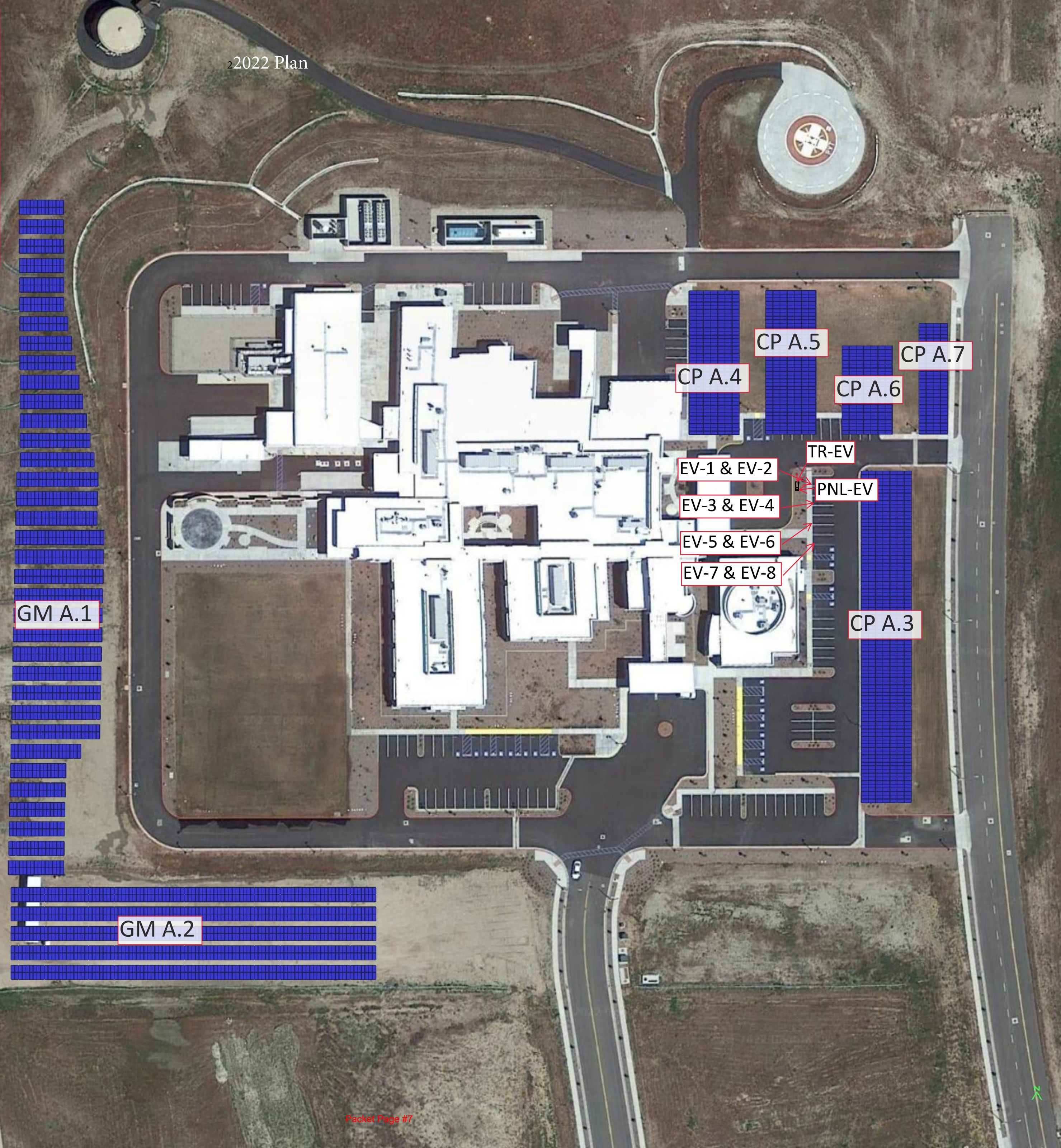
Adventist is estimating September/October 2024 for start of project.

This change does not require your approval; however, some of you requested an update.



AH - Tehachapi1100  
Magellan Dr. Ground Mount:  
910.4 kW  
Carports: 592.9  
kW  
Total: 1.50 MW

