TEHACHAPI VALLEY HEALTHCARE DISTRICT

BOARD OF DIRECTORS MEETING
Date: Tuesday, July 21, 2026 10:00am
Place: Tehachapi Valley Healthcare District Office
48771 West Valley Blvd, Tehachapi, CA 93561
Tehachapi, CA 93561

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Meeting ID: 237079019682
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AGENDA

I. CALL TO ORDER

II. FLAG SALUTE (10:30am)

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. 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 June 16, 2026 — Tab 1
2. BOD Meeting Minutes Special July 07, 2026 — Tab 2

V. REPORTS

A. Adventist Health Tehachapi Valley Update (Jenny Lavers
B. Finance Report (Peggy Mendiburu) — Tab 3
C. CEO Report (Peggy Mendiburu) — Tab 4

VI. NEW BUSINESS

A. Resolution Approving Payoff of Remainder Balance of bond No. TEHA313GORB in the amount of $940,000with District Funds — Tab 5

B. Termination of Lease with Adventist Health Medical Center 116 West F Street, Tehachapi, CA 93561 — Tab 6

POSTED: July 15, 2026
By: P. Mendiburu

C. 2026-2027 Budget (receive and file) Tab 7

VII. OLD BUSINESS

None

VIII. BOARD COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

IX. CLOSED SESSION

1. Existing Litigation: Gonzalez v. Tehachapi Valley Healthcare District

X. CLOSED SESSION REPORT

XI. 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.

POSTED: July 15, 2026
By: P. Mendiburu

TEHACHAPI VALLEY HEALTHCARE DISTRICT
BOARD OF DIRECTORS MEETING
MINUTES

Tuesday, June 16, 2026 — 10:00 a.m.
Tehachapi Valley Healthcare District Office
48771 West Valley Blvd, Tehachapi, CA 93561

(Also held via Microsoft Teams)

ATTENDANCE

Directors Present: Christine Sherrill, Carl Guilford, Dwight Dreyer, Lydia Chaney, Bre Patterson

Staff Present: Peggy Mendiburu, CEO; Scott Nave, Legal Counsel, Marilyn Morphis

Also Present: Jenny Lavers, Adventist Health Tehachapi Valley; Pat Doody; Sandy Chavez; Cory Torres, Tehachapi Valley Recreation & Park District, Carolyn Corporon

I. CALL TO ORDER

The meeting was called to order at 10:08 a.m. by President Chaney

II. FLAG SALUTE

The Pledge of Allegiance was led by President Chaney

III. PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

There were no public comments.

IV. CONSENT AGENDA

Approval of Minutes

- Board of Directors Meeting Minutes, May 19, 2026

  ACTION: Motion by Director Carl to approve the Consent Agenda as presented; seconded by Director Dwight. Motion carried. All ayes.

V. REPORTS

A. Adventist Health Tehachapi Valley Update (Jenny Lavers)

- Ms. Lavers shared CMS star rating for Adventist Health Tehachapi is five stars. Only 17 hospitals nationally received this rating.

B. Finance Report (Peggy Mendiburu)

- CEO Mendiburu presented the Finance Report for May (attached)..

C. CEO Report (Peggy Mendiburu) — Tab 3

- CEO Mendiburu presented the CEO Report (attached).

VI. NEW BUSINESS

A. Resolution Calling for Consolidation with the 2026 Election

- The Board considered a resolution calling for consolidation of the District election with the 2026 general election.

ACTION: Motion by Director Sherrill to adopt the Resolution; seconded by Director Dreyer; Motion carried and the Resolution was adopted. All ayes.

B. Tehachapi Valley Recreation & Park District Request for Grant for Pool Repairs

- Corey Torres presented the request. The pool has a leak and two failed skimmers, resulting in a loss of approximately 11,000 gallons of water per day. The City currently pays the water bill.
- The pool heater has also failed. The existing heater dates to 2005 (approximately 20 years old). Staff hopes to have the pool reopened by Wednesday.
- The facility supports swim lessons, water aerobics, and adventure camp programming. The requested funds represent the amount budgeted, though costs have exceeded that estimate; the request was framed as a community partnership.

