

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

**April 20, 2004**

**PRESENT**

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

**ABSENT**

**GUESTS**

J. Pape  
D. Johnson  
J. Rems

**STAFF**

J. Pastore  
A. Harnden  
S. Dragan  
R. Mann  
K. Caldwell

**1. Roll Call and Call to Order.**

The regular meeting of the Lee Lake Water District was called to order by Director Deleo at 8:35 a.m.

**2. Presentations and Acknowledgments.**

The General Manager introduced Jim Rems, Dorian Johnson's replacement with Empire to the Board.

**3. Public Comment. – None.**

**BOARD ITEMS:**

**4. Minutes of the March 16, 2004 Regular Meeting.**

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

**5. Payment Authorization Report.**

**ACTION:** Director Garrett moved to approve the financial report and to authorize payment of the March 2004 invoices. Director Rodriguez seconded. Motion carried unanimously.

**6. Revenue & Expenditure Reports. (Unaudited)**

- a. Revenue & Expenditure Report.  
**ACTION:** Note and file.
  - b. Bad Debt Write-Off.  
**ACTION:** Director Garrett moved to write off \$2,861.81 and send to collections.  
Director Destache seconded. Motion carried unanimously.
- 7. Sycamore Creek CFD #1.**
- a. Project Update - The General Manager reported that the project looks great. The lift station, reservoir and booster pump station are all underway and the water and sewer facilities are complete. Ryland Homes has three models..
  - b. 1526 estimated houses to be built.
- 8. Citation Homes “Montecito Ranch CFD #2”.**
- a. Project Update – The General Manager reported that he will be meeting with Corky of Citation Homes today to discuss punch list items and that he is continuing to work with Citation on the fencing and acquisition of the Wildrose II reservoir site.
  - b. 305 houses to be built. 243 houses occupied to date. 80% complete.
- 9. Empire Capital “The Retreat CFD #3”.**
- a. Project Update – Dorian Johnson took the opportunity to announce that he was leaving Empire Land and give admiration to the Board of Directors and staff for all the support he has received on the project. He also introduced Jim Rems as his replacement.
- Dorian reported that the project is moving rapidly and that the upper reservoir is topped out and that Empire is beginning construction of the lower reservoir. He continued that the reclaimed water line is about 45 days away from completion not including the connection to the wells. Dorian stated that Empire sold KB Home planning area 9 and that models will be produced in June possibly.
- 10. KB Home “Painted Hills” Project.**
- a. Project Update – The General Manager stated that he had met with Gary Laughlin and that KB Home’s Painted Hills II is definitely an upcoming project within the District.
  - b. 204 houses to be built. 188 houses occupied to date. 92% complete.

**11. Shea Homes “Trilogy” Project.**

- a. Project Update – The General Manager reported that he is working with Karen Svet of Dudek and Shea Homes to consider the possibility of adding two upcoming tracts irrigation water onto the potable water system from Lee Lake, due to EVMWD’s limited availability of irrigation water.
- b. 1266 houses to be built. 563 houses occupied to date. 44% complete.

**12. Ranpac “Temescal Hills” Project.**

- a. Project Update – Sam Yoo called to report that they submitted the Specific Plan and EIR about one week ago to the County and that he would be attending the May Board meeting to provide additional information.
- b. 1443 estimated houses to be built.

**13. Ridge Properties “Wildrose East Business Park” Project**

- a. Project Update – Director Destache reported that Ridge is in the process of grading Phase 3. He also reported that Ridge is in Plot Plan Review with the County for the first 4 buildings and that in June there will be an additional 6 buildings. Ridge will also be starting construction of road improvements on Temescal Canyon Road in early May.

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

- a. Project Update –The General Manager reported that he had a meeting with Blair Dahl, Joe Shaw, Christian Sapong and Karen Svet to discuss the project.

**15. Resolution No. R-04-04 Authorizing Investment of Monies in the Local Agency Investment Fund (Sycamore Creek).**

**ACTION:** Director Rodriguez moved to Approve Resolution No. R-04-04. Director Destache seconded. Motion carried unanimously.

