



Western Heights Water Company

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Minutes of August 18, 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, August 18, 2023. President Green called the meeting to order at 8:04 AM. Directors present: Timothy Green, Robert Zappia, Benjamin Kelly, Duane Burk, Armando De La Paz; General Manager Mark Iverson, Office Manager Debbie Patrick.

1. Public Comment – None
2. Minutes of Board Meeting – Minutes from the July 21, 2023 Board Meeting were reviewed and approved. Motion made by Director Zappia, 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, September 15 at 8:00 AM.
5. General Manager's Report
 - a) Discussion Items
 - a. Water Sold – 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 – 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 17th Street.
 - c. South Booster Solar – The solar panels have been installed. The inverter installation has been rescheduled. The panels should be online by the next Board meeting. Once South is online, staff will install solar at North and then 11th and Avenue D and/or Well 9.
 - d. 0 Tennessee Property – Delsa Homes rejected our counteroffer, and Mr. Iverson has proceeded with the offer from Weaver Grading. Western Heights' attorney has prepared the purchase sales agreement, which is attached. Mr. Iverson is requesting the Board approve the agreement. WHWC will carry the note on the property and will be paid with interest as each home is built and sold. If Weaver defaults, everything comes back to WHWC including any improvements made to

the property. Weaver Grading has funded the escrow account. There is an issue discovered during 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. Ms. Patrick is working with the title company to have this fixed.

Motion 08:23 – Approval for a Resolution authorizing the General Manager to sign the documents for the purchase sales agreement and the sale of the properties to Weaver Estates. Motion was made by Director Burk, seconded by Director Zappia, and approved 4-0 with Director Green abstaining.

6. Action Items

None

7. Directors' Matters

Director Green resigned from the Board as of the August meeting. Mr. Iverson presented a gift to Director Green in appreciation of his years of service to the Board. As Board Vice-President, Director Zappia will assume leadership until a new Board member and President is selected.

The meeting was adjourned at 8:50 AM.



Debbie Patrick, Secretary to the Board