Board and public discussion:

- Director Sherrill noted heater replacement could run upwards of $100,000.
- Director Lydia stated the community has grown, with more families; she referenced the prior bond effort and said it is important to get started on a new pool. She noted the pool operates at a loss each year and asked Corey on ways to involve the community and other entities in the possibility of building a new pool.
- Director Carl stated the pool needs major work and that he would personally like to see a major overhaul at the location including therapy and hot tub features. He noted it is the only pool in the community, said continued "band-aiding" is not a solution, and indicated a willingness to donate $1 million toward a new facility.
- Cory noted humidity issues at the facility; the building is well maintained but old, with roughly $200,000 in needs. He discussed the possibility of a new facility with additional pool capacity.
- Sandy Chavez thanked the Board, and recounted the history of ongoing pool problems (heater, pump, heater again), and noted the facility serves elderly community members. She stated it is time to start and thanked the Board for stepping up.

ACTION: Motion by Director Guilford to approve the grant request in the amount of $20,178 for current repairs; seconded by Director Chaney. Director Dwight recused. Motion carried; 4-0

C. Stallion Springs CSD Request for Grant — Two Philips Defibrillators, $3,000

- CEO Mendiburu reported that Stallion Springs Community Services District requested a grant for two Philips AEDs in the amount of $3,000. It was noted that Stallion Springs residents are District constituents and the request falls within the District's purview. Director Dwight spoke in support, calling it a good idea.

ACTION: Motion by Director Dreyer to approve the $3,000 grant for two Philips defibrillators; seconded by Director Patterson. Motion carried; all ayes. 5-0

VII. BOARD COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

- Director Carl commented on the walkway at the new hospital. CEO Mendiburu responded that no updates have been provided on start date.

VIII. CLOSED SESSION

The Board adjourned to Closed Session at 10:38 a.m. to discuss:

- Potential Litigation: Gonzalez v. Tehachapi Valley Healthcare District

The Board reconvened in Open Session at 10:45 a.m.

IX. CLOSED SESSION REPORT

Legal counsel provided a status update to the Board. No reportable action was taken.

X. OLD BUSINESS

A. Strategic Planning Session

The Board held a strategic planning discussion regarding use of District facilities, focused on the auditorium and office space. Points raised included:

- One therapist is currently working in the facility.
- GTEDC is currently utilizing the auditorium for their monthly meetings.
- Availability is currently limited to business hours when staff are present.
- Director Patterson emphasized that any facility use should align with the District's mission and values and asked whether there is greater benefit in the auditorium space as-is versus restructuring it into additional office space and retaining a portion for District use.
- Director Dreyer suggested community health lectures and classes — for example, a lecture series on diabetes, and a physician assistant who is well qualified to lecture on skin cancer — as uses that fit the District's mission.
- Legal counsel recommended the District scope and adopt a facility use policy that is non-discriminatory; establishes purpose, available times, fees, insurance, and indemnification (already part of the license agreement); and is published on the District website. All users must be treated equally. Counsel advised against evening events.
- Sponsorship opportunities were discussed.
- Director Sherrill raised the question of security needs and how much cost the District wants to incur and noted this is a two-year plan.
- Consensus emerged that the space is not intended for events and that event use does not align with the District's mission.
- Public participant Carolyn Corporon discussed strategic planning around District assets, including a dedicated senior and resource hub, urgent care, and a location in California City. She also raised a mobile bus, and the role of arts and culture in health and wellness, noting that introducing art into the environment contributes to well-being.

- Director Carolyn further suggested lectures and small concerts, and noted the space would be a good venue for fundraisers, as well as exercise and meal programming.
- CEO Mendiburu responded on the inability for an urgent care due to a non-compete with Adventist; Adventist will be putting a clinic bus on the side of the current property.
- Director Dreyer discussed fundraising, referencing an article on high-net-worth individuals in California directing assets to charity.

No action taken — discussion only.

XI. ADJOURNMENT

There being no further business, the meeting was adjourned at 11:19 a.m.

