

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

**February 21, 2006**

**PRESENT**

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

**ABSENT**

**GUESTS**

K. Langley

**STAFF**

J. Pape  
A. Harnden  
M. McCullough  
H. Riebe

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

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

**2. Presentations and Acknowledgments.**

- a. Form 700 Conflict of Interest Statements are included and will be collected at the March 21, 2006 Board Meeting.

**3. Public Comment.**

**BOARD ITEMS:**

**4. Minutes of the January 17, 2006 Regular Meeting.**

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

**5. Minutes of the February 14, 2006 Special Meeting.**

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

Director Deleo joined the meeting at this point.

**6. Payment Authorization Report.**

**ACTION:** Director Garrett moved to approve the financial report and to authorize payment of the January 2006 invoices. Director Deleo seconded. Motion carried unanimously.

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

a. Revenue & Expenditure Report.

**ACTION:** Note and file.

The Board asked Mel to report back at next month's meeting the reason for an increase in the Employee Benefit Expense line item on page 13.

b. Bad Debt Write-Off.

**ACTION:** Director Garrett moved to authorize the write off of \$2,388.54 in delinquent accounts. Director Rodriguez seconded. Motion carried unanimously.

**8. Western Municipal Water District Conservation Item Funding Agreement Number C03-203, Lee Lake Water District Agreement No. A-04-01.**

**ACTION:** Note and file.

The Board directed staff to review Agreements with Western as to first right of refusal and to report back at the next Board Meeting.

**9. Sycamore Creek CFD #1.**

a. Project Update – The General Manager reported that the reservoir coating still needs to be inspected, however, the fire damage wasn't as bad as originally thought.

b. 1526 estimated houses to be built. 614 houses built to date. 40% complete.

**10. Empire Capital "The Retreat CFD #3".**

a. Project Update – Director Deleo reported that the addition of traffic signals has begun along Knabe and the widening of Weirick Road should be completed by July 28<sup>th</sup>.

b. Agreement No. A-06-01 for Temporary Sewage Disposal.

**ACTION:** Director Garrett moved to approve Agreement No. A-06-01. Director Destache seconded. Director Rodriguez abstained. Motion carried.

c. 516 houses to be built. 200 houses built to date. 39% complete.

**11. KB Home "Painted Hills" Project.**

a. Project Update – Kevin Langley reported that KB will start construction of their

remaining 4 lots in March.

Kevin also reported that KB Home has had steady home sales in the Retreat project with anticipated completion in March 2007.

- b. 204 houses to be built. 201 houses occupied to date. 99% complete.

**12. KB Home “Canyon Oaks” (Painted Hills No.2)**

- a. Project Update – Kevin Langley reported that the project is underway with anticipated completion in November 2006.
- b. 30 houses to be built. 0 houses occupied to date. 0% complete.

**13. Shea Homes “Trilogy” Project.**

- a. Project Update – None.
- b. 1266 houses to be built. 970 houses occupied to date. 77% complete.

**14. Ranpac “Toscana” Project.**

- a. Project Update – Sam Yoo reported via email that the official notice of comment period ended in February for the public circulation of our EIR. Sam reported that they received a few comments from some agencies and are now in the process of addressing those comments and issuing responses in the final EIR. Sam also added that they hope to have final approval of the Specific Plan and EIR within the next 4 months. After approval from the Board of Supervisors they anticipate having tentative tract maps approved 1 year after (6/07), with the groundbreaking another year after the tentative tract map approvals (6/08).
- b. 1443 estimated houses to be built.

**15. Ridge Properties “Wildrose East Business Park” Project**

- a. Project Update – Grant Destache reported that Ridge Properties is completing the necessary deeds and easements to turn this over and start functioning as an asset management company.

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

- a. Project Update – None.

**17. Presentation of FY 2004/05 Audited Financial Statements.**

**ACTION:** Table until March 21, 2006 Board Meeting.

**18. Water Utilization Reports.** – Note and file.

**19. Committee Reports.**

- a. Finance (Director Garrett) – None.
- b. Engineering (Director Rodriguez) – None.
- c. Public Relations (Director Deleo) – Director Deleo reported that Ali Sahabi with Dos Lagos made a presentation at the Temescal MAC meeting on their commercial area. Ali reported to the MAC that the commercial area will be round like the City of Corona with the landscaping lemon trees, as the City of Corona was the lemon capital. Director Deleo also reported that a group of the Trilogy homeowners are opposed to the proposed location of the new high school.

**20. General Manager's Report.**

- a. General Manager's Report – Note and file.
  1. LLWD projected water purchase cost – For Discussion Only.

The General Manager reported on the projected water purchase cost escalation that will need to be considered by the District.

2. Authorization to proceed with budgeted capital improvements at ID2 Clay Canyon.

**ACTION:** Director Rodriguez moved to approve proposal from Arend Brouwer Electrical Consulting in the amount of \$18,000. Director Garrett seconded. Motion carried unanimously.

- b. Operations Report – Note and file.
  1. Purchase 755 3GWR radio read units.

**ACTION:** Director Deleo moved to approve purchase of 755 3GWR radio read units. Director Garrett seconded. Motion carried unanimously.

- c. Treatment Construction Update. (Jeff Pape)

1. Contract complete with Kiewitt Pacific, final payment dispensed.

2. Purchase and Installation of Chlorine Contact Basin Covers.

**ACTION:** Director Garrett moved to approve Award of Contract to Nash Fabricators in the amount of \$119,350. Director Destache seconded. Motion carried unanimously.

**21. District Engineer's Report.**

- a. Status of Projects – Note and file.

**22. District Counsel’s Report – None.**

**23. Seminars/Workshops.**

- a. AB 1234 Compliance Training (see staff for list of dates and locations).

The General Manager suggested that we contract Best Best & Krieger to do an in-house AB 1234 Compliance Training after an upcoming Board Meeting. The Board directed staff to look into Best Best & Krieger’s availability on May 16<sup>th</sup>.

**24. Closed Session.**

At 10:50 a.m. President Colladay adjourned the meeting to Closed Session in order to discuss personnel issues in accordance with Section 54957.6 of the Government Code.

At 11:20 a.m. President Colladay re-opened the public meeting and announced that the Board had taken action to increase the compensation for the District’s Office Manager.

**25. 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.

**26. Adjournment.**

There being no further business, the February 21, 2006 Regular Meeting of the Lee Lake Water District Board of Directors was adjourned at 11:30 a.m. by President Colladay.

**ATTEST:**

**APPROVED:**

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

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

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

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