

**AGENDA FOR THE REGULAR MEETING OF THE  
BOARD OF DIRECTORS OF THE LEE LAKE WATER DISTRICT  
FEBRUARY 22, 2011, 8:30 A.M. AT  
THE DISTRICT'S ADMINISTRATIVE OFFICE  
22646 TEMESCAL CANYON ROAD, CORONA, CALIFORNIA 92883-5015**

The following is a summary of the rules of order governing meetings of the Lee Lake Water District Board of Directors:

**AGENDA ITEMS**

In case of an emergency, items may be added to the Agenda by a majority vote of the Board of Directors. An emergency is defined as a work stoppage; a crippling disaster; or other activity, which severely imperils public health, safety or both. Also, items, which arise after the posting of Agenda, may be added by a two-thirds vote of the Board of Directors.

**PUBLIC COMMENT**

Persons wishing to address a matter not on the Agenda may be heard at this time; however, no action will be taken until placed on a future agenda in accordance with Board policy.

**NOTICE TO PUBLIC**

All matters listed under the Consent Calendar will be voted upon by one motion. There will be no separate discussion of these items, unless a Board Member or member of the public requests that a particular item(s) be removed from the Consent Calendar, in which case, they will be considered separately under New Business.

**IF ANYONE WISHES TO SPEAK WITH THE BOARD  
ABOUT ANY CONSENT CALENDAR MATTER(S),  
PLEASE STATE YOUR NAME, ADDRESS,  
AND APPROPRIATE ITEM NUMBER(S).**

**AFFIDAVIT OF POSTING**

I, Allison Harnden, Office Manager of the Lee Lake Water District, hereby certify that I caused the posting of the Agenda at the District office at 22646 Temescal Canyon Road, Corona, California 92883-5015 prior to February 18, 2011.

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Allison Harnden, Office Manager

**AGENDA FOR REGULAR MEETING**  
**February 22, 2011**

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1. **Roll Call and Call to Order.**
2. **Presentations and Acknowledgments.**
3. **Public Comment.**

**BOARD ITEMS:**

4. **Minutes of the January 25, 2011 Regular Meeting.** 1-4  
**RECOMMENDATION:** Approve Minutes as written.
5. **Payment Authorization Report.** 5-7  
**RECOMMENDATION:** Approve Report and authorize payment of the January 25 – February 22, 2011 invoices.
6. **Revenue & Expenditure Reports. (Unaudited).** 8-24
  - a. Revenue & Expenditure Report.  
**RECOMMENDATION:** Note and file.
  - b. Lien update. 25  
**RECOMMENDATION:** Note and file.
7. **County of Riverside, County Counsel Approval of the Conflict of Interest Code of the Lee Lake Water District.** 26-41  
**RECOMMENDATION:** Note and file.
8. **Trilogy Development.**
  - a. Homeowners Association update. (-)
  - b. Golf Course update. (-)

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- 9. Sycamore Creek Development.**
- a. Project Update. (-)
  - b. 1748 houses to be built. 1104 houses occupied to date. 63% complete
  - c. Richmond America – Whisper Ridge 9 lots remaining, 3 dirt lots, 6 complete, No sales.
  - d. Meritage Homes – 67 lots, 2 models, 6 homes built, 2 sold.
- 10. CFD No. 1 Sycamore Creek Recycled Water System.**
- a. Update on progress. (-)
  - b. Non-potable water Pipeline Construction Payment Request No. 8. **42-46**  
**RECOMMENDATION:** Approve.
  - c. Non-potable water Pipeline Construction Payment Request No. 9. **47-52**  
**RECOMMENDATION:** Approve.
  - d. Non-potable water project 1.5 MG Storage Tank Construction **53-58**  
Payment Request No. 2.  
**RECOMMENDATION:** Approve.
- 11. Retreat Development – Ryland Homes.**
- a. Retreat recycled water conversion update. (-)
  - b. 517 houses to be built. 438 houses occupied to date. 85% complete
  - c. Ryland Homes 77 lots priced between \$474-555K, 19 lots released by County, 16 sold, 2 models, 4 in construction, 4 in footings stage. Sales 4 in December, 2 in January.
- 12. Ranpac “Toscana” Project (Sam Yoo).**
- a. Project Update. (-)
  - b. 1443 estimated houses to be built.
- 13. Re-alignment of Temescal Canyon Road (Sam Yoo).**
- a. Project Update. (-)

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<b>14. Ridge Properties “Wild Rose Business Park” Project (Tracy Hodge).</b>	
a. Project Update.	(-)
<b>15. Mission Clay “Serano Specific Plan” Project (Blair Dahl).</b>	
a. Project Update.	(-)
<b>16. Water Utilization Reports.</b>	<b>59-71</b>
<b>RECOMMENDATION:</b> Note and file.	
<b>17. Committee Reports.</b>	
a. Finance (Director Garrett).	(-)
b. Engineering (Director Rodriguez).	(-)
c. Public Relations (Director Deleo).	(-)
<b>18. General Manager’s Report.</b>	
a. General Manager’s Report.	<b>72</b>
b. Operations Report.	<b>73-74</b>
<b>19. District Engineer’s Report.</b>	
a. Status of Projects.	<b>75</b>
<b>20. District Counsel’s Report.</b>	(-)
<b>21. Seminars/Workshops.</b>	
<b>22. Consideration of Correspondence.</b>	<b>76</b>
An informational package containing copies of all pertinent correspondence for the Month of January will be distributed to each Director along with the Agenda.	
<b>23. Adjournment.</b>	