



The regular meeting of the Board scheduled for August 14th is cancelled due to no quorum and being replaced by this special meeting on August 15th

Board of Directors

Mark Kovich, John Frederick, Mary Davies, Martin George Johnson, Martin Gene Johnson
Ron Demmers – Water Operations Manager

AGENDA

WESTERN HILLS WATER DISTRICT
SPECIAL MEETING OF THE BOARD OF DIRECTORS

Thursday, August 15th, 2024, at 7:00 p.m.

Note: per the agenda below, the WHWD will hold a public meeting at 7:00 p.m. with closed executive session starting at 6:00 pm.

Meeting Location:

**Diablo Grande Community Center - 9521 Morton Davis Drive, Patterson, California
(Diablo Grande)**

This attendance in person or virtual via Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/85715101992?pwd=YxKSTneYb8DuZyPbRXfh6bePW8CkfN.1>

Meeting ID: 857 1510 1992

Passcode: 420169

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. Roll Call

2. Motion to approve published agenda

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

4. 6:00 p.m. Closed Executive Session

A. Conference with Legal Counsel re Anticipated/deciding to initiate litigation pursuant to paragraph (4) of subdivision (d) of Government Code Section 54956.9: [Two (1) potential case matters]

B. Conference with Legal Counsel re Existing litigation pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9: Western Hills Water District v. World International, LLC et al.; SCSC Case Nos. CV-24-003049, -003155; FPPC Complaint No. COM-12192023-03944, Guillermo Marrero; 2024-00585, Carmen Millan-Kearney, Douglas Kearney

5. 7:00 p.m. Reconvene Open Session

6. Reportable Actions Taken During Closed Session:

7. Action Items:

A. Motion to approve \$1,968.90 from CFD account for additional work completed by Silveira Construction to repair electrical damage caused by rodents in the DG Clubhouse and repair of a broken door jam.

B. Motion to approve \$312.47 from CFD account for irrigation repairs for fire mitigation payable to CP Outdoor.

C. Motion to approve \$2243.67 from CFD account for tractor repairs for weed mitigation payable to Patterson Tire Pros.

D. Motion to approve \$106.95 from CFD account for weed mitigation field service payable to J.M. Equipment.

E. Motion to approve past expenditure of \$64.10 to Turf Star for switch-rocker.

F. Director Kovich to update Board/Public about keeping cattle from the Stan Duck home/property.

G. Motion to approve Resolution 2024-02 authorizing District to accept settlement agreement from property owner Ayssa Gomez for deed in lieu of foreclosure on property 025-023-003-000.

H. Motion to hold back any interest payment to Bondholders due September 1, 2024

I. Motion to approve the past expenditures of \$169,964.98 from the CFD account for repairs and maintenance of CFD properties, and for the CFD to make a loan payment back to the District in the amount of \$150,000 for legal/administration expenses incurred by the District on behalf of the CFD per Resolution 2023-06

J. Motion to approve July 22nd, 2024 Minutes including any past 2024 minutes.

K. Director Martin George Johnson to update Board and Public with communication from West Stanislaus County Fire Protection District.

L. Weed mitigation of CFD Properties of the following two options

1) Discussion and Motion to approve Carmona Group LLC to take over weed mitigation maintenance per Fire Code regulation and to use possible future charges as a credit towards any CFD property purchases. Any property purchase contracts to be finalized and approved by legal and WHWD Board.

2) Discussion and Motion to approve 2 employees being employed by CP Landscape Licensed Contractor.

M. Discussion and/or Motion to approve development of green belt area around the homes that currently had the golf course surrounding them, to further enhance our fire prevention program.

N. Discussion and/or Motion to approve Champion Industrial in the amount of \$2,999 for repair of water line to fill pond on Legends course.

O. Discussion and/or Motion to approve the purchase of 2 utility vehicles with the assistance of San Joaquin Valley Air District.

8. Public Comment on Items Not on the Agenda

Interested persons in the audience 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.*

Next Adjourned Regular Meeting: To be Announced.

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.*