

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

**September 19, 2006**

**PRESENT**

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

**ABSENT**

**GUESTS**

S. Stout  
D. Abell  
L. Dotson  
K. Pape  
S. Yoo

**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. Doris Abell, a Trilogy resident addressed her concern over the increase in the fixed charges.

**3. Public Comment.**

**BOARD ITEMS:**

**4. Minutes of the August 15, 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 August 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.

The Board directed staff to add a sub-category for repairs and maintenance and to depreciate non-potable pump.

- b. Bad Debt Write-Off.

**ACTION:** Director Garrett moved to authorize the write off of \$4,631.53 in delinquent accounts. Director Destache seconded. Motion carried unanimously.

**7. Request from Gail Trucking/Mobile Sand to reverse assessment of 300 HCF for failure to call in meter reading.**

**ACTION:** Director Deleo moved to deny request for reversal of assessment. Director Garrett seconded. Director Destache abstained. Motion carried.

**8. CSDA Board of Directors Election.**

**ACTION:** The Board of Directors elects to abstain from voting.

**9. Sycamore Creek CFD #1.**

- a. Project Update – Steve Stout reported that 9 to 15 homes were sold this month and that the developers are using this slow construction time to catch up on other things. Steve also reported that the Fire Station is complete and the Grand Opening is scheduled for next Friday. Christopher Homes, Tract 30440-3 Forest Gate & Richmond America, Tract 30440-4 Santiago will be selling a total of 163 in a gated community with home prices that start in the low \$800,000's.

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

**10. Empire Capital “The Retreat CFD #3”.**

- a. Project Update – Lee Dotson reported that 11 homes were sold last month. He also reported that they are experiencing a high amount of theft, with 12 fire hydrants being stolen and backflow devices with cages are being taken as well. Lee also added that the sewer lift station is online and the clubhouse basement is 80% complete and they will grade the parking lot today.

- b. 516 houses to be built. 344 houses occupied to date. 67% complete.

**11. KB Home “Painted Hills” Project.**

- a. Project Update – Tina Corcoran reported via email that two of the 4 remaining lots are being used for Canyon Oaks Sales Trailer and parking lot and they do not have a date yet on when they plan on construction commencing.
  - b. 204 houses to be built. 200 houses occupied to date. 98% complete.
- 12. KB Home “Canyon Oaks” (Painted Hills No.2).**
- a. Project Update – Tina Corcoran reported via email that construction is proceeding at Canyon Oaks with anticipated first phase occupancies of February 2007.
  - b. 30 houses to be built. 0 houses occupied to date. 0% complete.
- 13. Shea Homes “Trilogy” Project.**
- a. Project Update – None.
  - b. 1266 houses to be built. 1065 houses occupied to date. 81% complete.
- 14. Ranpac “Toscana” Project.**
- a. Project Update – Sam Yoo reported that they are going to the Planning Commission this Wednesday.
  - b. 1443 estimated houses to be built.
- 15. Ridge Properties “Wildrose East Business Park” Project.**
- a. Project Update – Director Destache reported that they are working on the new location for the lift station in order to complete the design.
- 16. Mission Clay “Serano Specific Plan” Project (Blair Dahl).**
- a. Project Update – The General Manager reported that they hired a hydro geologist to look for additional sources of water. Director Garrett reported that they are still developing their EIR.
- 17. Water Utilization Reports. – Note and file.**
- 18. 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) Bob Buster is planning an Open House on October 18<sup>th</sup> from 7 pm to 9 pm, 2) A design study for the Commercial area logo and theme within the Temescal Canyon was presented and rejected by the committee.

**19. General Manager’s Report.**

- a. General Manager’s Report – Note and file.
  1. Pond Sale - Update.

The General Manager reported that the pond sale was complete.

2. Urban Water Management Plan - Update.

The General Manager reported that Dudek is still collecting data.

3. EPA Initial Distribution System Evaluation - Update.

The General Manager reported that it was submitted early to the EPA.

4. On-Site sodium hypochlorite generation – For Discussion Only.

- b. Operations Report – Note and file.

**20. District Engineer’s Report.**

- a. Status of Projects – Note and file.

**21. District Counsel’s Report.**

**22. Seminars/Workshops.**

**23. Consideration of Correspondence.**

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

The General Manager reported that Paul Rodriguez is interested in running for the open seat on the Local Agency Formation Commission – Western Area (LAFCO).

**ACTION:** Director Garrett moved to nominate Paul Rodriguez as a candidate for the LAFCO election. Director Destache seconded. Director Rodriguez abstained. Motion carried.

**24. Adjournment.**

There being no further business, the September 19, 2006 Regular Meeting of the Lee Lake Water District Board of Directors was adjourned at 10:48 a.m. by President Colladay.

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Owen Garrett, Secretary

\_\_\_\_\_  
Charles Colladay, President

Date: \_\_\_\_\_

Date: \_\_\_\_\_