**16. Resolution No. R-04-05 Authorizing Investment of Monies in the Local Agency Investment Fund (Montecito Ranch).**

**ACTION:** Director Garrett moved to Approve Resolution No. R-04-05. Director Deleo seconded. Motion carried unanimously.

**17. Resolution No. R-04-06 Authorizing Investment of Monies in the Local Agency Investment Fund (The Retreat).**

**ACTION:** Director Rodriguez moved to Approve Resolution No. R-04-04. Director Destache seconded. Motion carried unanimously.

**18. Consideration of Unison Cell Site “Buy-Out” Proposal.**

**ACTION:** No action taken.

**19. Agreement Re: Capacity Rights in Mills Gravity Pipeline Reaches A-F.**

**ACTION:** Director Deleo moved to Approve Agreement No. A-04-05. Director Garrett seconded. Motion carried unanimously.

**20. Consideration of Proposal from Tran Network/Computer Consulting for Annual Network/Computer Maintenance in the amount of \$14,500.**

**ACTION:** Director Deleo moved to Approve Agreement No. A-04-06. Director Rodriguez seconded. Motion carried unanimously.

**21. Water Utilization Reports.**

**ACTION:** Noted and filed.

**22. Committee Reports.**

- a. Finance (Director Garrett) – The Budget workshop will be held on May 11<sup>th</sup> at 8:00 a.m.
- b. Engineering (Director Rodriguez)
  1. Excess Sewage Capacity Allocation. – None.
- c. Public Relations (Director Deleo) – Director Deleo reported that the Temescal Valley Community Faire will be held on May 15, 2004 from 11 am until 4 pm. Director Deleo also reported that on May 25, 2004 the TCMAC will be attending a workshop regarding annexation at Riverside County. She announced that this Saturday at Eagle Glen there is a Conference on Worker’s Compensation, Heath Care and other topics and that Congressman Ken Calvert and other public officials would be present.

**23. General Manager’s Report.**

- a. General Manager’s Report – Noted and filed.

The General Manager presented a request from the Temescal Valley Community Church to use the Board Room on Sunday evenings. The Board directed the General Manager to approve the request and asked that he verify our Insurance Policy Coverage.

- b. Operations Report – Noted and filed.
- d. Treatment Plant Construction (Jeff Pape).
  - 1. Update – Jeff Pape provided the Board with an updated status report of the treatment plant construction and change orders.
- e. New Facilities (Director Destache).
  - 1. Discussion of Regional Storm Drain Project, 3-acre Mitigation Area and Disposition of surplus land.

Director Destache is continuing to work with Gail Trucking, John Bremer and Ridge Properties on the best course of action for a trade of property/easements.

**24. District Engineer's Report.**

- a. Status of Projects – None.

**25. District Counsel's Report.**

- a. Discussion and Possible Action Regarding Dudek & Associates Management Contract.

**ACTION:** Director Rodriguez moved to Approve Agreement No. A-04-07 Engineering Services with the need for Attachment A to be added. Director Deleo seconded. Motion carried unanimously.

**ACTION:** Director moved to Approve Agreement No. A-04-08 Management Services with a revised Exhibit B to be provided by Counsel. Director Garrett seconded. Motion carried unanimously.

- b. Discussion and Possible Action Regarding Water Quality Specialists Operations Contract.

**ACTION:** Director Destache moved to Approve Agreement No. A-04-09 with modifications to language in Items B & C, Page 1 replacing the language Wild Rose Ranch and Mountain Cove and nearby lands with, Item B. “.....of sewer lines, pump stations and .....” and Item C. “water lines, reservoirs and lifts stations.....”, Items B & C, “for service to Lee Lake Water District”. Director Deleo seconded. Motion carried unanimously.

- 26. Seminars/Workshops.** – Sharon Dragan advised the Board that she would be attending a one day seminar on Financial Services. The Board gave its consent.

**27. 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.

**28. Adjournment.**

There being no further business, the April 20, 2004 Regular Meeting of the Lee Lake Water District Board of Directors was adjourned at 11:33 a.m. by President Colladay.

**ATTEST:**

**APPROVED:**

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

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

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

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