

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

April 19, 2005

PRESENT

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

ABSENT

GUESTS

J. Rems
M. Matson
S. Stout
B. Chen
L. Harrison

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 President Colladay at 8:30 a.m.

2. Presentations and Acknowledgments.

3. Public Comment. – None.

BOARD ITEMS:

4. Minutes of the March 15, 2005 Regular Meeting.

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

5. Payment Authorization Report.

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

6. Revenue & Expenditure Reports. (Unaudited)

- a. Revenue & Expenditure Report.
ACTION: Note and file.
 - b. Bad Debt Write-Off – None.
- 7. Sycamore Creek CFD #1.**
- a. Project Update – Billy Chen introduced Steve Stout to the Board. Billy reported that Steve would be filling the position that was previously held by Brian Woods and that Steve would be attending future Board of Director’s meeting to give the project update. Billy then reported that Mayhew, Campbell Ranch Road and DePalma Road have been paved and that out of 540 homes from their Phase 1 design 450 homes have been sold. Home closings have been approximately 30 per month and they expect that number to rise.
 - b. 1526 estimated houses to be built. 204 houses built to date. 13% complete.
- 8. Empire Capital “The Retreat CFD #3”.**
- a. Project Update – Jim Rems reported that they began backfilling the lower reservoir last week and that the in-tract infrastructure has been installed for the project. KB Homes and Beazer Homes have their models open.
 - b. 550 estimated houses to be built, Golf Course Clubhouse & Amenities.
- 9. KB Home “Painted Hills” Project.**
- a. Project Update – None.
 - b. 204 houses to be built. 200 houses occupied to date. 98% complete.
- 10. KB Home “Canyon Oaks” (Painted Hills No.2)**
- a. Project Update.
 - b. 30 houses to be built. 0 houses occupied to date. 0% complete.
- 11. Shea Homes “Trilogy” Project.**
- a. Project Update – None.
 - b. 1266 houses to be built. 795 houses occupied to date. 63% complete.
- 12. Ranpac “Toscana” Project.**
- a. Project Update – None.

- b. 1443 estimated houses to be built.
- 13. Ridge Properties “Wildrose East Business Park” Project**
- a. Project Update – Grant Destache reported that the storm drain alignment had run into problems which have now been corrected and they are proceeding with work. Grant reported that in approximately two weeks they will switch traffic to the other side of Temescal Canyon Road so they can begin paving.
- 14. Mission Clay “Serano Specific Plan” Project (Blair Dahl).**
- a. Project Update – None.
- 15. Riverside County Water Wise County Resolution No. R-05-06.**
- ACTION:** Director Rodriguez moved to approve Resolution No. R-05-06. Director Destache seconded. Motion carried unanimously.
- 16. Water Utilization Reports.**
- ACTION:** Note and file.
- 17. Resolution of Application of Coussoulis Development Company parcel into Lee Lake Water District.**
- ACTION:** Director Destache moved to approve Resolution No. R-05-07. Director Rodriguez seconded. Motion carried unanimously.
- 18. Committee Reports.**
- a. Finance (Director Garrett) – None.
- b. Engineering (Director Rodriguez)
1. Southerly pond parcel filling project update.

Director Rodriguez reported that the Committee held a meeting and decided to accept the Clendenen proposal as it provided for the greatest amount of revenue to the District.

ACTION: Director Deleo moved to direct staff to prepare and execute a contract with Clendenen Development. Director Garrett seconded. Motion carried unanimously.

ACTION: Director Destache moved that the same offer and terms be presented to the County of Riverside to fulfill legal requirements. Director Rodriguez seconded. Motion carried unanimously.

2. Update on next expansion of treatment plant.

The Board directed the General Manager to begin plan preparation of the next expansion plan for submission to the development community.

3. Flood Control Berm Project update.
 - a. Presentation by District Engineer on Armor Flex product for use on the proposed flood control dike.

ACTION: The Board agreed to the conceptual design change to incorporate the Armor Flex in-lieu of riprap.

- c. New Facilities (Director Destache) – None.
- d. Public Relations (Director Deleo) – Director Deleo reported that the MAC Meetings are held the first Wednesday of each month and that she felt the MAC and audience would appreciate a representative from Lee Lake attending to explain how the District was formed and who the District serves. The General Manager advised that he would be available upon the Mac's request.

19. General Manager's Report.

- a. General Manager's Report – Noted and filed.
 1. Discussion of water & sewer rate study.

ACTION: The Board directed the General Manager to prepare a rate increase documentation for approval at the May 2005 meeting.

- b. Operations Report – Noted and filed.

President Colladay requested that Operations staff test the water from the Wells Quarterly for TDS.

- c. Treatment Plant and Admin. Building Construction Update. (Jeff Pape).

Jeff Pape reported on the current status of the treatment plant expansion and the administration building construction.

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

ACTION: This item was tabled.

20. District Engineer's Report.

- a. Status of Projects.

ACTION: Director Garrett moved to approve the cost proposal to re-fly the Temescal Wash for new topographic information to be used in conjunction with the

flood control berm project. Director Deleo seconded. Motion carried unanimously.

- b. Request by Engineering for consideration of cost overruns on Wildrose Tank II design.

ACTION: Director Garrett moved to approve the cost overruns on the Wildrose Tank II design. Director Destache seconded. Motion carried unanimously.

21. District Counsel’s Report.

22. Seminars/Workshops.

- a. Administrative Symposium, June 13-14, 2005.

ACTION: The Board authorized Mel McCullough to attend the Administrative Symposium.

- b. Special District and Local Government Institute “Administration” Seminar, June 2-3, 2005.

23. 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.

24. Adjournment.

There being no further business, the April 19, 2005 Regular Meeting of the Lee Lake Water District Board of Directors was adjourned at 10:55 a.m. by President Colladay.

ATTEST:

APPROVED:

Owen Garrett, Secretary

Charles Colladay, President

Date: _____

Date: _____