



Minutes of July 21, 2023, Board of Directors Meeting

A Regular Meeting of the Board of Directors was held at the office of Western Heights Water Company, 32352 Ave D, Yucaipa, CA, on Friday, July 21, 2023. President Green called the meeting to order at 8:00 AM. Directors present: Robert Zappia, Benjamin Kelly, Duane Burk, Armando De La Paz; General Manager Mark Iverson, Office Manager Debbie Patrick. Director Timothy Green attended remotely.

1. Public Comment – None
2. Minutes of Board Meeting – Minutes from the June 16, 2023 Board Meeting were reviewed and approved. Motion made by Director Kelly, seconded by Director De La Paz, and approved unanimously.
3. San Bernardino Valley Municipal (MUNI) Report – Director Kelly reported there was nothing pertinent to Western Heights to report.
4. Board Meeting Schedule – The next Board meeting will be Friday, August 18 at 8:00 AM.
5. General Manager's Report
  - a) Discussion Items
    - a. Water Sold – Water sales for June 2023 are 21.2% lower than they were for June 2022, and 24.2% lower than for this time in 2022. The lower water sales are due to the cool temperatures and the amount of rainfall we had. Mr. Iverson expects water sales to increase with the hotter weather.
    - b. Budget Status and Financials – Total revenues for 2023 are 11.3 percent higher than year to date in 2022. Expenses are 11.0 percent lower than this time last year.
    - c. South Booster Solar – The solar panels and inverters were delivered for the South Booster Station. The main supports have been installed, and staff will be working to install the cross beams and panels in the next few weeks. Electrical work will be completed in the next month or two. Panels for North and 11<sup>th</sup> and Avenue D have been received and will be installed later this year. The panels are sized to power one pump, which runs all the time at those facilities. This should result in a significant decrease in the electric bill.
    - d. 0 Tennessee Property – The agreement with Delsa Homes fell through. They were requesting more than we are willing to give. Mr. Iverson has been working with Weaver Grading who are interested in eleven lots. Mr. Iverson has a draft purchase agreement for the lots along Ridgecrest Drive. The agreement assumes

that we will provide finished lots to the buyer. The agreement is being reviewed by legal counsel. Mr. Iverson is also working with Weaver Grading for the cost to have finished lots. The agreement should be signed by the end of July.

**Motion 07:23** – Approval for the General Manager to continue negotiating with Weaver Grading for the 0 Tennessee property and report back to the Board. Motion was made by Director Burk, seconded by Director Kelly, and approved unanimously.

- e. General Manager Annual Bonus – The Board discussed a bonus for Mr. Iverson. Mr. Iverson will write up a proposal to be discussed at the next Board Meeting.

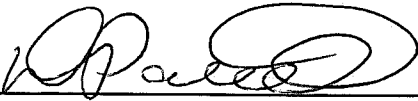
6. Action Items

None

7. Directors' Matters

None

The meeting was adjourned at 8:54 AM.



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Debbie Patrick, Secretary to the Board