

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

April 18, 2006

PRESENT

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

ABSENT

J. Deleo

GUESTS

T. Rossi
A. Sahabi
S. Yoo
L. Dotson

STAFF

J. Pape
A. Harnden
M. McCullough
H. Riebe
K. Caldwell
R. Mann

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.

3. Public Comment.

Ali Sahabi of Dos Lagos announced that he had purchased the Morger property that runs behind Lee Lake Water District's office and has offered a 57-acre school site to the Corona-Norco Unified School District to alleviate the concerns over access for the original proposed location near the Shea Homes – Trilogy project. Ali detailed that the new school would be South of Dos Lagos and would hold between 1500-2000 students and would be completed near 2010.

BOARD ITEMS:

4. Minutes of the March 21, 2006 Regular Meeting.

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

5. Payment Authorization Report.

ACTION: Director Garrett moved to approve the financial report and to authorize payment of the March 2006 invoices with the voided of Bank of America Check No. 8671. Director Destache seconded. Motion carried unanimously.

6. Revenue & Expenditure Reports. (Unaudited)

a. Revenue & Expenditure Report.

ACTION: Note and file.

b. Bad Debt Write-Off – None.

7. Amendment No. 1 to Resolution No. R-03-07 Rules and Regulations for the Use of Recycled Water.

ACTION: Director Destache moved to adopt Amendment No. 1 to Resolution No. R-03-07 with the following modifications: Amend wording to include all users, page 6 correction in Section 1.3 third paragraph Section 0 should be Section 2, page 30 correction in Section 4.3.3 IMPURA should be IMPURA, page 34 No. 2 December 2006 should be April 2006.

8. Sycamore Creek CFD #1.

a. Project Update – None.

b. 1526 houses to be built. 681 houses occupied to date. 44% complete.

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

a. Project Update – Lee Dotson reported that Empire is three weeks away from completing punch list items for the recycled water system. Lee also reported that the water booster station is complete and the chemical building is only missing a few tie downs. Lee added that the sewer lift station is 100% complete and Empire is just waiting on SCE to set transformer, they are also waiting on prices from subcontractors for the well sites.

b. 516 houses to be built. 271 houses occupied to date. 53% complete.

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 – None.

- 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. 996 houses occupied to date. 79% complete.
- 13. Ranpac “Toscana” Project.**
- a. Project Update – Sam Yoo reported that they received the Draft EIR in December and February ended the public circulation period. They are currently addressing comments now and hope to go to the planning commission in July. Sam stated it would be approximately one year for tentative tract approval after Board approval.
 - b. 1443 estimated houses to be built.
- 14. Ridge Properties “Wildrose East Business Park” Project**
- a. Project Update – None.
- 15. Mission Clay “Serano Specific Plan” Project (Blair Dahl).**
- a. Project Update – Owen Garrett reported that the proposed Albertsons has been pulled.
- 16. Water Utilization Reports.** – Note and file.
- 17. Committee Reports.**
- a. Finance (Director Garrett) – None.
 - b. Engineering (Director Rodriguez) – None.
 - c. Public Relations (Director Deleo) – Staff reported that the 7th Annual Temescal Community Faire will be held at the Temescal Driving Range on Saturday, May 20th from 11 am to 4 pm.
- 18. General Manager’s Report.**
- a. General Manager’s Report – Note and file.
 - 1. Dudek Proposal for Initial Distribution System Evaluation Plan for EPA Stage 2 Compliance.

ACTION: Director Rodriguez moved to approve the proposal in the amount of \$30,420. Director Destache seconded. Motion carried unanimously.

2. Retreat Reclaimed Water Delivery – For Discussion Only.
3. Inspection Video Requirements – For Discussion Only.
4. Policy on General Manager spending limits – For Discussion Only.
5. Insurance Review – For Discussion Only.

The Board directed staff to review Director's coverage for Lawyer's fees.

6. Pump Station Developer Agreement and Reimbursement Agreement.

ACTION: The Board directed Counsel to review and bring back to May 2006 Board Meeting.

- b. Operations Report – Note and file.

19. District Engineer's Report.

- a. Status of Projects – Note and file.

20. District Counsel's Report.

- a. Cingular Lease Update.

Counsel reported that he is still negotiating three issues with Cingular.

21. Seminars/Workshops.

- a. AB 1234 Compliance Training.

Best Best & Krieger has been scheduled to complete an in-house AB 1234 Compliance Training May 16th from 11:15 a.m. to 1:15 p.m.

Staff requested that immediately following the AB 1234 Compliance Training the Board be photographed individually and as a group for use in the District Board Room.

22. Consideration of Correspondence.

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

23. Adjournment.

There being no further business, the April 18, 2006 Regular Meeting of the Lee Lake Water District Board of Directors was adjourned at 11:00 a.m. by President Colladay.

ATTEST:

APPROVED:

Owen Garrett, Secretary

Charles Colladay, President

Date: _____

Date: _____