



September 11, 2024

Western Hills Water District
Minutes of the Regular Meeting of
The Board of Directors

1. Roll Call of Closed Session 6:00 p.m. adjourned at 6:55 p.m.
M. Kovich, J. Frederick, M. Gene Johnson, M. George Johnson, M. Davies. In Attendance by teleconference were Interim District Counsel Lemmo, Special Counsel Neasham.
2. Motion to approve published agenda
Unanimously approved
3. Public Comments on Closed Session Items/Motion to adjourn to Closed Session
No public comments. Unanimously motioned to adjourn closed session
4. Closed session ended
Closed session items 4 (A) (B) and (C) discussed on concluded
5. Reconvened Open Session 7:05 p.m.
Roll call was taken M. Kovich, M. Davies, M. George Johnson, M. Gene Johnson, J. Frederick. In virtual attendance Interim District Counsel Lemmo, Special Counsel Neasham, CFD Counsel Kosla. Approximately 25 public attendees in person and 26 public attendees virtually.
6. Reportable Actions Taken During Closed Session
As to Agenda Item 4 (B) the Board gave further direction and authority to staff and special counsel concerning the notice of litigation matter

7. Consent Calendar

Director Kovich gave notice that the published agenda was incorrect and that the Minutes to be approved are for August 15, 2024, and August 29, 2024 (Not September 4, 2024, as indicated on published agenda). Motion to approve minutes motioned by M. Kovich, M. Davies 2nd, Unanimously approved

Checks and Warrants for July 2024 and August 2024. Motioned by M. Kovich, J. Frederick 2nd, Unanimously approved.

8. Action Items

- A. Realtor Michael McClanahan gave a presentation on the viability of selling CFD custom lots
- B. Motion to approve \$1686 from CFD account for irrigation repairs to Champion Industrial Contractors. M. Gene Johnson motioned to approve. J. Frederick 2nd. M. Davies and M. George Johnson voted to approve. M. Kovich voted no.
- C. Motion to approve \$315.61 from CFD account for cart repairs for weed mitigation payable to Napa Auto Parts. Motioned by M. Kovich, J. Frederick 2nd, Unanimously approved.
- D. Director Frederick and Director M. Gene Johnson expressed interest in spending approximately \$60K to install a pump and electric meter enable to pump water from frog pond to be used to irrigate a greenbelt. There was no motion. This was strictly an update and study.

E. Weed mitigation proposals on CFD proposal

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. Greenbelt area development around the homes that currently had the golf course surrounding them
3. Contract with CP Landscape to hire employees for weed mitigation

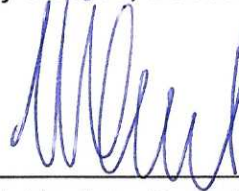
Items 1, 2, and 3 were motioned to be tabled by M. George Johnson, M. Kovich 2nd, Unanimously approved for tabling.

9. At 9:10 p.m. Director M. Kovich motioned to adjourn the public meeting. M. George Johnson 2nd, Unanimously approved.

Respectfully submitted:



Mary Davies, Secretary of the Board



Mark Kovich, Board President