



February 20, 2025

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

1. Roll Call of Closed Session 5:00 p.m. adjourned at 6:45 p.m.
M. Kovich, M. Oliver, M. George Johnson, M. Davies, J. Frederick. In Attendance by teleconference was District Counsel Lemmo.
2. Motion to approve published agenda
Unanimously approved by Board members in attendance
3. Public Comments on Closed Session Items/Motion to adjourn to Closed Session
No public comments. Motion commenced. Board members attendance approved to adjourn closed session.
4. Closed session ended
Closed session items 4 (A) (B) and (C) discussed on concluded
5. Reconvened Open Session 7:00 p.m.
Roll call was taken M. Kovich, M. Davies, M. George Johnson, M. Oliver, J. Frederick. In virtual attendance District Counsel Lemmo, Special Counsel Neasham, CFD Counsel Kosla. Approximately 10 public attendees in person and apx 10 public attendees on virtual Zoom.
6. Reportable Actions Taken During Closed Session
None
7. Consent Calendar
 - A. Motion to approve Minutes of January 11, 2025, meeting: Motioned by M. Kovich. 2nd by M. Oliver, unanimously approved.
 - B. Motion to approve checks and warrants for January 2025: Motioned to table by M. Kovich, 2nd M. Oliver, unanimously tabled.

8. Action Items

- A. 3 Bids submitted for Clubhouse Pest Control. M. Oliver motioned to approve Assured Pest Control for the initial cost of \$2714 with monthly service contract to commence at \$130. 2nd M. Kovich, unanimously approved.

- B. J4 Systems as I.T. Consultant for cost savings. Cost of conversion \$2700 to \$4400. Motioned by M. Kovich, 2nd by M. Johnson, unanimously approved.

- C. Approve \$318 charge for locksmith service at Panoz house. Motioned by J. Frederick, 2nd by M. Kovich, unanimously approved.

- D. Loan payment in the amount of \$150,000 from CFD account to District reserve account for re-payment of legal services of DG foreclosure: Motioned to approve by M. Kovich, 2nd by M. Johnson, unanimously approved.

- E. Motion to approve \$948,000 interest payment to CFD bond holders due March 1, 2025: Motioned to table by M. Kovich, 2nd by M. Oliver, unanimously approved to table.

- F. Business Plan Presentation by Kevin Halverson to rent Clubhouse. Motion to approve Letter of Intent. Final approval of contract required by Board Action. Motioned by M. Oliver, 2nd by M. Davies, unanimously approved.

- G. Resident/Homeowner Erika Gomez to rent Clubhouse for wedding: Motioned to table by M. Kovich, 2nd by M. Johnson, unanimously approved for table.

- H. Review and discuss bids for housekeeping of Clubhouse: Motioned to table by M. Kovich, 2nd by M. Johnson, unanimously approved for table.

9. At 8:01 p.m. Director M. Kovich motioned to adjourn the public meeting. M. Johnson 2nd, Unanimously approved.

Respectfully submitted:



Mary Davies, Secretary of the Board



Mark Kovich, Board President