2022 Plan



2024 Plan

**GENERAL NOTES**

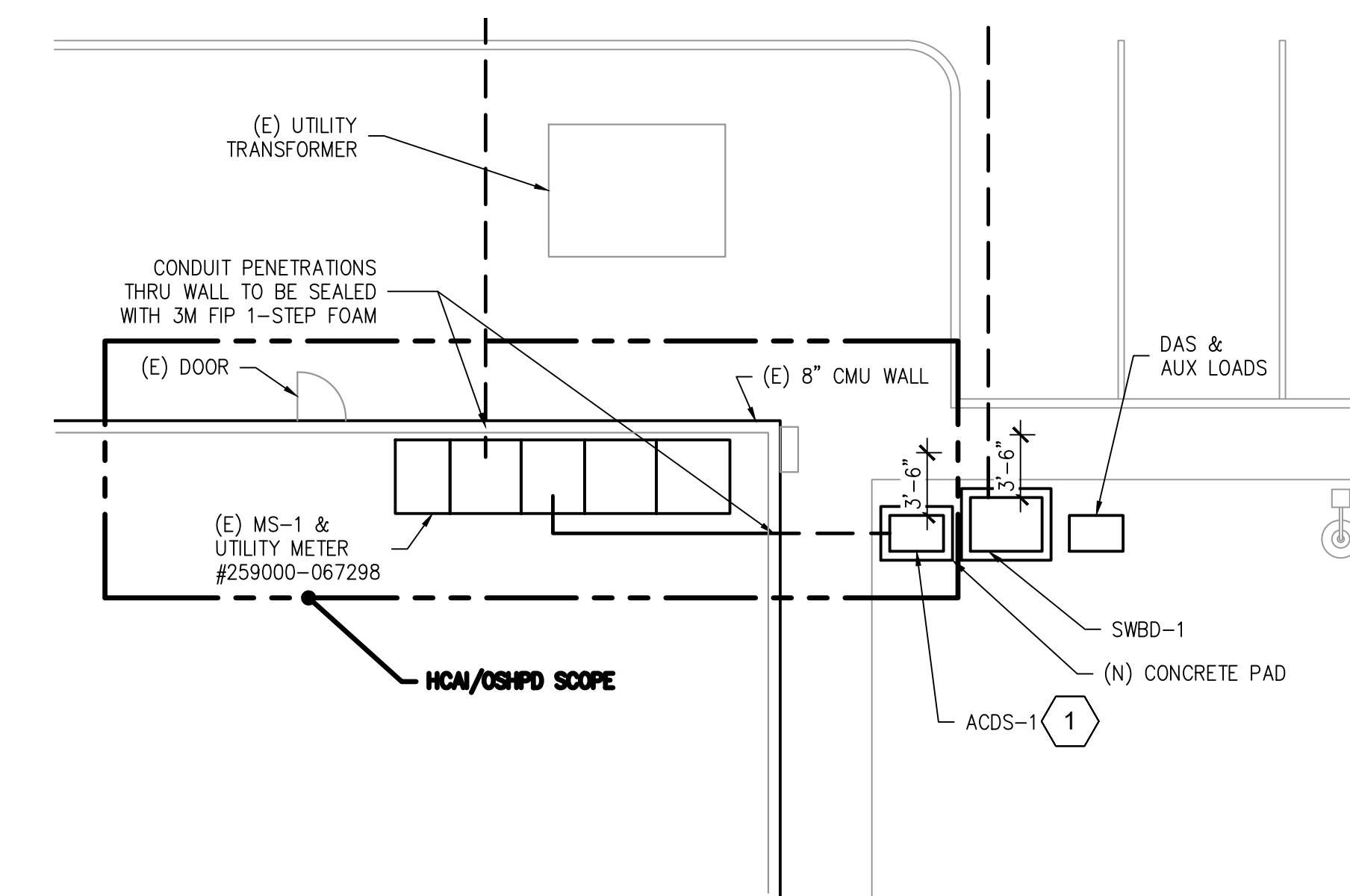
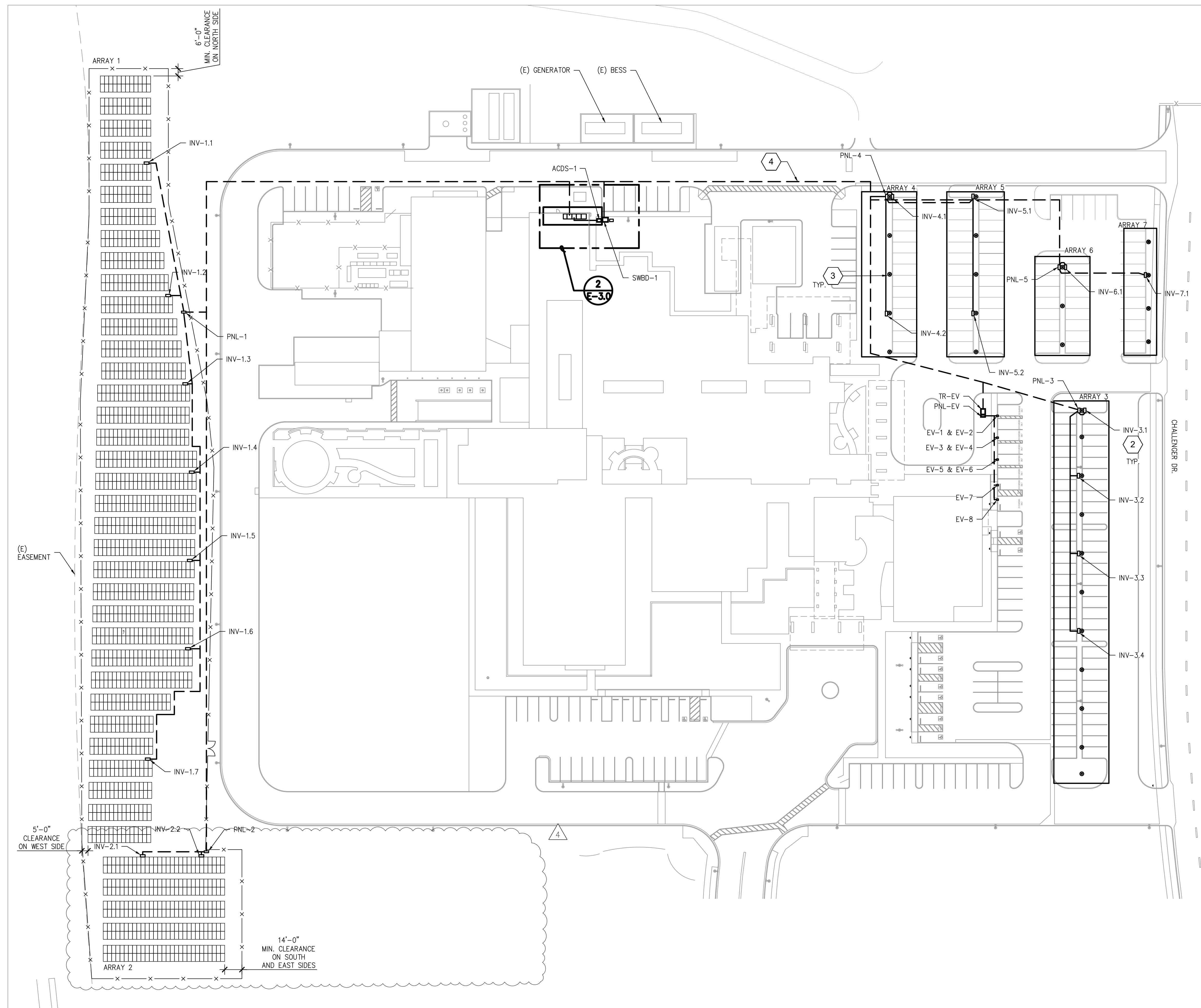
1. INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED NEC AND NESC CODES AND STANDARDS AND SHALL CONFORM WITH INDUSTRY BEST PRACTICES AND IEEE RECOMMENDATIONS. THE AHJ HAS FINAL JURISDICTIONAL AUTHORITY ON CODE APPLICATION AND COMPLIANCE.
2. ALL EQUIPMENT SHALL BE APPROVED BY OWNER.
3. ALL INVERTER WIRING AND GROUNDING METHODS SHALL CONFORM TO THE MANUFACTURER'S RECOMMENDED PRACTICES.
4. INSTALL PULL ROPES IN EMPTY CONDUITS. USE MONOFILAMENT PLASTIC LINE WITH NOT LESS THAN 200LB TENSILE STRENGTH. LEAVE AT LEAST 12" OF SLACK AT EACH END OF THE PULL WIRE.
5. WIRE SHALL BE INSTALLED IN APPROVED RACEWAYS FOR ITS INTENDED USE. ADEQUATELY STRAP AND SUPPORT ALL RACEWAYS. IN GENERAL, SUPPORT ALL CONDUIT WITHIN THREE (3) FEET OF OUTLET BOX, PANEL, OR ENCLOSURE, AND MAXIMUM TEN (10) FEET THEREAFTER. LFMC AND MC-PVC JACKETED CABLE WITHIN (1) FEET AND (4.5) FEET ADEQUATELY. RACEWAYS TO BE LISTED FOR WET LOCATIONS.
6. ALL EQUIPMENT SHALL BE LOCKABLE OR GUARDED AGAINST ACCESS BY UNQUALIFIED PERSONS.
