



Board of Directors

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

**REGULAR MEETING AGENDA**

WESTERN HILLS WATER DISTRICT

And

DIABLO GRANDE COMMUNITY FACILITIES DISTRICT No. 1

Thursday, September 10th, 2026, at 5:00 p.m.

**Per the agenda below, WHWD will hold a special public meeting on  
Thursday, September 10th 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/85171908240>

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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 Office 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 prior to the Board's action on that item.*

1. **Roll Call**
2. **Motion to approve published agenda**
3. **Public Comments on Closed Session Items**
4. **5:00 p.m. Closed Executive Session**

MEETING OF THE WESTERN HILLS WATER DISTRICT BOARD OF DIRECTORS, SITTING AS THE GOVERNING/LEGISLATIVE BODY FOR AND ON BEHALF OF DIABLO GRANDE COMMUNITY FACILITIES DISTRICT #1:

- A. Conference with Legal Counsel – Existing Litigation Pursuant to Gov’t Code § 54956.9(d)(1). In re Diablo Grande Community Facilities District No. 1, United States Bankruptcy Court for the Eastern District of California Case No. 25-26635-A-9.

MEETING FOR WESTERN HILLS WATER DISTRICT:

- 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. Appellate Case: World Int’l LLC et al, Appellant v. Western Hills Water District, Respondent and Court of Appeals Case #F080038 and #F089938
- C. 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

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5. **7:00 p.m. Reconvene Open Session**
6. **Roll Call**
7. **Pledge of Alliance to the Flag**
8. **Reportable Actions Taken During Closed Session**
9. **Consent Calendar**
  - A. Consider and action to approve the following Board Meeting Minutes:  
September 5<sup>th</sup> Special Meeting and Hearing of Water Rate
10. **Public Comments on Agenda items**

## **11. Agenda Item – Diablo Grande Community Facilities District No. 1**

- A. Consider and approve proposal from Valbridge Property Advisors to appraise CFD properties.
- B. Consider and approve revised FY 2027 CFD Budget.

## **12. Agenda Items – Western Hills Water District**

- A. Director Kovich to present an update status of the Western Hills Water District operating finances.
- B. Consider and action on proposal from Carmona Group to clear and clean storm drain collection system in preparation for Winter rain season.

## **11. Public Comment on Items Not on the Agenda**

## **12. Motion to adjourn public meeting**

*Interested persons in the audience are welcome to introduce any topic within the District's jurisdiction. Matters presented under this agenda item may not be discussed and 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 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.*