Respectfully submitted,

____

Christine Sherrill, Board Secretary

TEHACHAPI VALLEY HEALTHCARE DISTRICT
BOARD OF DIRECTORS MEETING — SPECIAL
MINUTES

Tuesday, July 6, 2026 — 12:00 p.m.
Tehachapi Valley Healthcare District Office
48771 West Valley Blvd, Tehachapi, CA 93561
Director Patterson attended from:
740 Bailey Avenue, Petaluma, CA 94952
(Also held via Microsoft Teams)

ATTENDANCE

Directors Present: Lydia Chaney, Christine Sherrill, Carl Guilford, Dwight Dreyer, Bre Patterson (teleconference)

Staff Present: Peggy Mendiburu, CEO; Scott Nave, Legal Counsel (teleconference)

Also Present: None

I. CALL TO ORDER

The Special Meeting was called to order at 12:00pm by President Chaney

II. FLAG SALUTE

The Pledge of Allegiance was led by President Chaney

III. NEW BUSINESS

A. Resolution Calling for Consolidation with the 2026 Election

- The Board considered a resolution calling for consolidation of the District's General Election with the November 3, 2026 statewide general election, for the purpose of electing three (3) members of the Board of Directors, with the Kern County Elections Office conducting the election under the Uniform District Election Law.
- The resolution further provides that the District shall pay for candidate statements not exceeding 250 words upon timely submission, shall reimburse the County in full for services performed.

  ACTION: Motion by Director Dreyer to adopt the Resolution; seconded by Director Sherrill. Motion carried. 5-0

IV. BOARD COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

- No Board comments.

V. ADJOURNMENT

There being no further business, the meeting was adjourned at 12:02pm.

Respectfully submitted,

____

Christine Sherrill, Board Secretary

Tehachapi Valley Healthcare District

Finance Summary

For the Period Ended June 30, 2026

Executive Summary

This report summarizes the financial position and operating results of the Tehachapi Valley Healthcare District (TVHD) for the month ended June 30, 2026, and for fiscal year-to-date (July 1, 2025 through June 30, 2026). The District remains well-capitalized with strong liquidity. For the month of June, the District recorded a net loss, as monthly operating expenses and non-cash depreciation exceeded the rental income, interest, and property tax revenue received during the month. Kern County property tax receipts were substantially lower than in prior months, reflecting the timing of the District's semi-annual apportionments. On a fiscal year-to-date basis, operations continue to reflect a net loss, driven largely by non-cash depreciation on the hospital and related facilities.

Key Highlights

- Total Assets: $105.86 million
- Cash & Cash Equivalents: $10.57 million across bank, money market, and LAIF accounts
- Total Equity: $27.37 million
- June Net Loss: ($157,832.83)
- FY Year-to-Date Net Loss: ($679,905.89)
- Accounts Payable: $6,860.33

Assets

Category	Amount
Bank Accounts (Operating, Payroll, Money Mkt, LAIF)	$10,567,922.02
Accounts Receivable	$0.00
Other Current Assets (Prepaids, Property Tax Rcv, etc.)	$268,504.36
Total Current Assets	**$10,836,426.38**
Fixed Assets (Net of Depreciation)	$88,975,723.19
Other Assets (Bond Funds, Refinancing Loss, etc.)	$6,047,756.18
TOTAL ASSETS	**$105,859,905.75**

Cash Position Detail

Account	Balance
LAIF (Local Agency Investment Fund)	$6,173,653.45
Valley Strong Money Market	$4,283,383.77
Valley Strong General Operating	$58,255.97
Valley Strong Payroll	$48,930.03
Valley Strong Savings	$3,698.80
Total Cash & Equivalents	**$10,567,922.02**

The majority of the District's liquid assets (approximately 99%) are held in the State of California LAIF and Valley Strong Money Market, consistent with public agency cash management practice.

June Income Received

Category	Amount
Gross Profit (Rental Income)	$7,753.00
Interest Income	$13,956.67
Kern County Tax Rev Fund	$22,379.79
Less: Total Operating Expenses	($58,812.33)
JUNE INCOME RECEIVED	**($14,722.87)**

Note: In addition to the items above, the District recognized $75,000.00 in other non-operating revenue during June (recorded in the Profit & Loss but excluded from the operating-cash view shown here). Including this amount, total income recognized for the month was $60,277.13. The District's reported net loss for June of ($157,832.83) reflects all revenue less total operating expenses and non-cash depreciation.