7. NO CABLE TRAYS SHALL BE INSTALLED.
8. EXPOSED NON-CURRENT CARRYING METAL PARTS OF ALL EQUIPMENT AND ENCLOSURES SHALL BE GROUNDED IN ACCORDANCE WITH NEC 250.134 AND 250.136(A). GROUND INVERTER IN ACCORDANCE WITH LISTING.
9. NO PART OF THIS DRAWING OR SPECIFICATIONS IS INTENDED TO ALLOW A VIOLATION OF PHYSICAL WORKING SPACE REQUIREMENTS AROUND ELECTRICAL EQUIPMENT AS REQUIRED BY NEC 110.26.
10. ALL EQUIPMENT SHALL HAVE ARC FLASH WARNING LABELS WITH APPLICABLE INCIDENT ENERGY LEVELS, WORKING DISTANCES, AND REQUIRED PPE IN ACCORDANCE WITH NFPA 70E.
11. CONDUIT ROUTING IS DIAGRAMMATIC IN NATURE. EXACT ROUTING SHALL BE COORDINATED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND INTERFERENCES AND AVOIDING AS NECESSARY.
12. REFER TO SHEET(S) E-2.X FOR CONDUIT AND FEEDER SPECIFICATIONS  
REFER TO SHEET(S) E-7.X FOR ELECTRICAL DETAILS  
REFER TO SHEET(S) E-9.X FOR EQUIPMENT LABELING
13. PV MODULES ARE NOT SHOWN FOR CLARITY. REFER TO ELECTRICAL ARRANGEMENT SHEETS FOR WIRING DETAILS
14. PULL-BOX TRAFFIC RATINGS SHALL BE DETERMINED IN FIELD BY CONTRACTOR, AS APPLICABLE PER LOCATION

