

**MINUTES OF THE
REGULAR MEETING OF THE
LEE LAKE WATER DISTRICT**

November 16, 2004

PRESENT

C.W. Colladay
J. Deleo
G. Destache
O. Garrett

ABSENT

P. Rodriguez

GUESTS

T. Neminsky
T. Johnsen
A. Racheva
L. Nyst
B. Chen
K. Koster
L. Harrison
L. Devlin
G. Camben
B. Hughes
J. Kellogg

STAFF

J. Pastore
A. Harnden
R. Mann
H. Riebe
S. Dragan
M. McCullough

1. Roll Call and Call to Order.

The regular meeting of the Lee Lake Water District was called to order by President Colladay at 8:35 a.m.

2. Presentations and Acknowledgments.

3. Public Comment. – None.

BOARD ITEMS:

4. Minutes of the October 19, 2004 Regular Meeting.

ACTION: Director Garrett moved to approve the Minutes as presented. Director Deleo seconded. Motion carried unanimously.

5. Payment Authorization Report.

ACTION: Director Garrett moved to approve the financial report and to authorize payment of the October 2004 invoices. Director Deleo seconded. Director Destache absent. Motion carried.

6. Revenue & Expenditure Reports. (Unaudited)

- a. Revenue & Expenditure Report.
ACTION: Note and file.
 - b. Bad Debt Write-Off – None.
- 7. Resolution No. R-04-22 Appointing Mel McCullough Assistant District Treasurer.**
ACTION: Director Deleo moved to approve Resolution No. R-04-22. Director Garrett seconded. Director Destache absent. Motion carried.
- 8. Sycamore Creek CFD #1.**
- a. Project Update – Bill Chen reported that the 6th model complex opened this past weekend. Starfield anticipates 20 homes closing per week for the current inventory.
 - b. Arbitrage Rebate Calculation.
 - c. 1526 estimated houses to be built. 13 houses built to date. 1% complete.
- 9. Citation Homes “Montecito Ranch CFD #2”.**
- a. Project Update – None.
 - b. 305 houses to be built. 283 houses occupied to date. 93% complete.
- 10. Empire Capital “The Retreat CFD #3”.**
- a. Project Update – Jay Kellogg reported that they will start filling the lower reservoir and complete a 5-day leak test. He also reported that the upper reservoir is about ½ full after the vandalism that happened at the site.
 - b. Presentation by Empire Land re: request for supplemental bond issuance.
ACTION: This item was tabled.
 - c. 550 estimated houses to be built, Golf Course Clubhouse & Amenities.
- 11. KB Home “Painted Hills” Project.**
- a. Project Update – None.
 - b. 204 houses to be built. 200 houses occupied to date. 98% complete.
- 12. KB Home “Canyon Oaks” (Painted Hills No.2)**

- a. Project Update.
- b. 30 houses to be built. 0 houses occupied to date. 0% complete.

13. Shea Homes “Trilogy” Project.

- a. Project Update – Brett Hughes introduced Lina Nyst to the Board. Brett reported that the house count should reflect a total of 1319 lots instead of 1266 as listed in our Board package. He also reported that Tract 31742 will be the next phase of homes started for Trilogy.
- b. Discussion of excess sewer capacity service rights.

The General Manager reported that he was working with Trilogy to determine if excess sewer service right exist.

- c. 1266 houses to be built. 713 houses occupied to date. 56% complete.

14. Ranpac “Toscana” Project.

- a. Project Update – None.
- b. 1443 estimated houses to be built.

15. Ridge Properties “Wildrose East Business Park” Project

- a. Project Update – None.
- b. Proposed Cost Estimate from Dudek & Associates for Design of Sewer Lift Station to Serve Wildrose Business Park Phase 3.

ACTION: Director Deleo moved to approve the Cost Estimate from Dudek & Associates in the not-to-exceed amount of \$49,355, subject to receiving written verification from Ridge Properties concerning reimbursement of cost. Director Garrett seconded. Director Destache abstained. Motion carried.

16. Mission Clay “Serano Specific Plan” Project (Blair Dahl).

- a. Project Update – None.

17. Presentation of FY 2003/04 Audited Financial Statements.

ACTION: Director Garrett moved to approve the Audited Financial Statements. Director Deleo seconded. Motion carried unanimously.

