



Western Heights Water Company

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Minutes of August 20, 2021 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, August 20, 2021. President Green called the meeting to order at 8:00 am. Directors present: Robert Zappia, Benjamin Kelly, Armando De La Paz; General Manager Mark Iverson, Office Manager Debbie Patrick, Engineering Assistant Brooke Shorey. Director Duane Burk was absent.

1. Public Comment – None
2. Minutes of Board Meeting – Minutes from the July 23, 2021 Board Meeting were reviewed. and approved unanimously. Motion by Director Zappia and seconded by Director De La Paz.
3. San Bernardino Valley Municipal (MUNI) Report – Director Kelly reported Metropolitan Water District is calling for a 15 percent reduction in water usage. MUNI is lowering the tax rate for the debt service from .1425 to .13 per \$100 of assessed property value.
4. Board Meeting Schedule – The next meeting will be Friday, September 24 at 8:00 am.
5. General Manager's Report
 - a) Discussion Items
 - a. Water Sold – Water sales for July 2021 are 3 percent higher than they were for July 2020, and 12.2 percent higher than for this time in 2020. Notices will be sent to customers, put on Facebook and the website to encourage customers to reduce water use. Mr. Iverson does not want to institute mandatory watering days.
 - b. Budget Status and Financials – Not including the income for the GAC settlement, total revenues for 2021 are 25.5 percent higher than year to date in 2020. Expenses are 19.1 percent higher from this time last year. The increase in revenue is mainly due to the recent rate adjustment. The increase in expenses is due to additional projects done and an increase in materials and fuel costs. The directors reviewed the Accounts Payable Check Register for June 2021. There were no questions. Mr. Iverson noted solar panels have been purchased to be put up at the booster stations. They will help offset some of the electrical costs and provide protection for the equipment.
 - c. Projects Status Update
 - i. 16th Street House – The house is rented effective September 1, 2021. The rental income is providing additional income to the company along with the investments with Tri-Focus.

- ii. Yucaipa GSA – The weekly meetings continue to discuss management actions for the basin and annual fees for annual monitoring and pumping. The first draft of the GSA report was planned to be completed by the end of September. We still plan to submit a draft for public comment in October. The project is still on schedule and below budget.

6. Action Items

Oak Glen and 13th Street Properties – An offer has been accepted to purchase both properties. A motion is needed to approve the sale as the actual offer is different than the previously approved motions.

MOTION 12:21 – To Amend Motions 03:21 and 04:21 for the sale of the properties at 0 Oak Glen Road and 12835 13th Street for the total purchase price of \$350,000 and to carry the paper at 4 percent for five years. Motion made by Director Kelly, seconded by Director De La Paz and passed unanimously.

7. Directors' Matters

Director Kelly noted MUNI is considering disbanding the Advisory Committee. MUNI can do the same work with staff and many times the committee does not have a quorum and cannot conduct business.

The meeting was adjourned at 8:40 AM.



Debbie Patrick, Secretary to the Board