

**WESTERN HEIGHTS WATER COMPANY  
32352 AVENUE D  
YUCAIPA, CA 92399-1899**

REGULAR MEETING OF THE BOARD OF DIRECTORS

AGENDA

8:00 a.m. Friday, August 18, 2023

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CALL TO ORDER / PERSONS IN ATTENDANCE

1. PUBLIC COMMENT

2. APPROVAL OF MINUTES

July 21, 2023 Board Meeting

3. SAN BERNARDINO VALLEY MUNICIPAL WATER DISTRICT

Report - Ben Kelly

4. BOARD MEETING SCHEDULE

September Board Meeting – Friday, September 15, 2023

5. GENERAL MANAGER'S REPORT:

a) Discussion Items

a. Water Sold – Exhibit 1

Water sales for July 2023 are 34% lower than they were for July 2022, and 26.7% lower than for this time in 2022. The lower water sales are due to the cool temperatures and the amount of rainfall we had.

b. Budget Status and Financials – Exhibit 2

Total Bank Balance	\$5,070,418
Total Revenues:	\$573,949
Total Expenses	<u>\$201,537</u>
Net Income	\$372,412

Total revenues for 2023 are 24.6 percent higher than this time last year. Expenses are 10.0 percent lower than this time last year. The substantial increase in revenue for July is due to connection fees paid by the new Taco Bell on Yucaipa Boulevard and Phase III of the Artisan homes on 17<sup>th</sup> Street.

Accounts Payable Register – Exhibit 3

Major Projects – Exhibit 4

c. Project Updates

- 0 Tennessee Property – Delsa Homes rejected our counteroffer, and we have proceeded with the offer from Weaver Grading. Our attorney has prepared the purchase sales agreement, which is attached. We are requesting the Board approve the agreement. Weaver Grading has funded the escrow account. There is an issue discovered during with the title search. The previous owner's name is still on the grant deed. It was not taken off after we made the final payment. Debbie is working with the title company to have this fixed.
- South Booster Solar – The solar panels have been installed. We are rescheduling the installation of the inverter. The panels should be online by the next Board meeting.

6. ACTION ITEMS:

Approve the purchase sales agreement of the 0 Tennessee Property

7. DIRECTORS' MATTERS

- Select new interim Board President
- Start recruitment process for new Board member