Finance Committee Report

TVHD

For the period ended June 30, 2026

Tehachapi Valley Healthcare District

Prepared by

Peggy Mendiburu

Prepared on

July 14, 2026

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Balance Sheet

June 2026

	TOTAL
Assets	
Current Assets	
Bank Accounts	
1001-012 Valley Strong General	58,255.97
1002-011 Valley Strong Payroll	48,930.03
1005-012 Valley Strong Money Mkt	4,283,383.77
1007-013 Petty Cash Change Fund	0.00
1008-012 LAIF	6,173,653.45
1008-013 Valley Strong Savings	3,698.80
1008-014 Bank of Sierra - 8569	0.00
1009-050 Undeposited Funds	0.00
Total for Bank Accounts	**$10,567,922.02**
Accounts Receivable	
1020-000 Accounts Receivable	0.00
Total for Accounts Receivable	**$0.00**
Other Current Assets	
1041-000 Bad Debt - UNCOLL ALLOW	0.00
1064-000 Other Receivables - LAIF Interest Rcv	0.00
1064-222 Other Receivables - Property Tax	55,852.78
1064-300 Election Costs	0.00
1069-003 Receivable - IGT	0.00
1101-035 Prepaid Expense - Insurance	207,118.80
1101-036 1101-036	119.40
1108-039 Prepaid Dues	3,423.66
Payments to deposit	0.00
QuickBooks Tax Holding Account	1,989.72
Total for Other Current Assets	**$268,504.36**
Total for Current Assets	**$10,836,426.38**
Fixed Assets	
1200-042 Land	385,228.63
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	102,944,793.77
1221-050 Building - Valley Blvd	954,550.06
1221-055 Building - SOL Valley Blvd	960,817.00
1225-049 Building Improvements - Equipment	53,000.00
1229-049 DE - Fixed Equipment	0.00
1240-000 Capitalized Software Cost	6,538.79
1241-050 MM Equipment - Telemed Grant	0.00
1241-051 Major Moveable Equipment	0.00
1241-060 Other Asset	1,000,000.00
1242-051 Minor Equipment	5,688.41
1255-000 CIP - Old Hospital Renovations	0.00

	TOTAL
1291-045 Accum Depr - Land Improvements	-126,643.27
1291-046 Accum Depr - Building	-51,783.20
1291-047 Accum Depr - Bldg Improv	-19,495,764.44
1291-048 Accum Depr - New IT System	-2,833.48
1291-510 Accum Depr - Maj Moveable Equip	-93.10
Total for Fixed Assets	**$88,975,723.19**
Other Assets	
1510-530 Bond C	55.83
1510-535 Bond C Cost	382,019.46
1510-550 Restricted Bond Fund	60,325.19
1510-576 Bond Funds 2009-Series 2013-42189	0.45
1510-586 Refunding Bond Fund 2013 Proj	926,920.33
1510-590 County Funds #42191 2006 Bond	120,493.89
1510-591 County Funds Bond Elec 2009, S2013	2,349,977.61
1600-001 Loss on 2013-2021 Refin	2,639,519.49
1610-001 Accumulated Amort - Loss 2013-2021 Ref	-431,556.07
County Funds Current Offset	0.00
Reclass to Current	0.00
Total for Other Assets	**$6,047,756.18**
Total for Assets	**$105,859,905.75**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
2021-590 Accounts Payable (A/P)	6,860.33
Total for Accounts Payable	**$6,860.33**
Credit Cards	
2310-115 Valley Strong CC	519.29
Total for Credit Cards	**$519.29**
Other Current Liabilities	
2030-000 Payroll Liabilities	
2010-000 Payroll Clearing	0.00
2030-100 Federal Taxes (941/943/944)	1,454.01
2030-105 Federal Unemployment (940)	216.49
2030-110 CA PIT / SDI	319.22
2031-620 Accrued Compensation - Payroll	0.00
2032-630 Accrued PTO	3,443.19
2039-750 Accrued Supp Life Insurance	-13.14
2039-760 Accrued Retirement Plan	450.00
Fidelity Roth	0.00
Total for 2030-000 Payroll Liabilities	**$5,869.77**
2041-780 Other Accrued Exp - Interest Payable	240,658.32
2041-781 Other Accrued Exp - Acc Interest Pay	3,900,023.35
2046-810 Other Accrued Exp - Audit Fees	27,124.92
2091-150 Deferred Income AH	20,178,398.00
2103-000 Deferred Income - Other	500.00
2131-000 Deferred Interest	-665,477.00