**KEYED NOTES:**

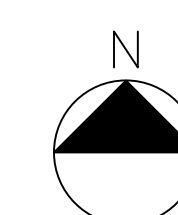
1. CONTRACTOR SHALL INSTALL UTILITY AC DISCONNECT WITHIN 10 FEET AND LINE OF SIGHT OF (E) UTILITY METER WHERE PRACTICABLE. ALTERNATIVE LOCATIONS MUST BE PROPOSED TO THE ENGINEER OF RECORD, AND WRITTEN UTILITY APPROVAL MUST BE OBTAINED PRIOR TO INSTALLATION OF THE DISCONNECT.
2. INVERTERS TO BE INSTALLED ON THE COLUMN ON CANOPY STRUCTURE AT THE MAX HEIGHT. TO LIMIT ACCESS TO UNAUTHORIZED PERSONNEL, MIN 8'-0" MOUNTING HEIGHT IS RECOMMENDED, OTHERWISE PROTECTING GUARD SHALL BE INSTALLED OVER INVERTER DISCONNECTING MEANS. SEE SHEET 1/E-7.0 AND INSTALLATION MANUAL FOR EXACT DIMENSIONS OF ACCESS, AND MOUNTING DETAILS.
3. INSTALL CONCRETE-ENCASED ELECTRODE IN ACCORDANCE WITH NEC 250.52(A)(3)(2) CONSISTING OF #4 AWG BARE COPPER AT LEAST 20 FEET LONG, OR INSTALL ONE OR MORE GROUND RODS, MIN TOTAL LENGTH 20 FEET IN ACCORDANCE WITH NEC 250.52(A)(3)(1); MIN ONE PER EACH SEPARATE CANOPY STRUCTURE AT THE CENTER COLUMN. REFERENCE DETAIL 5/E-7.0. ALL GND CONNECTIONS SHALL BE MADE USING UL LISTED IRREVERSIBLE COMPRESSION CONNECTOR OR EXOTHERMIC WELD PROCESS AS APPLICABLE. MECHANICAL GND CONNECTORS CAN BE APPROVED FOR AN ABOVEGROUND CONNECTIONS. CONTRACTOR TO VERIFY ELECTRODE RESISTANCE TO THE GROUND BY 3-POINT TESTING METHOD. THIS RESISTANCE SHALL NOT EXCEED 50. SUPPLEMENTARY ELECTRODES FOR ARRAY GROUNDING SHALL BE INSTALLED IN ACCORDANCE WITH NEC 250.54, 250.52 AND 690.47.
4. INSTALL (1) 1" COMMUNICATION CONDUIT BETWEEN CANOPIES UP TO THE "DAS ENCLOSURE", AND RUN ONE (1) 2" FROM "DAS ENCLOSURE" TO THE NEAREST IDF/MDF LOCATION OR POI, AS APPLICABLE PER FIELD CONDITION.

**LEGEND**

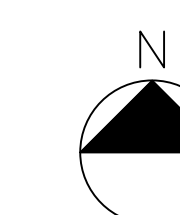
- UNDER GROUND FEEDER
- ABOVE GROUND FEEDER



1 ELECTRICAL SITE PLAN



2 ENLARGED POI LOCATION PLAN



AGENCY APPROVAL

CLIENT

**ADVENTIST HEALTH  
TEHACHAPI**

PROJECT LOCATION

1100 MAGELLAN DRIVE,  
TEHACHAPI,  
CA 93561

DESIGNER



500 12th ST., SUITE 300  
OAKLAND, CA 94607  
TEL: 415-735-9170

CONSULTANTS



1101 MARINA VILLAGE PARKWAY #100  
ALAMEDA, CA 94501 510.521.3773

ENGINEER STAMP



ISSUE

MARK	DATE	DESCRIPTION
-	11/3/22	FOR CLIENT REVIEW
-	11/28/22	90%
-	1/12/23	REVISED IA
-	3/13/23	REVISED IA
-	3/15/23	HCAI IEP
-	3/23/23	REVISED IA, MODULE SWAP
-	4/13/23	REVISED CANOPY LAYOUT
1	5/16/23	RESUBMITTAL
2	5/26/23	HCAI RESUBMITTAL
3	8/4/23	HCAI RESUBMITTAL
4	6/20/24	REDUCED SYSTEM SIZE

