

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

August 21, 2007

PRESENT

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

ABSENT

J. Deleo

GUESTS

B. Dahl
B. Hughes
S. Stout
L. Dotson
S. Yoo
C. Chavez

STAFF

J. Pape
R. Mann
C. Trees
A. Harnden
M. McCullough
K. Caldwell

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.

BOARD ITEMS:

4. Minutes of the July 17, 2007 Regular Meeting.

ACTION: Director Rodriguez moved to approve the Minutes as written. Director Destache seconded. Motion carried unanimously.

5. Payment Authorization Report.

ACTION: Director Garrett moved to approve the financial report and to authorize payment of the July 2007 invoices. 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. California Special Districts Association 2007 Board Elections.**
ACTION: Director Garrett moved to cast a vote for Kathleen Thuner. Director Rodriguez seconded. Motion carried unanimously.
- 8. Sycamore Creek CFD #1.**
- a. Project Update – Steve Stout reported that they had 12 sales in July but 8 cancelled. They have 1 sale pending in their first Tract. Steve also reported that the grading of Tract 31908 is almost complete. The reservoir management is complete and they are performing the 30-day maintenance. Steve added that the CUP for commercial was approved and they will be having a Vons, CVS and Wells Fargo.
 - b. 1526 houses to be built. 982 houses occupied to date. 64% complete.
- 9. Empire Capital “The Retreat CFD #3”.**
- a. Project Update – Lee Dotson reported that the upper reservoir is being recoated. He also reported that the Clubhouse is 100% operational and the well site is pumping water.
 - b. 527 houses to be built. 437 houses occupied to date. 83% complete.
- 10. KB Home “Painted Hills” Project.**
- a. Project Update – Tina Corcoran reported via email that there are still 4 unsold lots.
 - b. 204 houses to be built. 204 houses occupied to date. 100% complete.
- 11. KB Home “Canyon Oaks” (Painted Hills No. 2).**
- a. Project Update – Tina Corcoran reported via email that 14 homes have closed escrow, 9 are in backlog and 7 have not been sold.
 - b. 30 houses to be built. 16 houses occupied to date. 53% complete.
- 12. Shea Homes “Trilogy” Project.**
- a. Project Update – Brett Hughes reported that things are winding down; sales for the month were slow. They have 1195 homes sold out of a total 1317. Brett also stated

that 78 homes are under construction and will be complete by 2007. In 2008 there will be 44 condos.

- b. 1317 houses to be built. 1217 houses occupied to date. 96% complete.

13. Ranpac “Toscana” Project.

- a. Project Update – Sam Yoo reported that they are looking into a possible sale or joint venture.
- b. 1443 estimated houses to be built.

14. Ridge Properties “Wildrose East Business Park” Project (Jeff Cornett).

- a. Project Update – The General Manager reported that MCZ is to do 3 pressure reducing valves in the area.

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

- a. Project Update – Director Garrett reported that they are working on their EIR and they will hopefully have approval next summer. Director Garrett reported that during a significant traffic study the County overlooked the Toscana project.

16. Water Utilization Reports. – Note and file.

17. Annual Meeting of the Lee Lake Water District Financing Corporation.

- I. President Colladay called the meeting to order at 9:25 am.
- II. Report on Status of projects – None.
- III. Director Rodriguez moved to approve the Minutes of the July 18, 2006 meeting. Director Destache seconded. Motion carried unanimously.
- IV. Appointment of new officers – This item was tabled.
- V. Public Comment – None.
- VI. Other Business – None.
- VII. President Colladay adjourned the meeting at 9:30 am.

18. Committee Reports.

- a. Finance (Director Garrett) – None.
- b. Engineering (Director Rodriguez) – None.

Director Destache reported that he is working with 5 to 6 agencies on document control such as as-builts, etc. Director Destache recommended the Board move toward storing ours in house on local hard drives.

- c. Public Relations (Director Deleo) – None.
- 19. Administration Report** – Allison Harnden reported that the faire is September 29 and asked how the Board felt about Lee Lake’s booth having a dunk tank. The Board gave approval for the rental of a dunk tank for the faire. Allison also reported that we set up online bill pay on our existing website and that she is working with a web developer to create a new site for Lee Lake.
- 20. General Manager’s Report.**
- a. General Manager’s Report – Note and file.
 - 1. Best Best & Krieger, Community Facilities District No. 2 (Montecito Ranch) Disposition of Surplus Project Fund Proceeds – For Discussion Only.
 - 2. RCRC D Conservation Easement Security & Liability – For Discussion Only.
 - b. Operations Report – Note and file.
- 21. District Engineer’s Report.**
- a. Status of Projects – Note and file.
- 22. District Counsel’s Report.**
- 23. Seminars/Workshops.**
- 24. 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.
- The following items will be made available at the Board Meeting for review:
- 1. Response to Questions/Answers from PS Fire Chief to State Fire Marshal in letter of July 11, 2007.
 - 2. Congress of the United States, House of Representatives, Clean Renewable Water Supply Bond Act.
- 25. Adjournment.**

Reminder that starting at the next Board Meeting, meetings are the 4th Tuesday of each month.

There being no further business, the August 21, 2007 Regular Meeting of the Lee Lake Water District Board of Directors was adjourned at 11:07 a.m. by President Colladay.

ATTEST:

APPROVED:

Owen Garrett, Secretary

Charles Colladay, President

Date: _____

Date: _____