



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  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
**Wednesday, September 11th, 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/87411614972>

**Meeting ID: 874 1161 4972**

---

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](mailto: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 (2) 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

C. Pursuant to Government code 54956.9 Conference with Legal Counsel re Existing litigation. City of Patterson v. WHWD/Stanislaus Superior Court Case No. CV-23-005834 (Breach of Contract; Declaratory/Injunctive Relief)

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

#### **6. Reportable Actions Taken During Closed Session:**

#### **7. Consent Calendar:**

A. Meeting minutes for special meetings of August 15<sup>th</sup> 2024, and September 4<sup>th</sup> 2024

B. Checks and Warrants for July and August 2024.

#### **8. Action Items:**

A. Presentation by realtor Michael McClanahan on viability of selling custom lots.

B. Motion to approve \$1686.00 from CFD account for irrigation repairs to Champion Industrial Contractors.

C. Motion to approve \$315.61 from CFD account for cart repairs for weed mitigation payable to Napa Auto Parts.

D. Update on assessment and progress report of Greenbelt area per Motion 5M of August 15<sup>th</sup>, 2024 special meeting.

E. Weed mitigation proposals on CFD properties:

1. Carmona Group LLC to conduct required weed mitigation of CFD properties and to approve purchase sales agreement on barter basis of custom lots.
2. Green belt area development around the homes that currently had the golf course surrounding them.
3. Contract with CP Landscape to hire employees.

## 9. 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.*

**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*