DRAWN BY: CW  
CHECKED BY: KD  
SCALE: AS NOTED

KEY PLAN

SHEET TITLE

**ELECTRICAL SITE  
PLAN**

SHEET NUMBER

**E-3.0**

C:\Users\Tritchard\Desktop - BLYMYER ENGINEERS\Desktop\BLYMYER\01 CAD\working\E-3.0 Tehachapi.dwg June 20, 2024 - 4:07PM Tritchard

RESOLUTION NO. 24-10

A RESOLUTION OF THE BOARD OF DIRECTORS OF TEHACHAPI VALLEY HEALTHCARE DISTRICT TO CHANGE THE AUTHORIZED SIGNATORY FOR THE DISTRICT BANK ACCOUNTS

Whereas, Tehachapi Valley Healthcare District, a public entity, has adopted an investment policy that authorizes the establishment of savings and checking accounts as well as certain investments in accordance with California law;

Whereas, the District has the following bank accounts: Checking 1005; Payroll Checking 1004; Money Market 1003; Savings 0001

Whereas, the District has these accounts with Valley Strong Credit Union;

Whereas, the District’s Chief Executive Officer are authorized to sign checks for payments incurred in the normal course of business or that have previously been approved by the Board, and all other checks require two signatures, including at least one Board member;

Whereas, the persons authorized for the District accounts requires updating based on the hiring of a new Chief Executive Officer and election of new members of the Board;

Whereas, the following persons are added and authorized to sign/execute and submit all the necessary papers, letters, agreements, documents, and writings to Valley Strong Credit Union as may be required for day-to-day transactions, operations, and correspondence:

<u>Name</u>	<u>Title</u>
Mike Nixon	Director
BreAnne Patterson	Director
Christine Sherrill	Director
Carl Gehricke	Director
Lydia Chaney	Director
Peggy Mendiburu	Chief Executive Officer

Whereas, the following persons be added and hereby are authorized to sign/execute and submit all the necessary papers, letters, agreements, documents, and writings to Valley Strong Credit Union as may be required for day-to-day transactions, operations, and correspondence:

<u>Name</u>	<u>Title</u>
Mike Nixon	Director
BreAnne Patterson	Director
Christine Sherrill	Director
Carl Gehricke	Director
Lydia Chaney	Director
Peggy Mendiburu	Chief Executive Officer

Whereas, the following persons are no longer with the District and are to be removed from the District' bank and Valley Strong Credit Union accounts:

Lisa Hughes  
Duane Moats  
Bill Steele

Now, therefore, be it resolved that the Board of Directors approves the above individuals to be added to the authorized persons listed for all District bank accounts, and authorizes the Chief Executive Officer to take all necessary actions to update the authorized signatories.

Passed, approved, and adopted on the 20<sup>th</sup> day of August, 2024.

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Mike Nixon, President

ATTEST

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Lydia Chaney, Secretary

RESOLUTION NO. 24-11

A RESOLUTION OF THE BOARD OF DIRECTORS OF TEHACHAPI VALLEY HEALTHCARE DISTRICT TO CHANGE THE AUTHORIZED SIGNATORY FOR THE DISTRICT BANK ACCOUNTS

Whereas, Tehachapi Valley Healthcare District, a public entity, has adopted an investment policy that authorizes the establishment of savings and checking accounts as well as certain investments in accordance with California law;

Whereas, the District has the following bank accounts:  
Checking 8569

Whereas, the District has these accounts with Bank of Sierra;

Whereas, the District’s Chief Executive Officer are authorized to sign checks for payments incurred in the normal course of business or that have previously been approved by the Board, and all other checks require two signatures, including at least one Board member;

Whereas, the persons authorized for the District accounts requires updating based on the hiring of a new Chief Executive Officer and election of new members of the Board;

Whereas, the following persons are added and authorized to sign/execute and submit all the necessary papers, letters, agreements, documents, and writings to Bank of Sierra as may be required for day-to-day transactions, operations, and correspondence:

<u>Name</u>	<u>Title</u>
Mike Nixon	Director
BreAnne Patterson	Director
Christine Sherrill	Director
Carl Gehricke	Director
Lydia Chaney	Director
Peggy Mendiburu	Chief Executive Officer

Whereas, the following persons be added and hereby are authorized to sign/execute and submit all the necessary papers, letters, agreements, documents, and writings to Bank of Sierra as may be required for day-to-day transactions, operations, and correspondence:

<u>Name</u>	<u>Title</u>
Mike Nixon	Director
BreAnne Patterson	Director
Christine Sherrill	Director
Carl Gehricke	Director
Lydia Chaney	Director
Peggy Mendiburu	Chief Executive Officer

Whereas, the following persons are no longer with the District and are to be removed from the District' bank and Bank of Sierra accounts:

Lisa Hughes  
Duane Moats  
Bill Steele

Now, therefore, be it resolved that the Board of Directors approves the above individuals to be added to the authorized persons listed for all District bank accounts, and authorizes the Chief Executive Officer to take all necessary actions to update the authorized signatories.

