

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

REGULAR MEETING OF THE BOARD OF DIRECTORS

AGENDA

8:00 a.m. Friday, September 16, 2022

CALL TO ORDER / PERSONS IN ATTENDANCE

1. PUBLIC COMMENT

2. APPROVAL OF MINUTES

August 19, 2022 Board Meeting

3. SAN BERNARDINO VALLEY MUNICIPAL WATER DISTRICT

Report - Ben Kelly

4. BOARD MEETING SCHEDULE

October Board Meeting – Friday, October 21, 2022

5. GENERAL MANAGER'S REPORT:

a) Discussion Items

a. Water Sold – Exhibit 1

Water sales for August 2022 are 7.5% lower than they were for August 2021, and 0.1% higher than for this time in 2021.

b. Budget Status and Financials – Exhibit 2

Total Bank Balance	\$4,702,025
Total Revenues:	\$515,836
Total Expenses	<u>\$187,386</u>
Net Income	\$328,450

Total revenues for 2022 are 6.8 percent lower than year to date in 2021. Expenses are 17.8 percent higher from this time last year. Expenses are higher because of the over 8% inflation rate which has caused the prices to be much higher this year. Overall, the budget is good, and we should end the year close to budget even with the challenges we have had with our investments and the high inflation rate.

Accounts Payable Register – Exhibit 3

Major Projects – Exhibit 4

c. Projects Status Update

- a. South Booster – We have started the piping changes for the South Booster Pump Station. These are the changes needed for the booster to take suction from the tank instead of the tank fill line. This problem was discovered in February when the City of Redlands hit our valve on Avenue N when they were repaving the street. We also completed bringing in the SCE electrical service underground. This corrected a problem with the overhead electrical where the main disconnect was wired in an incorrect and unsafe way. It also allows us to now start installing solar panels over pump station.
- b. Dangermond Property – We are still waiting on the Dangermond Foundation legal review before we can complete the land purchase at the North Reservoir Site. Alan Hillwig sent them the grant deed and other information which they requested. We are hoping to complete sale by the end of this year.
- c. 0 Tennessee Property – The City sent the draft conditions of approval for our review and comment. There was nothing unexpected in the conditions. We are waiting for final conditions of approval which we expect to have in the next few weeks. Once we have them, we will discuss the next steps. There are several options. One, we can try to sell the property as-is, with fully entitled lots, or we may want to start developing activities to increase the value of the lots. The first step if we choose to starting developing the lots is to do the rough grading.

6. ACTION ITEMS:

None

7. DIRECTORS' MATTERS