



Board of Directors

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

AGENDA

WESTERN HILLS WATER DISTRICT
REGULAR MEETING OF BOARD DIRECTORS

Thursday, February 13th is cancelled and replaced with

SPECIAL MEETING OF THE BOARD OF DIRECTORS

Thursday, February 20th, 2025, 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 5:00 p.m.

Meeting Location:

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

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

And Virtual via Zoom

<https://us02web.zoom.us/j/81349429564>

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. 5:00 p.m. Closed Executive Session

A. Conference with Legal Counsel - Existing Litigation Pursuant to Gov. Code s. 54956.9(d)(1):
City of Patterson v. WHWD/Stanslaus Court Case N. CV-23-005834

B. Conference with Legal Counsel - Existing Litigation Pursuant to Gov. Code s.
54956.9(d)(1): *Western Hills Water District v. World International, LLC et al.*; SCSC Case no.
CV-24-003049, -003155; FPPC Complaint No. COM-12192023-03944, Guillermo Marrero; 2024-
00585, Carmen Millan Kearney, Douglas Kearney

C. Conference with Legal Counsel – Anticipated Litigation Pursuant to Gov't Code s.
54956.9(d)(2) *Three Matters*

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

6. Reportable Actions Taken During Closed Session:

7. Consent Calendar

A. Motion to approve minutes of the January 11, 2025, Special Meeting.

B. Motion to approve Checks & Warrants for January 2025.

8. Public Comments on Agenda items

9. Action Items:

A. Review and discuss bids for Rodent/Pest control service of Clubhouse/Community Center.
Motion to approve a bid.

B. Motion to approve J4 Systems as I.T. Consultant for cost savings to District.

C. Motion to approve \$318 expenditure for Yosemite Locks for emergency repair due to
vandalism.

D. Loan payment in the amount of \$150,000 from CFD account. Reimbursement of CFD
foreclosure legal costs that was paid by District funds.

E. Motion to approve or deny \$948,000 interest payment to Bond holders due March 1, 2025.

F. Business plan presentation by Kevin Halverson to lease Clubhouse/Community Center. Board
to discuss details of lease agreement and possible motion to approve.

G. Resident/Homeowner Erika Gomez to rent Clubhouse/Community Center for one day in
September to conduct wedding. Board to discuss with a motion to approve, deny, or table.

H. Review and discuss bids for housekeeping services of Clubhouse/Community Center. Board to consider motion to approve/deny/table.

10. 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.*