

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

March 15, 2005

PRESENT

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

ABSENT

GUESTS

J. Rems
K. Koster
L. Harrison

STAFF

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

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. Election Update.

1. Resolution No. R-05-02.

ACTION: Director Garrett moved to approve Resolution No. R-05-02. Director Deleo seconded. Motion carried unanimously.

2. Resolution No. R-05-03.

ACTION: Director Garrett moved to approve Resolution No. R-05-03. Director Rodriguez seconded. Motion carried unanimously.

3. Resolution No. R-05-04.

ACTION: Director Garrett moved to approve Resolution No. R-05-04. Director Destache seconded. Motion carried unanimously.

b. FY 2005/06 Budget Schedule.

A budget workshop meeting has been set for May 10, 2005.

3. Public Comment. – None.

BOARD ITEMS:**4. Minutes of the February 15, 2005 Regular Meeting.**

ACTION: Director Destache 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 February 2005 invoices. Director Deleo seconded. Motion carried unanimously.

6. Revenue & Expenditure Reports. (Unaudited)

a. Revenue & Expenditure Report.

ACTION: Note and file.

b. Bad Debt Write-Off.

ACTION: Director Garrett moved to approve bad debt write off in the amount of \$4,394.99. Director Deleo seconded. Motion carried unanimously.

7. Sycamore Creek CFD #1.

a. Project Update – Katie Koster from Southwest Securities made a presentation to the Board on the Bond pricing process and reported how pleased they were with the Market results.

b. 1526 estimated houses to be built. 154 houses built to date. 10% complete.

c. Bond Purchase Agreement.

ACTION: Director Deleo moved to approve the Bond Purchase Agreement. Director Rodriguez seconded. Motion carried unanimously.

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

a. Project Update – None.

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

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

- a. Project Update – Jim Rems reported that Empire is waiting on SCE who is 3-4 weeks behind in pulling the permanent power to the site. Jim reported that 209 permits for homes have been issued and they expect closings by mid June. Empire is working to get the booster lift station online. Five model complexes are up, they include Beazer, KB, Diversified Pacific, Fieldstone and Lennar. Jim also reported that KB Home opened their model complex last weekend and sold out thru Phase 2.
 - 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 – None.
 - b. 1266 houses to be built. 795 houses occupied to date. 63% 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 expected completion should be May 1st. Grant reported that Building 15 will be a retail furniture showroom and occupancy is expected by May 1st. Grant also added that the front two buildings will include retail with a patio area and that Phase 3 will be ready for tenants in June.
- 15. Mission Clay “Serano Specific Plan” Project (Blair Dahl).**
- a. Project Update – Owen Garrett reported that they will be having another HANS meeting.
- 16. Water Utilization Reports.**
- ACTION:** Note and file.

17. Committee Reports.

- a. Finance (Director Garrett) – Director Garrett reminded the Board of the Budget review meeting scheduled for May 10, 2005.
- b. Engineering (Director Rodriguez)
 1. Southerly pond parcel filling project update & consideration of property sale.

The General Manager reported that he would like to hold a Committee Meeting as soon as possible.

2. Excess sewer capacity update.

The General Manager reported that he allocated 20 edus to each of the 3 responding party.

3. Flood Control Berm Project update.

Harry Riebe with Dudek & Associates reported that due to the rains the aerial mapping that they performed will most likely have to be re-flown.

- c. New Facilities (Director Destache) – None.
- d. Public Relations (Director Deleo) – Director Deleo reported that the Temescal Creek Cleanup day is May 21, 2005. Director Deleo also reported that the Temescal Community Faire is on May 14, 2005. She also added that part of the Synagro money that has been set aside for the Valley is going to be used for a commercial design study.

18. General Manager's Report.

- a. General Manager's Report – Noted and filed.
 1. Discussion of water & sewer rate study.
- b. Operations Report – Noted and filed.
- c. Treatment Plant Construction (Jeff Pape).
 1. Office furnishing update.

Staff presented the color scheme for the new Administrative Building to the Board and reported a savings on the office furniture being proposed.

- d. Consideration of Proposal from Mountain Union Telecom for Wireless Cellular Site Lease.

This item was tabled.

- e. Emergency Erosion Repair.

The General Manager presented before and after pictures of the Temescal Wash and the erosion that the rain caused.

- f. Consideration of Rock Rip-Rap purchase from Boberg Construction.

The District Engineer presented information on Armortec as an alternative to rock rip-rap. The Board requested staff to study the production in more detail and make a recommendation at the next meeting.

- g. LAFCO Master Property Tax Exchange Resolution No. R-05-05.

ACTION: Director Destache moved to approve Resolution No. R-05-05. Director Deleo seconded. Motion carried unanimously.

19. District Engineer's Report.

- a. Status of Projects.

- b. Consideration of Continued Work on the Preparation and Update of District Standard Drawings.

ACTION: Director Destache moved to approve proceeding with items 1.1, 1.2, 1.3 and 1.4 at a cost of \$20,000. Director Garrett seconded. Motion carried unanimously.

20. District Counsel's Report.

21. Seminars/Workshops.

22. Consideration of Correspondence.

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

23. Adjournment.

There being no further business, the March 15, 2005 Regular Meeting of the Lee Lake Water District Board of Directors was adjourned at 10:57 a.m. by President Colladay.

ATTEST:

APPROVED:

Owen Garrett, Secretary

Charles Colladay, President

Date: _____

Date: _____