18. Adoption of Ordinance No. O-04-02 Declaring Water Emergency Condition.

ACTION: President Colladay opened the public hearing at 8:35 am and called for

public testimony. Hearing none, President Colladay closed the public hearing at 8:43 am. Director Deleo moved to Adopt Ordinance No. O-04-02. Director Garrett seconded. Motion carried unanimously.

President Colladay requested staff to calculate the volume of water stored in the Phase IA and 1B Pipeline.

19. Consideration of Subordination Request by County of Riverside Redevelopment Agency for Proposed Bond Issue for Project Area 1-1986.

ACTION: Director Deleo moved to approve the Subordination Request. Director Garrett seconded. Motion carried unanimously.

20. Revisions to MWD Annexation Policy.

ACTION: Noted and filed.

21. Consideration of Water & Sewer Will-Serve Letter Agreement with County of Riverside.

ACTION: The Board concurred on continuing to use site specific will-serve letters.

22. Consideration of Proposed Cost Estimate for Engineering and Design of the Water Reclamation Plant Flood Protection Berm Project.

ACTION: Director Destache moved to approve the Cost Estimate in the not-to-exceed amount of \$131,295 for the Berm Project. Director Garrett seconded. Motion carried unanimously.

23. Water Utilization Reports.

ACTION: Note and file.

24. Committee Reports.

a. Finance (Director Garrett) – None.

b. Engineering (Director Rodriguez)

1. Meeting with Lee & Associates re: Southerly pond filling project.

The General Manager reported that he and Director Destache had met with a new group that was interested in submitting a proposal concerning the pond project. Director Destache recommended that the committee delay any action on the Bremer proposal until such time as the new group submits one.

- c. New Facilities (Director Destache) – None.
- d. Public Relations (Director Deleo) – Director Deleo reported that the Press Enterprise will be running a story on the Temescal Valley over the Thanksgiving Holiday. Director Deleo also reported that there will be a Town Hall Meeting in January at Trilogy, time and location to be announced.

25. General Manager's Report.

- a. General Manager's Report – Noted and filed.
- b. Operations Report – Noted and filed.

The Board directed Staff to report back on the status of the Ramar units problem.

- c. Treatment Plant Construction (Jeff Pape).
 - 1. Update. – Jeff Pape reported on the status of the treatment plant expansion.
- d. Authorization to Advertise for Wildrose Reservoir Tank Repair Project.
ACTION: The Board directed the General Manager to proceed with advertisement.
- e. Discussion of Excess/Expanded Sewage Capacity for the Lee Lake Water Reclamation Facility.

The Board concurred with the General Manager's plan to conduct an informational meeting with landowners to discuss sewer capacity issues.

26. District Engineer's Report.

- a. Status of Projects.
- b. Proposed Cost Estimate for Engineering and Design of an Ancillary Jockey Pump Station for Reclaimed Water System to Feed Wildrose Business Park in the not-to-exceed amount of \$36,930.
ACTION: Director Garrett moved to approve the Cost Estimate in the not-to-exceed amount of \$36,930. Director Deleo seconded. Director Destache abstained. Motion carried unanimously.

- c. Request by Dudek & Associates for Cost Overruns on Non-Potable Water Line Project in the not-to-exceed amount of \$9,780.
ACTION: Director Garrett moved to approve the Cost Overruns in the not-to-exceed amount of \$9,780. Director Deleo seconded. Director Destache absent.

Motion carried.

- d. Proposed Cost Estimate for Title 22 Certification Testing for the Treatment Plant Expansion Project.

ACTION: This item was tabled when Harry Riebe reported that he had found a way to save at least 50% of the cost for conventional testing.

27. District Counsel’s Report – None.

28. Seminars/Workshops – None.

29. Consideration of Correspondence.

An informational package containing copies of all pertinent correspondence for the Month of October was distributed to each Director along with the Agenda.

30. Adjournment.

There being no further business, the November 16, 2004 Regular Meeting of the Lee Lake Water District Board of Directors was adjourned at 10:58 a.m. by President Colladay.

ATTEST:

APPROVED:

Owen Garrett, Secretary

Charles Colladay, President

Date: _____

Date: _____