	TOTAL
2131-100 Deferred Amortization	658,086.00
2250-000 GO Bonds - 2004A - F9242	374,987.70
2251-000 GO Bonds - 2004B - F9272	889,990.75
2252-000 GO Bonds - 2009 Series C - F9286	360,000.00
2260-100 Less Current Rent	0.00
Direct Deposit Payable	0.00
Total for Other Current Liabilities	**$25,970,161.81**
Total for Current Liabilities	**$25,977,541.43**
Long-term Liabilities	
1390-002 Bond Iss Costs - Bond Premium 2022	0.00
1390-003 Bond Premium - 2004	9,445.00
1390-005 Bond Premium - 2006	77,809.00
1390-007 Refunding Bond Premium 2013	0.00
2253-000 2004 Refunding - F9299	1,820,000.00
2254-000 GO Bonds Payable - 2021A - F8083	50,600,000.00
2259-000 Current Portion of Long Term Liability	0.00
2260-000 Client Deposits	4,478.00
Total for Long-term Liabilities	**$52,511,732.00**
Total for Liabilities	**$78,489,273.43**
Equity	
Invested in Capital Assets	38,473,826.29
Opening balance equity	0.00
Restricted Net Position	3,819,852.83
Retained Earnings	-14,243,140.91
Net Income	-679,905.89
Total for Equity	**$27,370,632.32**
Total for Liabilities and Equity	**$105,859,905.75**

Profit and Loss

June 2026

	TOTAL
Income	
5700-230 Rental Income	7,753.00
Total for Income	**$7,753.00**
Gross Profit	**$7,753.00**
Expenses	
8610-100 Dir/Mgr/Sup	11,124.14
8610-110 Bond Financing Fees	450.00
8610-160 FICA	848.90
8610-171 Payroll Billing	1,063.00
8610-175 Grp Health Ins	2,378.32
8610-176 Health Insurance - Active Dir	329.34
8610-210 Consulting	1,100.00
8610-220 Audit	1,021.25
8610-230 Other Contracted	170.00
8610-345 Office Supplies	118.58
8610-375 Postage	33.99
8610-380 IT	3,166.78
8610-390 Repairs & Maintenance	5,104.81
8610-400 Security	380.39
8610-550 Trustee Stipends	400.00
8610-602 Rent - Storage & Equip Lease	531.00
8610-700 Utilities	2,063.10
8610-735 Phone	-119.40
8610-805 Insurance - Other	3,967.66
8610-815 Dues & Subscriptions	943.05
8610-822 Travel Meals/Entertainment	30.87
8610-835 TVHD Comm Outreach	23,578.00
8610-900 Bank Fees	128.55
Total for Expenses	**$58,812.33**
Net Operating Income	**-$51,059.33**
Other Income	
9060-111 Interest Income	13,956.67
9160-069 Kern County Tax Rev Fund 42186	22,379.79
9400-089 Non-Oper Revenue Other	75,000.00
Total for Other Income	**$111,336.46**
Other Expenses	
8811-900 New Hospital Depreciation	214,374.50
8811-901 DEPRECIATION W. VALLEY BLVD	1,988.91
8811-902 Depreciation - Land Improvements	1,412.17
8811-903 Depreciation Guild Roof	92.19
8811-904 Depreciation Flooring - F Street	46.11
8811-906 Depreciation - IT Equipment	108.98
8811-907 Depreciation - Building Improvements	87.10

	TOTAL
Total for Other Expenses	$218,109.96
Net Other Income	-$106,773.50
Net Income	-$157,832.83