Passed, approved, and adopted on the 20<sup>th</sup> day of August, 2024.

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Mike Nixon, President

ATTEST

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Lydia Chaney, Secretary

RESOLUTION NO. 24-12

A RESOLUTION OF THE BOARD OF DIRECTORS OF TEHACHAPI VALLEY HEALTHCARE DISTRICT TO CHANGE THE AUTHORIZED SIGNATORY FOR THE DISTRICT BANK ACCOUNTS

Whereas, Tehachapi Valley Healthcare District, a public entity, has adopted an investment policy that authorizes the establishment of savings and checking accounts as well as certain investments in accordance with California law;

Whereas, the District has the following bank account:  
003

Whereas, the District has these accounts with LAIF;

Whereas, the District’s Chief Executive Officer are authorized to sign checks for payments incurred in the normal course of business or that have previously been approved by the Board, and all other checks require two signatures, including at least one Board member;

Whereas, the persons authorized for the District accounts requires updating based on the hiring of a new Chief Executive Officer and election of new members of the Board;

Whereas, the following persons are added and authorized to sign/execute and submit all the necessary papers, letters, agreements, documents, and writings to LAIF as may be required for day-to-day transactions, operations, and correspondence:

<u>Name</u>	<u>Title</u>
Mike Nixon	Director
BreAnne Patterson	Director
Christine Sherrill	Director
Carl Gehricke	Director
Lydia Chaney	Director
Peggy Mendiburu	Chief Executive Officer

Whereas, the following persons be added and hereby are authorized to sign/execute and submit all the necessary papers, letters, agreements, documents, and writings to LAIF as may be required for day-to-day transactions, operations, and correspondence:

<u>Name</u>	<u>Title</u>
Mike Nixon	Director
BreAnne Patterson	Director
Christine Sherrill	Director
Carl Gehricke	Director
Lydia Chaney	Director
Peggy Mendiburu	Chief Executive Officer

Whereas, the following persons are no longer with the District and are to be removed from the District' bank and LAIF accounts:

Lisa Hughes  
Duane Moats  
Bill Steele

Now, therefore, be it resolved that the Board of Directors approves the above individuals to be added to the authorized persons listed for all District bank accounts, and authorizes the Chief Executive Officer to take all necessary actions to update the authorized signatories.

Passed, approved, and adopted on the 20<sup>th</sup> day of August, 2024.

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Mike Nixon, President

ATTEST

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Lydia Chaney, Secretary



**TVHD CEO REPORT**  
**Peggy Mendiburu**  
**August 2024**

**District Finances July 2024**

- July 2024 financials attached. Funds in: \$82,764 and funds out: \$37,176 for net of \$45,588
- Julia and I are working with JWT & Associates on the 2023/2024 FY Audit.
- Bank resolutions are on this agenda, and I will have new agreements for all bank accounts that will require director signatures.

**District Administration Update**

- The Guild insulation project starts this Monday, August 19, 2024. Cost is \$16K.
- I am having all the properties owned by the District on E and F street appraised. Completion is in four weeks.
- I will be on vacation the week of 08/26 to 08/30. The phones are forwarded to my cell and Julia will be coming in on Tuesday and Thursday for a few hours each day. Mike Nixon and Julia have keys to the office.

