

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

**February 15, 2005**

**PRESENT**

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

**ABSENT**

**GUESTS**

J. Rems  
L. Rolapp  
K. Koster  
B. Chen  
W. Diven  
S. Shulman  
L. Nijst

**STAFF**

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

**1. Roll Call and Call to Order.**

The regular meeting of the Lee Lake Water District was called to order by Vice President Deleo at 8:30 a.m.

**2. Presentations and Acknowledgments.**

**3. Public Comment. – None.**

**BOARD ITEMS:**

**4. Minutes of the January 18, 2005 Regular Meeting.**

**ACTION:** Director Rodriguez moved to approve the Minutes as presented. Director Destache seconded. Director Deleo absent. Motion carried.

The Board revisited Item 17 d. and decided to establish a Public Relations Policy to be brought back to the Board at the March 2005 meeting for approval.

Director Deleo joined the meeting at this time.

**5. Payment Authorization Report.**

**ACTION:** Director Garrett moved to approve the financial report and to authorize payment of the January 2005 invoices. Director Rodriguez seconded. Motion carried unanimously.

**6. Revenue & Expenditure Reports. (Unaudited)**

- a. Revenue & Expenditure Report.

**ACTION:** Note and file.

- b. Bad Debt Write-Off – None.

The Board requested Staff to prepare a report of bad debt for review at the March 2005 Board Meeting.

**7. Sycamore Creek CFD #1.**

- a. Project Update – Bill Chen reported that sales were strong in January and continue to be strong in February. Bill also reported that Fieldstone has closed on 110 homes to date.

- b. 1526 estimated houses to be built. 136 houses built to date. 9% complete.

- c. Consideration of Resolution of Issuance Resolution No. R-05-01.

**ACTION:** Director Deleo moved to approve Resolution No. R-05-01 which also approves Agreement No. A-05-03. Director Destache seconded. Motion carried unanimously.

- d. Bond Purchase Agreement.

**ACTION:** See Board Action above.

- e. Consideration of Proposal from BNY Trust Company for Trustee Services for CFD #1 – Second Bond Issuance.

**ACTION:** Director Garrett moved to approve Agreement No. A-05-04. Director Destache seconded. Motion carried unanimously.

**8. Citation Homes “Montecito Ranch CFD #2”.**

- a. Project Update – None.

- b. 305 houses to be built. 304 houses occupied to date. 100% complete.

**9. Empire Capital “The Retreat CFD #3”.**

- a. Project Update – Jim Rems reported that Empire had an interest list of over 6,000 people, they have since narrowed the list down to 1,200 legitimate buyers. KB Home and Lennar Homes will have models up in the next 2 weeks. Diversified Pacific will have models up in July. Beazer Homes has sold 22 units priced between \$702,000 - \$900,000. Empire has sold 12 units priced between \$750,000 - \$900,000. Jim also reported that SCE should begin pulling cable at Weirick & Knabe in the next couple days and that the Knabe & Forest Boundary intersection construction is out to bid and work should begin in March. Jim also reported that 9 holes are grassed and that clubhouse construction will begin as soon as the weather clears.
  - b. 550 estimated houses to be built, Golf Course Clubhouse & Amenities.
- 10. KB Home “Painted Hills” Project.**
- a. Project Update – None.
  - b. 204 houses to be built. 200 houses occupied to date. 98% complete.
- 11. KB Home “Canyon Oaks” (Painted Hills No.2)**
- a. Project Update.
  - b. 30 houses to be built. 0 houses occupied to date. 0% complete.
- 12. Shea Homes “Trilogy” Project.**
- a. Project Update – Lina Nijst reported that Shea has completed 352 homes in the newest Tract and that they will begin work on the next Tract, which will be duplexes located near the Citation Homes development.
  - b. 1266 houses to be built. 772 houses occupied to date. 61% complete.
- 13. Ranpac “Toscana” Project.**
- a. Project Update – None.
  - b. 1443 estimated houses to be built.
- 14. Ridge Properties “Wildrose East Business Park” Project**
- a. Project Update – Grant Destache reported that the storm drain and Temescal Road widening projects will be complete by May 1<sup>st</sup>.
- 15. Mission Clay “Serano Specific Plan” Project (Blair Dahl).**
- a. Project Update – None.

**16. Consideration of Award of Wildrose Reservoir Repair Project.**

**ACTION:** Director Garrett moved to authorize General Manager to execute contract with Robison-Prezioso, Inc. in the amount of \$132,425 as the lowest, responsible bidder and to authorize a maximum expenditure of \$222,425 towards the project costs. Director Rodriguez seconded. Motion carried unanimously.

The Board directed Staff to inquire as to how the dehumidification process works and report back at the March 2005 Board Meeting.

**17. Water Utilization Reports.**

**ACTION:** Note and file.

**18. Committee Reports.**

a. Finance (Director Garrett) – None.

b. Engineering (Director Rodriguez)

1. Southerly pond parcel filling project update & consideration of property sale.

a. Designate APN 283-110-51 as surplus property and direct General Manager to dispose of the property in accordance with Section 35604 of the CA Water Code.

**ACTION:** The Board tabled this item.

b. Consider all proposals received to-date for purchase of APN 283-110-51.

**ACTION:** The Board established a Committee including Director Rodriguez, Director Deleo, Legal Counsel and the General Manager to review the proposals received for selling the parcel.

Director Rodriguez left the meeting at this time.

2. Excess sewer capacity update.

3. Flood Control Berm Project update – The General Manager reported that he had met with Gerald Deleo to discuss acquisition of property.

c. New Facilities (Director Destache) – None.

d. Public Relations (Director Deleo) – Director Deleo reported that the MAC, City of Corona, City of Norco, and the Riverside Corona Resource Conservation

District would be holding a cleanup day on May 21, 2005. Director Deleo reported that the City of Corona raised its rates.

The Board requested Staff to make a rate comparison summary for review at the March 2005 Board Meeting.

**19. General Manager's Report.**

- a. General Manager's Report – Noted and filed.
- b. Operations Report – Noted and filed.
- c. Treatment Plant Construction (Jeff Pape).
  1. Update. – Jeff reported that Kiewitt is working on punch list items.
- d. Discussion of Potential Legislation Concerning District Reserve Funds.
- e. SCE Issues.

**20. District Engineer's Report.**

- a. Status of Projects.

**21. District Counsel's Report.**

- a. Consideration of Master Meter/RAMAR proposal.

The Board agreed in concept to the proposal presented by Staff.

**22. Seminars/Workshops.**

- a. WESTCAS Conference, Feb. 23-25, 2005 – Albuquerque, New Mexico.
- b. WateRuse Conference, Feb. 27-Mar. 1, 2005 –San Diego, CA
- c. ACWA Legislative Symposium 2005, Mar. 29, 2005 – Sacramento, CA.

**23. Consideration of Correspondence.**

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

**24. Adjournment.**

There being no further business, the February 15, 2005 Regular Meeting of the Lee Lake Water District Board of Directors was adjourned at 11:25 a.m. by President Colladay.

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Owen Garrett, Secretary

\_\_\_\_\_  
Charles Colladay, President

Date: \_\_\_\_\_

Date: \_\_\_\_\_