Credit Card Detail

June 2026

Date	Transaction Type	Num	Adj	Name	Class	Memo/Description	Split	Amount	Balance
2310-115 Valley Strong CC									
06/02/2026	Expenditure		No	U.S. POSTAL SERVICE			8610-375 Postage	21.54	21.54
06/02/2026	Expenditure		No	Blink			8610-400 Security	119.99	141.53
06/02/2026	Expenditure		No	Blink			8610-400 Security	149.99	291.52
06/10/2026	Expenditure		No	GREATER TEHACHAPI CHAMBER OF COMMERCE			8610-822 Travel Meals/Entertainment	30.87	322.39
06/11/2026	Expenditure	6835	No	HOME DEPOT 6835			8610-345 Office Supplies	38.93	361.32
06/12/2026	Expenditure		No	ANTHROPIC, PBC			8610-815 Dues & Subscriptions	100.00	461.32
06/12/2026	Expenditure		No	WALMART			8610-345 Office Supplies	9.69	471.01
06/17/2026	Expenditure		No	U.S. POSTAL SERVICE			8610-375 Postage	12.45	483.46
06/29/2026	Expenditure		No	ALBERTSONS			8610-345 Office Supplies	7.99	491.45
06/30/2026	Expenditure		No	HOME DEPOT 6835			8610-345 Office Supplies	27.84	519.29
Total for 2310-115 Valley Strong CC								$519.29	
8610-345 Office Supplies									
06/11/2026	Expenditure	6835	No	HOME DEPOT 6835	DISTRICT OFFICE	Brita Filters	2310-115 Valley Strong CC	38.93	38.93
06/12/2026	Expenditure		No	WALMART	DISTRICT OFFICE	Windex and supplies	2310-115 Valley Strong CC	9.69	48.62
06/29/2026	Expenditure		No	ALBERTSONS	DISTRICT OFFICE	Supplies	2310-115 Valley Strong CC	7.99	56.61
06/30/2026	Expenditure		No	HOME DEPOT 6835	DISTRICT OFFICE	Key tags and storage boxes	2310-115 Valley Strong CC	27.84	84.45
Total for 8610-345 Office Supplies								$84.45	
8610-375 Postage									
06/02/2026	Expenditure		No	U.S. POSTAL SERVICE	ADMIN	Postage	2310-115 Valley Strong CC	21.54	21.54

Date	Transaction Type	Num	Adj	Name	Class	Memo/Description	Split	Amount	Balance
06/17/2026	Expenditure		No	U.S. POSTAL SERVICE	ADMIN	Postage	2310-115 Valley Strong CC	12.45	33.99
Total for 8610-375 Postage								**$33.99**	
8610-400 Security									
06/02/2026	Expenditure		No	Blink	VALLEY	Security	2310-115 Valley Strong CC	119.99	119.99
06/02/2026	Expenditure		No	Blink	VALLEY	Security	2310-115 Valley Strong CC	149.99	269.98
Total for 8610-400 Security								**$269.98**	
8610-815 Dues & Subscriptions									
06/12/2026	Expenditure		No	ANTHROPIC, PBC	ADMIN	AI Subscription	2310-115 Valley Strong CC	100.00	100.00
Total for 8610-815 Dues & Subscriptions								**$100.00**	
8610-822 Travel Meals/Entertainment									
06/10/2026	Expenditure		No	GREATER TEHACHAPI CHAMBER OF COMMERCE	BOARD	Chamber Lunch	2310-115 Valley Strong CC	30.87	30.87
Total for 8610-822 Travel Meals/Entertainment								**$30.87**	

Updates

- **Candidate Filing:** Candidate Filing for November 2026 elections is open from July 13, 2026 to August 7, 2026. Instructions have been sent to those interested, Any candidates applying should not be charged for statements.
- **Surplus Property:** The District has received one Letter of Interest from the City of Tehachapi. Deadlines for entities interested is August 13, 2026.

PLACE HOLDER TAB 5

TERMINATION OF SUBLEASE

This Termination of Sublease ("Termination Agreement") is entered into as of July 30, 2026(the "Effective Date"), by Adventist Health Medical Center California, a California nonprofit religious corporation ("Sublessor") and Tehachapi Valley Healthcare District, a political subdivision of the State of California ("Sublessee").

RECITALS

A. On or about February 28, 2024, Sublessor and Sublessee entered into a Sublease for the property at 116 West F Street, Tehachapi, California (the "Premises").

B. The Parties now desire to terminate the Sublease Agreement in its entirety, effective as of the Effective Date, on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows/

1. Termination of Sublease. As of the Effective Date, the Sublease Agreement, and all rights and obligations of the Parties thereunder, are hereby terminated in their entirety and shall be of no further force or effect. No Party shall have any further obligation, liability, or right under the Sublease, except as expressly provided in this Termination Agreement or as set forth in Section 2.5 below.

