

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

August 15, 2006

PRESENT

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

ABSENT

G. Destache

GUESTS

S. Stout
B. Hughes
L. Nisst
K. Pape

STAFF

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

- a. Kevin Pape introduced himself to the Board of Directors as a candidate for Western Municipal Water District No. 3.

3. Public Comment.

BOARD ITEMS:

4. Minutes of the July 18, 2006 Regular Meeting.

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

5. Payment Authorization Report.

ACTION: Director Garrett moved to approve the financial report and to authorize payment of the July 2006 invoices. Director Rodriguez seconded. Director Deleo absent. Motion carried.

Director Deleo joined the meeting at this time.

6. Revenue & Expenditure Reports (Unaudited).

a. Revenue & Expenditure Report.

ACTION: Note and file.

b. Bad Debt Write-Off – None.

The Board requested staff bring the bad debts for January through June 2006 to the next Board Meeting.

7. Proposal from Ahern, Adcock & Devlin, LLP to perform Year-end June 30, 2006 auditing services.

ACTION: Director Garrett moved to approve the proposal from Ahern, Adcock & Devlin, LLP. Director Rodriguez seconded. Motion carried unanimously.

8. Sycamore Creek CFD #1.

a. Project Update – Steve Stout reported that sales are still slow with 9 homes sold in June and 18 in July. The grading for Phase 3A with 261 homes will begin in mid September. Steve also reported the reservoir coating is complete and they will begin filling by the end of the week and that Santiago Road is completely paved.

b. 1526 houses to be built. 811 houses occupied to date. 53% complete.

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

a. Project Update – The General Manager reported that the Clubhouse is progressing and that we are continuing to deliver recycled water to the golf course. Jeff also reported that there are two items to complete: paving to the upper reservoir and finalizing the buried tank with a chloramine system.

b. 516 houses to be built. 330 houses occupied to date. 64% 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 – Brett Hughes reported that the total house count should be changed from 1266 to 1317 with 1094 houses sold to date. Sales are slow with 6 being sold in July and 4 in June.
- b. 1266 houses to be built. 1052 houses occupied to date. 83% 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 – Jeff Pape reported that the plans are in for Gail Trucking. Jeff also reported that the PRV is nearly complete at Stellar Court.

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

- a. Project Update – The General Manager reported that he is working with Blair Dahl to get language for environmental documents.

16. Water Utilization Reports. – Note and file.

The Board requested that a cumulative total of water loss be displayed on graph.

17. Committee Reports.

- a. Finance (Director Garrett) – None.
- b. Engineering (Director Rodriguez) – None.
- c. Public Relations (Director Deleo) – Director Deleo reported on the following topics that were discussed at the MAC Meeting. 1) Ali Sahabi is in escrow on the Morger Property, 2) the second week of October Bob Buster will be holding a town hall meeting, 3) there is an interest in the Valley to start a Chamber of Commerce, 4) the Post Office is looking for land, 5) Waste Management is reducing it's refuge charge effective August 1st.

18. General Manager's Report.

- a. General Manager's Report – Note and file.
 1. Pond sale update.

2. Urban Water Management Plan Update.
 - b. Operations Report – Note and file.
 - 19. District Engineer’s Report.**
 - a. Status of Projects – Note and file.
 1. Proposal from Dudek for Wildrose Sewer Lift Station and Forcemain Contract Amendment (Agreement No. A-04-24) Authorization for Additional Design Service.
ACTION: Director Garrett moved to approve the proposal from Dudek in the amount of \$39,475. Director Deleo seconded. Director Rodriguez absent. Motion carried.
- 20. District Counsel’s Report.**
- 21. Seminars/Workshops.**
- 22. Closed Session.**

At 10:04 am, President Colladay adjourned the regular meeting to closed session, which was being held for the purpose of “*Conference with Legal Counsel – Threatened Litigation*” in accordance with Section 54954.5 of the Government Code.

At 10:37 am, President Colladay re-opened the regular session of the meeting and reported that no action was taken and the District Manager shall continue with correspondence.

Director Rodriguez left the meeting at this point.
- 23. Consideration of Correspondence.**

An informational package containing copies of all pertinent correspondence for the Month of July was distributed to each Director along with the Agenda.
- 24. Adjournment.**

There being no further business, the August 15, 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: _____