

**WESTERN HILLS WATER
DISTRICT MINUTES OF THE
SPECIAL MEETING OF THE
BOARD OF DIRECTORS**

August 15th, 2024

1. Call to Order

The Special Meeting of the Board of Directors of the Western Hills Water District was called to order by M. Kovich at 6:00 p.m. The meeting was held in person at the Diablo Grande Clubhouse/Community Center, 9521 Morton Davis Drive, Patterson, California. Motion to approve published agenda. Motioned by M. Kovich, J. Frederick 2nd, unanimously approved.

2. Roll Call

Present were Directors, M. Kovich, M. Gene Johnson, J. Frederick, M. Davies and M. George Johnson. Special Legal Counsel Sam Neasham by teleconference. Interim District Counsel John Lemmo by teleconference.

3. Public comments on Closed Session

Motion to adjourn to closed session/convened at 6:59 p.m. Reconvened open session at 7:00 p.m. There were no more public comments. 18 live attendees. 25 virtual attendees via Zoom. This was the first public Virtual Zoom meeting.

4. Reportable Actions Out of Closed Session

None.

5. 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. M. Gene Johnson Motioned. M. George 2nd. Unanimously approved.

B. Motion to approve \$312.47 from CFD account for irrigation repairs for fire mitigation payable to CP Outdoor. M. Davies Motioned. J. Frederick 2nd. Unanimously approved.

C. Motion to approve \$2243.67 from CFD account for tractor repairs for weed mitigation payable to Patterson Tire Pros. M. Kovich Motioned. J. Frederick 2nd. Unanimously approved.

D. Motion to approve \$106.95 from CFD account for weed mitigation field service payable to J.M. Equipment. Motion to table M. Kovich. J. Frederick 2nd. Unanimously agreed.

E. Motion to approve past expenditure of \$64.10 to Turf Star for switch-rocker. Motioned J. Frederick. M. George Johnson 2nd. Unanimously approved.

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

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. Motioned by M. Kovich. J. Frederick 2nd. Unanimously approved.

H. Motion to hold back any interest payment to Bondholders due September 1, 2024. Motioned by M. Kovich. M Davies 2nd. Unanimously approved.

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. Motioned by M. Kovich. M. George Johnson 2nd. Unanimously approved.

J. Motion to approve July 22nd, 2024 Minutes including any past 2024 minutes. Motioned by M. Kovich. J. Frederick 2nd. Unanimously approved.

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

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. M. Kovich to contact attorney and potentially draft up a purchase sales bartering agreement to present at next meeting.

2) Discussion and Motion to approve 2 employees being employed by CP Landscape Licensed Contractor. M. Gene Johnson and J. Frederick to investigate and request such proposal.

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. Motioned J. Frederick to approve \$10,000 for the assessment of the greenbelt area around the homes, and present progress reports at our monthly meetings. M. Davies 2nd. Unanimously approved.

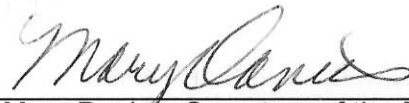
N. Discussion and/or Motion to approve Champion Industrial in the amount of \$2,999 for repair of water line to fill pond on Legends course. Motioned J. Frederick. M. George Johnson 2nd. Unanimously approved.

O. Discussion and/or Motion to approve the purchase of 2 utility vehicles with the assistance of San Joaquin Valley Air District. J. Frederick to further investigate application process.

6. Motion to Adjourn

Upon motion duly made by Director, M. Kovich and seconded by M. Davies, all Directors unanimously adjourned the meeting at 8:00 p.m.

Respectfully submitted:



Mary Davies, Secretary of the Board

Approved:



Mark Kovich, President