# Finance Committee Report (Revised)

TVHD

July 2024



Prepared by

**Julia Pence, Bookkeeper**

Prepared on

**August 15, 2024**

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# Profit and Loss

July 2024

	<b>Total</b>
<b>REVENUE</b>	
5700-230 Rental Income	2,650.00
5790-100 Bad Debt Recovery	120.00
<b>Total Revenue</b>	<b>2,770.00</b>
<b>GROSS PROFIT</b>	
<b>2,770.00</b>	
<b>EXPENDITURES</b>	
8610-100 Dir/Mgr/Sup	12,313.00
8610-160 FICA	994.56
8610-171 Payroll Billing	444.27
8610-175 Grp Health Ins	7,087.35
8610-176 Health Insurance - Active Dir	299.98
8610-210 Consulting	720.00
8610-215 Legal	1,500.00
8610-345 Office Supplies	846.90
8610-375 Postage	45.18
8610-380 IT	2,372.66
8610-386 Advertising	126.00
8610-390 Repairs & Maintenance	1,885.98
8610-400 Security	92.95
8610-550 Trustee Stipends	800.00
8610-700 Utilities	946.42
8610-735 Phone	854.54
8610-805 Insurance - Other	5,631.81
8610-815 Dues & Subscriptions	125.72
8610-835 TVHD Comm Outreach	74.06
8610-900 Bank Fees	15.00
<b>Total Expenditures</b>	<b>37,176.38</b>
<b>NET OPERATING REVENUE</b>	
<b>-34,406.38</b>	
<b>OTHER REVENUE</b>	
9060-111 Interest Income	79,994.34
9400-089 Non-Oper Revenue Other	75,000.00
<b>Total Other Revenue</b>	<b>154,994.34</b>
<b>OTHER EXPENDITURES</b>	
8811-900 New Hospital Depreciation	214,374.50
8811-901 DEPRECIATION W. VALLEY BLVD	1,988.91
8811-903 Depreciation Guild Roof	184.37
8811-904 Depreciation Flooring - F Street	46.11
8811-905 Depreciation - Community Garden	32.09
8811-906 Depreciation - IT Equipment	108.98
<b>Total Other Expenditures</b>	<b>216,734.96</b>

	Total
NET OTHER REVENUE	-61,740.62
NET REVENUE	\$ -96,147.00

# Balance Sheet

As of July 31, 2024

	<b>Total</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
1001-011 Valley Strong	94,624.71
1002-011 Valley Strong Payroll	35,791.51
1005-012 Valley Strong Money Mkt	4,286,808.74
1007-013 Petty Cash Change Fund	424.86
1008-012 LAIF	5,719,879.81
1008-013 Valley Strong Savings	8,692.46
1008-014 Bank of Sierra - 8569	224,572.89
<b>Total Bank Accounts</b>	<b>10,370,794.98</b>
<b>Accounts Receivable</b>	
1020-000 Patient / Insurance Receivables	21,932.35
<b>Total Accounts Receivable</b>	<b>21,932.35</b>
<b>Other Current Assets</b>	
1041-000 Bad Debt - UNCOLL ALLOW	-21,932.35
1064-222 Other Receivables - Property Tax	29,186.59
1069-003 Receivable - IGT	568,538.57
1101-035 Prepaid Expense - Insurance	38,480.47
<b>Total Other Current Assets</b>	<b>614,273.28</b>
<b>Total Current Assets</b>	<b>11,007,000.61</b>
<b>Fixed Assets</b>	
1200-042 Land	101,926.63
1200-043 Land - New Hospital	2,125,484.88
1200-044 Land - F Street	52,800.00
1211-045 Land Improvements	163,939.14
1221-046 Building - Hospital	102,117,059.44
1221-050 Building - Valley Blvd	954,550.06
1225-049 Building Improvements - Equipment	1,005,951.74
1240-000 Capitalized Software Cost	6,539.79
1291-045 Accum Depr - Land Improvements	-102,044.48
1291-046 Accum Depr - Building	-7,955.63
1291-047 Accum Depr - Bldg Improv	-14,559,838.73
1291-048 Accum Depr - New IT System	-544.90
<b>Total Fixed Assets</b>	<b>91,857,867.94</b>
<b>Other Assets</b>	
1510-530 Bond C	55.83
1510-535 Bond C Cost	364,569.46
1510-550 Restricted Bond Fund	58,940.19
1510-576 Bond Funds 2009-Series 2013-42189	0.45

	<b>Total</b>
1510-586 Refunding Bond Fund 2013 Proj	906,640.33
1510-590 County Funds #42191 2006 Bond	131,034.89
1510-591 County Funds Bond Elec 2009, S2013	2,134,328.61
1600-001 Loss on 2013-2021 Refin	2,639,519.49
1610-001 Accumulated Amort - Loss 2013-2021 Ref	-190,687.72
County Funds Current Offset	-2,428,633.33
Reclass to Current	2,428,633.33
<b>Total Other Assets</b>	<b>6,044,401.53</b>
<b>TOTAL ASSETS</b>	<b>\$108,909,270.08</b>

## LIABILITIES AND EQUITY

### Liabilities

#### Current Liabilities

##### Accounts Payable

2021-590 Accounts Payable (A/P)	9,149.52
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<b>Total Accounts Payable</b>	<b>9,149.52</b>
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##### Credit Cards

2310-110 American Express	42.16
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<b>Total Credit Cards</b>	<b>42.16</b>
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#### Other Current Liabilities