2. Surrender of Sublease Space. On or before the Effective Date, the District shall vacate and surrender possession of the Premises to Sublessor in the condition required by the Sublease, free and clear of all of the District's personal property (except as otherwise agreed in writing by the Parties). The District shall return all keys, access cards, and security codes pertaining to the Leaseback Space.

3. Termination of Rent Reduction. As of the Effective Date, the Rent Reduction for the Guild Thrift Shop shall cease and terminate. Beginning on the first day of the calendar month immediately following the Termination Date, the Guild shall resume payment of the full rent amount due under the Guild Lease without any reduction, credit, or offset attributable to the Sublease. The Parties shall cooperate to provide written notice of this restoration to the Guild promptly following execution of this Termination Agreement.

4. Survival. Any obligations that, by their nature or express terms, survive termination of the Sublease (including without limitation obligations with respect to indemnification for acts or omissions occurring prior to the Effective Date, payment of sums accrued prior to the Effective Date, and any holdover provisions applicable to the period prior to the Effective Date) shall survive the execution of this Termination Agreement.

5. Guild Lease Unaffected. This Termination Agreement does not amend, modify, or terminate the Guild Lease, except with respect to the cessation of the Rent Reduction as described in Section 3. The Guild Lease shall remain in full force and effect in accordance with its terms.

6. **Mutual Release.** as of the Effective Date, each Party, on behalf of itself and its respective successors and assigns, hereby releases and forever discharges the other Party and its respective directors, officers, employees, agents, successors, and assigns from any and all claims, demands, actions, liabilities, costs, and expenses of any kind or nature, whether known or unknown, arising out of or relating to the Sublease or the Rent Reduction through and including the Termination Date; provided, however, that this release shall not apply to (a) obligations expressly preserved under Section 4 of this Termination Agreement, or (b) claims arising under this Termination Agreement itself.

Each Party expressly waives and relinquishes all rights and benefits afforded by California Civil Code § 1542, which provides:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER, WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY.

Each Party understands and acknowledges the significance of this waiver of California Civil Code § 1542, and hereby assumes full responsibility for any damages or losses it may incur as a result of the discovery of unknown claims.

7. **Governing Law; Venue.** This Termination Agreement shall be governed by the laws of the State of California, without regard to its conflict of laws provisions. Venue for any dispute arising hereunder shall be in Kern County, California.

8. **Entire Agreement.** This Termination Agreement constitutes the entire agreement between the Parties with respect to the termination of the Sublease and supersedes all prior and contemporaneous negotiations, representations, warranties, and understandings of the Parties with respect thereto. No amendment to this Termination Agreement shall be effective unless made in writing and signed by authorized representatives of both Parties.

9. **Counterparts; Electronic Signatures.** This Termination Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute one and the same instrument. Electronic signatures shall be deemed original signatures for all purposes and shall be binding upon the Parties.

10. **Severability.** If any provision of this Termination Agreement is held to be invalid, illegal, or unenforceable, the remaining provisions shall continue in full force and effect, and the Parties shall negotiate in good faith to replace the invalid, illegal, or unenforceable provision with a valid provision that, to the greatest extent possible, achieves the original intent and economic effect of the replaced provision.

11. **Notices.** All notices, demands, or other communications required or permitted under this Termination Agreement shall be in writing and shall be delivered by hand, by overnight courier, or by first class U.S. mail, postage prepaid, to the addresses set forth below, or to such other address as a Party may designate in writing.

12. **No Waiver.** No failure or delay by either Party in exercising any right, power, or remedy under this Termination Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power, or remedy preclude any other or further exercise thereof or the exercise of any other right, power, or remedy.

13. **Attorneys' Fees.** In any action, proceeding, or arbitration to enforce the terms of this Termination Agreement, the prevailing Party shall be entitled to recover its reasonable attorneys' fees and costs from the non-prevailing Party.

IN WITNESS WHEREOF, the Parties have executed this Termination of Sublease as of the Effective Date first written above.

Date: Adventist Health Medical Center Tehachapi

____
By:
Its:

Date: Tehachapi Valley Healthcare District

____
By: Peggy Mendiburu
Its: Chief Executive Officer

PLACE HOLDER TAB 7