



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 THE BOARD OF DIRECTORS

Thursday, December 11th, 2025, at 5:00 p.m.

**Per the agenda below, WHWD will hold a public meeting on Thursday, December 11th at 7:00 p.m.**  
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/88163740602>

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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.org](mailto:awilkins@whwdist.org), 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): *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. Appellate Case: World Int'l LLC et al, Appellant v. Western Hills Water District, Respondent and Court of Appeals Case #F080038

B. 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

**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 November 13<sup>th</sup> Regular Meeting, and November 24<sup>th</sup> Special Meeting.

**8. Public Comments on Agenda items**

**9. Agenda Items – Community Facilities District No. 1:**

A. Presentation by Ferrellgas on the transfer of propane service within the Diablo Grande Community. Question and Answer session to follow presentation.

B. Consider Resolution 2025-14 authorizing to ratify the Diablo Grande CFD/Ferrellgas propane contract

C. Consider Resolution 2025-15 authorizing Deed in Lieu of Foreclosure for custom lot owned by Gurpreet Singh

D. Motion to approve Homeowner/Resident Arlene Munoz use of the Clubhouse/Community Center for a Festival of Lights community event. All vendors shall pay the CFD a use fee of 10% of all sales revenue.

E. Consider action rescinding creation of the Board Clubhouse Committee, and dissolving the Committee

F. Motion to appoint WHWD Board Secretary, Lori Lawson, as Clubhouse/Community Center Coordinator to allow access of facility on a need to basis and to receive any inquiries regarding the same

G. Consider proposal of retaining accounting firm NOW CEO for accounting and reporting services of the Diablo Grande Community Facilities District

H. Ratify rental agreement of Clubhouse for use on December 13th

I. Motion to approve WHWD Board President to complete and submit the CFD's ballots for HOA recall election

**10. Agenda Item – Western Hills Water District**

I. Consider proposal to spend \$37,500 to Civil Engineering firm Kier+Wright to conduct a Diablo Grande wastewater treatment facility

**11. 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.*