

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

**June 15, 2004**

**PRESENT**

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

**ABSENT**

P. Rodriguez

**GUESTS**

J. Rems  
R. Pistone  
L. Harrison

**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 Colladay at 8:32 a.m.

**2. Presentations and Acknowledgments.**

**3. Public Comment.** – None.

**BOARD ITEMS:**

**4. Minutes of the May 18, 2004 Regular Meeting.**

**ACTION:** Director Garrett moved to approve the Minutes as presented. 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 May 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 – None.

**7. Sycamore Creek CFD #1.**

- a. Project Update - The General Manager reported that the models are open.
- b. 1526 estimated houses to be built.

Joyce Deleo joined the meeting at this time.

**8. Citation Homes “Montecito Ranch CFD #2”.**

- a. Project Update – The General Manager reported that he had received the Grant Deed to Lot 19 and that he is waiting on the Title Policy before he records the Deed.
- 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 introduced the President of Empire Capital, Mr. Ross Pistone to the Board of Directors. Mr. Pistone thanked the Board for it’s continued support of the project. Jim then reported on the project status. The sewer lift station is in plan check, the Phase 1 water will be online by Friday, the reclaimed water line is starting under the freeway, the wet well design is approved and construction will start soon. He continued to report that the upper tank plumbing is complete and the contract will be let in the next 2 weeks, he also added that the curb and gutter for Planning Area 9 is complete and paving will begin next week.

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

- a. Project Update – None.
- b. 204 houses to be built. 200 houses occupied to date. 98% 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. 621 houses occupied to date. 49% complete.

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

- a. Project Update – Staff reported that Sam Yoo had called with an update that the first Land Development Committee Meeting for the project will be held on June 24, 2004.
  - b. 1443 estimated houses to be built.
- 13. Ridge Properties “Wildrose East Business Park” Project**
- a. Project Update – Director Destache reported that Ridge Properties is being delayed with County issues.
- 14. Mission Clay “Serano Specific Plan” Project (Blair Dahl).**
- a. Project Update – Owen Garrett reported that environmental assessments are going well.
- 15. Water Utilization Reports.**  
**ACTION:** Noted and filed.
- 16. FY 2004/05 Budgets.**
- (1) Director Colladay opened the Public Hearing and asked for public comment at 9:33 a.m.;
  - (2) Hearing no Public comment, Director Colladay closed the Public Hearing at 9:34 a.m.;
  - (3) Director Destache moved to Approve Resolution No. R-04-08 adopting FY 2004/05 Budgets. Director Garrett seconded. Motion carried unanimously.
- 17. Resolution No. R-04-07 Approving Revised Rules & Regulations.**  
**ACTION:** Director Deleo moved to approve Resolution No. R-04-07. Director Garrett seconded. Motion carried unanimously.
- 18. Consideration of Proposals from CSI Services and KTA-TATOR, Inc. for Reservoir Repair and Inspection.**  
**ACTION:** Director Deleo moved to approve the proposal from CSI Services in the estimated amount of \$22,000. Director Garrett seconded. Motion carried unanimously.
- 19. Committee Reports.**
- a. Finance (Director Garrett) – None.
  - b. Engineering (Director Rodriguez)

1. Excess Sewage Capacity Allocation. –

The General Manager reported there were approximately 30 edus of sewage capacity remaining. The Board directed the General Manager to work with the Engineering Committee to look in to actual figures to determine exactly how many edus are available.

2. Report on Committee Meeting regarding Retreat Water & Sewer Issues.

- c. New Facilities (Director Destache) – Director Destache reported that we are waiting on the plans to be delivered by Hammer Construction for the new administrative building.

1. Regional Storm Drain Project update.

Director Destache reported that Ridge is doing habitat studies on site and that they are waiting on RCRCO for environmental monitoring.

- d. Public Relations (Director Deleo) – Director Deleo reported that George Spiliotis from LAFCO had attended the MAC meeting and made a presentation on the annexation process that would give the City of Corona the ability to dissolve a Special District such as Lee Lake.

## 20. 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 on the treatment plant construction.
- d. Proposal from TRAN Network/Computer System Consulting for Annual Maintenance of the District's SCADA System and Treatment Plant Controllers and Metering Equipment.

**ACTION:** Director Garrett moved to approve the Annual Maintenance Contract in the amount of \$17,000. Director Destache seconded. Motion carried unanimously.

- e. Authorization to approve re-allocation of water and sewer service rights to Ridge Properties.

**ACTION:** Tabled until the next meeting.

- f. Authorization to approve transfer of Ridge Properties excess sewer service rights to various Lee Lake Water District landowners in compliance with District policy.

**ACTION:** Tabled until the next meeting.

**21. District Engineer's Report.**

a. Status of Projects – None.

**22. District Counsel's Report – None.**

**23. Seminars/Workshops.**

**24. Consideration of Correspondence.**

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

**25. Adjournment.**

There being no further business, the June 15, 2004 Regular Meeting of the Lee Lake Water District Board of Directors was adjourned at 11:10 a.m. by President Colladay.

**ATTEST:**

**APPROVED:**

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

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

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

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