



**BOARD OF DIRECTORS:**

- Julie Davis**, Director
- Martin Gene Johnson**, Director
- Martin George Johnson**, Director
- John Frederick**, Director
- Mark Kovich**, Director

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*Ron Demmers, Water Operations Manager*

**AGENDA**

WESTERN HILLS WATER DISTRICT  
SPECIAL MEETING OF THE BOARD OF DIRECTORS

**January 18, 2023, at 5:30 p.m.**

**Note: as agenzized below, the WHWD will hold a closed session meeting commencing at 5:30 p.m., with the Regular meeting reconvening at 7:00 p.m.**

**Meeting Location: Diablo Grande Fire Station  
20899 Grapevine Drive, Patterson, CA  
(Diablo Grande)**

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

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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.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.Call meeting to order**

**2. Roll Call**

**3. Public Comments on Closed Session Items/Motion to Adjourn to Closed Session**

A. Pursuant to Government Code 54956.9 Conference with Legal Counsel – Existing Litigation:

- 1) WHWD/Diablo Grande CFD No. 1 v. World International, LLC, et al./Stanislaus County Superior Court Case No. CV-21-002840 (Complaint in Judicial Foreclosure of Delinquent Special Tax Lien)

2) WHWD/Diablo Grande CFD No. 1 v. Angel's Crossing, LLC, et al./Stanislaus County Superior Court Case No. CV-21-003177 (Complaint in Judicial Foreclosure of Delinquent Special Tax Lien)

3) WHWD/Diablo Grande CFD No. 1 v. Angel's Crossing, LLC, et al./Stanislaus County Superior Court Case No. CV-21-003252 (Complaint in Judicial Foreclosure of Delinquent Special Tax Lien)

B. Pursuant to Government Code 54956.9(d)(4) Conference with Legal Counsel – Anticipated Litigation: one potential case.

#### **4. Reportable Actions Taken During Closed Session**

#### **5. Public Comment**

*Pursuant to California Government Code Section 54954.3(a), this is the time set aside for members of the public to directly address the WHWD Board on any item of interest to the public that is within the subject matter jurisdiction of the WHWD and to address the Board on any item on tonight's agenda. You will be allowed five (5) minutes for your comments. Pursuant to California Government Code Section 54954.2(a)(3), no action or discussion may be undertaken on any item not appearing on the posted agenda, except that the WHWD Board, or its staff, may briefly respond to comments or questions from members of the public, provide a reference to staff or other resources for factual information, or direct staff to place the issue on a future agenda.*

#### **6. Action Items**

**A. Consider and Adopt WHWD Resolution No. 2023-01** - Resolution of the Governing Board of the WHWD Authorizing the Credit Bid of that Certain Real Property Currently Owned by Angel's Crossing, LLC and Located in the County of Stanislaus, Within the Legal Boundaries of the Western Hills Water District, Also Known as Diablo Grande, With a United States Postal Address Zip Code of 95363 Recognized as the City of Patterson, at the January 19, 2023 Sheriff's Sale, and Further Authorizing David Hobbs Designee to Execute the Certificates of Acceptance to Complete the Sales

#### **7. Motion to Adjourn**

Next Adjourned Regular Meeting: Wednesday, February 8, 2023.

**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.*