

**TEHACHAPI VALLEY HEALTHCARE DISTRICT  
MINUTES OF THE BOARD OF DIRECTORS MEETING  
August 20, 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**

Director Gehricke was at the hospital and spoke with an imaging technician regarding outside pathway that is fifty feet to the imaging pavilion. Staff and patients have to walk in the snow, rain, and wind, which is dangerous. Staff have fallen due to ice and it is very uncomfortable for patients. CEO Mendiburu commented that a private donation was given to Adventist to complete the wall but due to prevailing wage, it does not cover all the cost. **Peggy to find out cost to complete wall.**

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

No comments.

**V. CONSENT AGENDA**

A. Approval of Minutes

1. Board Meeting Minutes 07/16/24
2. Receive and File Finance Committee Minutes 07/10/24
3. Strategic Planning Minutes 07/11/24

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

**V. OLD BUSINESS**

A. Hospital Solar Project

CEO Mendiburu provided an update on behalf of Adventist on the slight change to the solar project from the 2022 layout. The 2024 layout reduces GM A.2 by 18.5 percent with all other modules remaining the same. Adventist is estimating September/October 2024 to begin project. No vote is necessary as the change is slight.

**VI. NEW BUSINESS**

A. Resolution 24-10 Valley Strong Account Additions/Deletions

CEO Mendiburu reported the need to remove staff and former directors and add new directors to all bank accounts. **Approved VI.A, VI.B, VI C; MSA: Patterson/Gehricke; 5-0**

B. Resolution 24-11 Bank of Sierra Account Additions/Deletions

CEO Mendiburu reported the need to remove staff and former directors and add new directors to all bank accounts. **Approved VI.A, VI.B, VI C; MSA: Patterson/Gehricke; 5-0**

C. Resolution 24-12 LAIF Account Additions/Deletions

CEO Mendiburu reported the need to remove staff and former directors and add new directors to all bank accounts. **Approved VI.A, VI.B, VI C; MSA: Patterson/Gehricke; 5-0**

**VII. REPORTS**

A. Adventist Health Tehachapi Valley Update (Jenny Lavers)

Jenny Lavers reported that Adventist's plans are to grow physician education around residency and has received a \$3M grant to start the residency program. We are recruiting residents and people to immerse into our communities around primary care and internal medicine.

B. TVHD Report (Peggy Mendiburu)

Attached. Ms. Doody inquired about election. Ms. Mendiburu responded that no one ran against current directors, so a election is not needed.

**VIII. CLOSED SESSION**

A. Real Property Negotiations:

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

B. Real Property Negotiations:

- APN 223-560-25-00-01; APN 223-560-13-00-6; Magellan Drive, Tehachapi, CA 93561
- Negotiators: CEO/Legal Counsel – Parties: TVHD, Pierce Prop LP
- Under negotiations: Purchase

C. 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

**X. CLOSED SESSION REPORT**

Counsel Nave reported that the Board, CEO, and Counsel discussed property negotiations for 115 West E Street, APN 223-560-25-00-01, APN 223560-13-00-6, and 223-560-05-00-3. No action was taken and no other items discussed.

**XI. ADJOURNMENT**

President Nixon adjourned the meeting at 11:00am

  
Lydia Chaney, Secretary  
September 17, 2024