



**BOARD OF DIRECTORS:**

Mary Davies, Director  
Martin Gene Johnson, Director  
Martin George Johnson, Director  
John Frederick, Director  
Mark Kovich, Director

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Ron Demmers, Water Operations Manager

**AGENDA**

WESTERN HILLS WATER DISTRICT  
REGULAR MEETING OF THE BOARD OF DIRECTORS

**July 12, 2023, at 6:00 p.m.**

**Note: as agenized below, the WHWD will hold a closed session meeting commencing at 6:00 p.m., with the Regular meeting reconvening at 7:00 p.m.**

**Meeting Location:  
Diablo Grande Fire Station- 20899 Grapevine Drive, Patterson, CA  
(Diablo Grande)**

**This Meeting Will Be In-Person Only at the Above-Location**

Note: if you wish to address the WHWD Board during public comments or on any matter on the agenda please identify yourself. Specific questions may be emailed to Ashley Wilkins at awilkins@whwdist.com, prior to the meeting.

ALTERNATE FORMATS OF THIS AGENDA WILL BE MADE AVAILABLE TO QUALIFIED INDIVIDUALS WITH DISABILITIES UPON ADVANCE REQUEST. APPROPRIATE INTERPRETIVE SERVICES FOR THIS MEETING WILL BE PROVIDED IF FEASIBLE TO QUALIFIED INDIVIDUALS WITH DISABILITIES UPON ADVANCE REQUEST. If you are a qualified individual with disabilities and need assistance, please contact the District Secretary at (209) 895-9493, 48 hours prior to the meeting to enable the District to make reasonable arrangements to ensure accessibility to this meeting.

*Any and all of the following agenda items are subject to action being taken by the Board of Directors by motion, resolution, or ordinance. Members of the public may address the Board of Directors concerning any agenda item during the Board's consideration of that item.*

**1.Call meeting to order (6:00 p.m.)**

**2. Roll Call**

**3. Public Comments on Closed Session Items/Motion to Adjourn to Closed Session.**

A. Pursuant to Government Code 54956.9 Conference with Legal Counsel – Existing Litigation:

1) WHWD/Diablo Grande CFD No. 1 v. Angel's Crossing, LLC, et al./Stanislaus County Superior Court Case No. CV-21-003177 (Complaint in Judicial Foreclosure of Delinquent Special Tax Lien)

2) WHWD/Diablo Grande CFD No. 1 v. Angel's Crossing, LLC, et al./Stanislaus County Superior Court Case No. CV-21-003252 (Complaint in Judicial Foreclosure of Delinquent Special Tax Lien)

3) WHWD v. Mehrshahi/Stanislaus County Superior Court Case No. CV-22-003084 (Complaint for Declaratory Relief)

4. 7 p.m. – Reconvene Open Session

5. Reportable Actions Taken During Closed Session

6. Motion Approving Consent Calendar

*All matters listed hereunder shall be acted upon by a single vote of the Board. There will be no individual discussion of these items unless a member of the Board or the public so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate agenda item.*

**Item A.** Approval of the June 2023 Checks and Warrants.

**Item B.** Approval of minutes for the June 14, 2023 regular meeting.

## 7. Action Items

**Item A.** Motion to Consider and Approve Service Agreement with My Internet Scout LLC for District Website Services

**Item B.** Consider and Adopt WHWD Resolution No. 2023-05 - Resolution of the Governing Board of the WHWD Authorizing the Credit Bid of that Certain Real Property Currently Owned by Angel's Crossing, LLC and/or World International, LLC, Located in the County of Stanislaus, Within the Legal Boundaries of the Western Hills Water District, Also Known as Diablo Grande, With a United States Postal Address Zip Code of 95363 Recognized as the City of Patterson, at the August and/or September 2023 Sheriff's Sale(s), and Further Authorizing David Hobbs Designee to Execute the Certificates of Acceptance to Complete the Sales

## 8. Public Comment on Items Not on the Agenda

*Interested persons in the audience or by teleconference are welcome to introduce any topic within the District's jurisdiction. Matters presented under this agenda item may be discussed, but no action can be taken by the Board at this meeting except as follows:*

- a. *Briefly respond to statements made or questions raised.*
- b. *Ask a question for clarification.*
- c. *Provide a reference to staff or other resources for factual information.*
- d. *Request staff to report back at a subsequent meeting.*
- e. *A Board member or the Board itself may take action to direct staff to place a matter of business on a future agenda.*

## 9. Motion to Adjourn

Next Adjourned Regular Meeting: Wednesday, August 9, 2023.

**Matter Too Late for the Agenda:** *Action items may be added to the agenda upon determination by a majority vote of the Board that an emergency exists, as defined by state law, or by a 2/3 vote of the Board that (1) there is a need to take immediate action; and (2) that the need for action came to the District's attention after the agenda was posted.*