2032-630 Accrued PTO	13,772.14
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2039-750 Accrued Supp Life Insurance	-159.20
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2041-780 Other Accrued Exp - Interest Payable	318,633.33
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2041-781 Other Accrued Exp - Acc Interest Pay	2,943,726.95
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2046-810 Other Accrued Exp - Audit Fees	34,999.92
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2091-150 Inter Co Payable - Due to SJ/AH	21,003,398.00
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2103-000 Deferred Income - Other	-3,349,468.49
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2131-000 Deferred Interest	-665,477.00
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2131-100 Deferred Amortization	606,030.00
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2250-000 GO Bonds - 2004 Series A	374,987.70
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2251-000 GO Bonds - 2006 Series B	1,009,990.75
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2252-000 GO Bonds - 2009 Series C	685,000.00
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2260-100 Less Current Rent	900,000.00
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<b>Total Other Current Liabilities</b>	<b>23,875,434.10</b>
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<b>Total Current Liabilities</b>	<b>23,884,625.78</b>
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#### Long-Term Liabilities

1390-002 Bond Iss Costs - Bond Premium 2022	15,311.00
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1390-003 Bond Premium - 2004	13,677.00
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1390-005 Bond Premium - 2006	104,109.00
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1390-007 Refunding Bond Premium 2013	39,925.00
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2253-000 Refunding Bonds Payable 2013	2,645,000.00
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2254-000 GO Bonds Payable - 2009, Series 2013	52,070,000.00
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2259-000 Current Portion of Long Term Liability	2,110,000.00
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	<b>Total</b>
<b>Total Long-Term Liabilities</b>	<b>56,998,022.00</b>
<b>Total Liabilities</b>	<b>80,882,647.78</b>
<b>Equity</b>	
Invested in Capital Assets	38,473,826.29
Restricted Net Position	3,916,288.64
Retained Earnings	-14,267,345.63
Net Revenue	-96,147.00
<b>Total Equity</b>	<b>28,026,622.30</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$108,909,270.08</b>



# A/R Aging Detail

As of July 31, 2024

Date	Transaction Type	Num	Customer	Due Date	Amount	Open Balance
<b>31 - 60 days past due</b>						
05/08/2024	Pledge	5/2024 RW	604156-WILEY	06/07/2024	1,252.77	1,152.77
05/08/2024	Pledge	5/2024 DA	706644-AGUILAR	06/07/2024	1,305.44	1,305.44
05/08/2024	Pledge	5/2024 SW	619752-WIMMER	06/07/2024	1,602.38	1,542.38
05/08/2024	Pledge	5/2024 AC	665900-ANDERSON	06/07/2024	2,372.79	2,372.79
05/08/2024	Pledge	5/2024 CW	607533- WATERWORTH	06/07/2024	3,522.61	3,522.61
05/08/2024	Pledge	5/2024 SU	609191-URSUA	06/07/2024	4,200.06	4,125.06
05/08/2024	Pledge	5/2024 LY	612093-YOUNG	06/07/2024	7,961.30	7,911.30
<b>Total for 31 - 60 days past due</b>					<b>\$22,217.35</b>	<b>\$21,932.35</b>
<b>TOTAL</b>					<b>\$22,217.35</b>	<b>\$21,932.35</b>

# A/P Aging Detail

As of July 31, 2024

Date	Transaction Type	Num	Vendor	Due Date	Past Due	Amount	Open Balance
<b>61 - 90 days past due</b>							
05/29/2024	Bill	10012024	TEHACHAPI POLICE FOUNDATION	05/29/2024	78	100.00	100.00
<b>Total for 61 - 90 days past due</b>						<b>\$100.00</b>	<b>\$100.00</b>
<b>1 - 30 days past due</b>							
06/17/2024	Bill	340429	WITT'S	07/17/2024	29	340.67	319.07
06/25/2024	Bill	345156	WITT'S	07/25/2024	21	59.62	59.62
07/28/2024	Bill	61001-JULY24	AMEX	07/28/2024	18	1,941.34	1,941.34
<b>Total for 1 - 30 days past due</b>						<b>\$2,341.63</b>	<b>\$2,320.03</b>
<b>Current</b>							
07/01/2024	Bill	0D1F94830039	STREAMLINE	07/31/2024	15	126.00	126.00
07/13/2024	Bill	686977368060	UNITED HEALTHCARE	08/01/2024	14	3,555.16	3,555.16
07/13/2024	Bill	301445992	HUMANA INSURANCE CO.	08/01/2024	14	524.96	524.96
07/15/2024	Bill	2725	GOLDEN HILLS IT	08/01/2024	14	1,921.70	1,921.70
07/23/2024	Bill	700871380649	SOUTHERN CALIF EDISON	08/12/2024	3	474.54	474.54
07/28/2024	Bill	100065259	AXION COMMUNICATIONS	08/27/2024	-12	127.13	127.13
<b>Total for Current</b>						<b>\$6,729.49</b>	<b>\$6,729.49</b>
<b>TOTAL</b>						<b>\$9,171.12</b>	<b>\$9,149.52</b>