

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

May 18, 2004

PRESENT

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

ABSENT

GUESTS

J. Rems
L. Harrison
S. Shamlou
K. Russell
S. Lamb

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 8:34 a.m.

2. Presentations and Acknowledgments.

3. Public Comment. – None.

BOARD ITEMS:

4. Minutes of the April 20, 2004 Regular Meeting.

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

5. Payment Authorization Report.

ACTION: Director Garrett moved to approve the financial report and to authorize payment of the April 2004 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 – Sharon Dragan submitted a list of the bad debt items that will be turned over to a collection agency.
- 7. Sycamore Creek CFD #1.**
- a. Project Update - Brian Woods reported that June 5 is the official Grand Opening for the project. He reported that over 22 acres of landscaping has been installed and that the sewer lift station would be on line Thursday.
 - b. 1526 estimated houses to be built.
- 8. Citation Homes “Montecito Ranch CFD #2”.**
- a. Project Update – None.
 - b. 305 houses to be built. 262 houses occupied to date. 86% complete.
- 9. Empire Capital “The Retreat CFD #3”.**
- a. Project Update – Jim Rems reported that the sewer lift station is in plan check and that the upper reservoir is complete. Jim also reported that the Weirick Crossing Cal Trans permit is about 1 week out and the waterline pipe should arrive in approximately 6–8 weeks.
- 10. KB Home “Painted Hills” Project.**
- a. Project Update – None.
 - b. 204 houses to be built. 195 houses occupied to date. 96% complete.
- 11. Shea Homes “Trilogy” Project.**
- a. Project Update – The General Manager reported that the Dudek Engineers are working on water demand calculations to determine whether LLWD can supply water to Shea’s common areas and golf course.
 - b. 1266 houses to be built. 596 houses occupied to date. 47% complete.
- 12. Ranpac “Temescal Hills” Project.**

- a. Project Update – The General Manager reported that he had received a copy of the EIR from Sam Yoo and forwarded to Dudek to be used as part of the Master Plan Update.
 - b. 1443 estimated houses to be built.
- 13. Ridge Properties “Wildrose East Business Park” Project**
- a. Project Update – Director Destache reported that the Ridge Properties storm drain project is being delayed with County & Flood Control issues.
- 14. Mission Clay “Serano Specific Plan” Project (Blair Dahl).**
- a. Project Update – Owen Garrett reported that environmental assessments are currently underway.
- 15. Water Utilization Reports.**
ACTION: Noted and filed.
- 16. Preliminary FY 2004/05 Budgets.**
- The General Manager reported that the budgets were reviewed in detail with the Board at the committee meeting on 5/11/04. The Board thanked Sharon for her hard work and asked that a few modifications be made before bringing the budget back in June for final approval.
- 17. Biennial Review of District Conflict of Interest Code Reviewing Designation of Employees Required to File Annual Disclosure Statements.**
ACTION: Director Deleo moved to re-affirm approval of the existing Conflict of Interest Policy. Director Destache seconded. Motion carried unanimously.
- 18. Consideration of Mitigated Negative Declaration for Construction of Wildrose Reservoir II and Related Pipeline Facilities.**
ACTION: 1. Director Garrett moved to approve the MND for the Project in accordance with CEQA Guidelines. Director Destache seconded. Motion carried unanimously.
ACTION: 2. Director Deleo moved to approve the Mitigation Monitoring and Reporting Program for the project. Director Garrett seconded. Motion carried unanimously.
- 19. Acceptance of Lot 19, Wildrose Tract No. 22335, Excluding Wildrose HOA Park Site from Montecito Ranch, L.L.C.**

ACTION: Director Garrett moved to approve acceptance of Lot 19. Director Deleo seconded. Motion carried unanimously.

20. Committee Reports.

- a. Finance (Director Garrett) – Director Garrett thanked the Board for its participation in the Budget workshop.
- b. Engineering (Director Rodriguez)
 1. Excess Sewage Capacity Allocation. –

The General Manager reported there were approximately 34 edus of sewage capacity remaining. The Board directed the General Manager to contact the CNUSD to see if they are interested in purchasing the remaining sewage capacity and if not ask the customers who have already reserved capacity.

2. Request for Committee Meeting to discuss Retreat Water & Sewer Issues.

Director Rodriguez informed the Board that he would have to abstain from discussions pertaining to the Retreat due to a conflict of interest. President Colladay offered to participate in the Committee Meeting in place of Director Rodriguez. A Committee Meeting will be scheduled in the near future.

- c. Public Relations (Director Deleo) –
 1. Annual Community Faire.

Director Deleo reported that the Temescal Valley Community Faire was very successful. Director Deleo also reported that LAFCO would be making a presentation at the June 2, 2004 MAC Meeting. The General Manager thanked Director Deleo for her volunteer effort in organizing the Faire.

2. Appointment of John Rossi as new WMWD General Manager.

The General Manager asked the Board if they would like him to write a letter of congratulations to John Rossi. The Board directed him to do so.

21. General Manager's Report.

- a. General Manager's Report – Noted and filed.
- b. Operations Report – Noted and filed.
- c. Treatment Plant Construction (Jeff Pape).
 1. Update – Jeff Pape provided the Board with an updated status report of the treatment plant construction.

- d. 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.

- 2. Discussion Regarding Request for Conservation Easement Across North 30-acre Pond Parcels and Lot 19 of Wildrose Tract.
ACTION: The Board approved “in-concept” the granting of a conservation easement to RCRCO across the northerly 30-acre parcels.
- 1. Agreement to Form Task Force for Basin Monitoring Program for nitrogen and TDS in Santa Ana River Watershed.
ACTION: Director Garrett moved to approve the Agreement and authorize expenditure of \$21,500 in the next FY Budget for SAWPA managed work. Director Destache seconded. Motion carried unanimously.
- e. General – The General Manager and Board discussed possible cooperation with EVMWD.
ACTION: No action was taken.

22. District Engineer’s Report.

- a. Status of Projects – Noted and filed.

23. District Counsel’s Report – None.

24. Seminars/Workshops.

- 1. WESTCAS Conference, June 23-25, San Diego, CA
- 2. Riverside County Water Symposium, June 23, Lake Perris Fair Grounds

25. Consideration of Correspondence.

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

26. Closed Session.

At 10:55 am President Colladay adjourned the meeting to closed session for the following purposes.

1. To be held for the purpose of "Personnel Matters", in accordance with Section 54957.6 of the Government Code.
2. To be held for the purpose of discussing "possible litigation" with Counsel, in accordance with Section 54954.5 of the Government Code.

ACTION: This item was not discussed.

At 11:05 am President Colladay reconvened the public session and announced that the Board had authorized a merit increase for Cheryl Parker and a cost of living increase for Sharon Dragan and Allison Harnden.

27. Adjournment.

There being no further business, the May 18, 2004 Regular Meeting of the Lee Lake Water District Board of Directors was adjourned at 11:45 a.m. by President Colladay.

ATTEST:

APPROVED:

Owen Garrett, Secretary

Charles Colladay, President

Date: _____

Date: _____