

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

January 18, 2005

PRESENT

J. Deleo
P. Rodriguez
G. Destache
O. Garrett

ABSENT

C.W. Colladay

GUESTS

J. Rems
B. Woods

STAFF

J. Pastore
A. Harnden
R. Mann
H. Riebe
M. McCullough

1. Roll Call and Call to Order.

The regular meeting of the Lee Lake Water District was called to order by Vice President Deleo at 8:42 a.m.

2. Presentations and Acknowledgments.

3. Public Comment. – None.

BOARD ITEMS:

4. Minutes of the December 21, 2004 Regular Meeting.

ACTION: Director Rodriguez 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 December 2004 invoices. Director Destache seconded. Motion carried unanimously.

6. Revenue & Expenditure Reports. (Unaudited)

a. Revenue & Expenditure Report.

ACTION: Note and file.

The Board requested that Staff prepare a memo with FY projections versus charges to date.

- b. Bad Debt Write-Off – None.
- 7. Sycamore Creek CFD #1.**
- a. Project Update – Brian Woods reported that 95 houses closed in December, for a total of 300 units sold and/or closed. They are averaging 24 sales per week, with 20-30 houses expected to close per month. Brian also reported that they are working on their second bond issuance.
 - b. 1526 estimated houses to be built. 132 houses built to date. 9% complete.
- 8. Citation Homes “Montecito Ranch CFD #2”.**
- a. Project Update – The General Manager reported that he received a request for final payment on Thursday.
 - b. 305 houses to be built. 304 houses occupied to date. 100% complete.
- 9. Empire Capital “The Retreat CFD #3”.**
- a. Project Update – Jim Rems reported that Empire has been spending \$20,000 per day protecting the site. He also reported that they are still waiting on SCE to provide permanent power but that temporary power should be energized this week. Jim reported that Beazer Homes opened last week and that people were camped out to purchase homes starting in the \$600,000 price range. Jim also added that the water pump station will be disinfected this week and that the sewer lift station will be bid out. The Prestige models are going up and the KB models are up.
 - b. 550 estimated houses to be built, Golf Course Clubhouse & Amenities.
 - c. Consideration of SCADA proposal from CDS, Inc. for Retreat Sewer Pump Station.
ACTION: Director Garrett moved approval of the proposal. Director Destache seconded. Director Rodriguez abstained. Motion carried.
- 10. KB Home “Painted Hills” Project.**
- a. Project Update – None.
 - b. 204 houses to be built. 200 houses occupied to date. 98% complete.
- 11. KB Home “Canyon Oaks” (Painted Hills No.2)**
- a. Project Update.
 - b. 30 houses to be built. 0 houses occupied to date. 0% complete.

12. Shea Homes “Trilogy” Project.

- a. Project Update – The General Manager reported that he is working with Brett Hughes on any excess sewer service rights that may be available.
- b. 1266 houses to be built. 768 houses occupied to date. 61% complete.

13. Ranpac “Toscana” Project.

- a. Project Update – Sam Yoo reported via email that there are no new progress updates and that they are still trying to get to public notice with their EIR team.
- b. 1443 estimated houses to be built.

14. Ridge Properties “Wildrose East Business Park” Project

- a. Project Update – Grant Destache reported that they will be pouring 100,000 yards of concrete this week. Grant also reported that the first building would be ready the 3rd week in March. Grant reported that they would be paving Temescal Canyon Road on January 25th and 26th. Grant added that the Regional Storm Drain should be complete by the end of April.

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

- a. Project Update – Owen Garrett reported that they attended their first HANS Meeting and there will be another meeting in the future.

16. Water Utilization Reports.

ACTION: Note and file.

17. Committee Reports.

- a. Finance (Director Garrett) – None.
- b. Engineering (Director Rodriguez)
 1. Southerly pond parcel filling project update & consideration of property sale.

The Board directed the General Manager to research the procedure for selling the southerly pond as surplus property and to bring back a proposal at the February Board Meeting.

2. Excess sewer capacity update.

The Board agreed in-concept with the General Manager’s recommendation for allocating the excess sewer service rights. The General Manager reported that he would be sending out a letter shortly to the landowners describing the allocation process.

3. Flood Control Berm Project Update.

The General Manager reported that he had sent out new information on the Flood Control Berm project to SAWPA in order to stay in the running for Prop 50 monies.

- c. New Facilities (Director Destache) – None.
- d. Public Relations (Director Deleo) – Director Deleo reported that the MAC meeting is held the first Wednesday of each month at 6:30 pm at Trilogy. Director Deleo reported that the MAC was approached by some Trilogy residents about their interest in cleaning up the Temescal Wash. Director Deleo suggested that the District make it a point to send a gift certificate from a local company to those customers that have been negatively impacted by the District's actions. The General Manager stated that he would gladly donate the gift certificates in order to minimize the District's risk for making a gift with public funds.

18. General Manager's Report.

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

The General Manager reported that the District had incurred damage to various areas surrounding the treatment plant, including the slope near Well #4, from the recent rains. The Board was cognizant of the fact that the General Manager has the authority to spend District funds up to a limit of \$50,000 for emergency repair work.

- b. Operations Report – Noted and filed.
- c. Treatment Plant Construction (Jeff Pape).
 - 1. Update. – None.
- d. Approval to Reimburse Ridge Properties for cost of Pressure Reducing Station construction on Stellar Court.
ACTION: Director Garrett moved approval to reimburse Ridge Properties for cost of constructing a Pressure Reducing Station on Stellar Court. Director Rodriguez seconded. Director Destache abstained. Motion carried.
- e. Discussion of Regional Water Quality Control Board requirement to develop a regional sanitary sewer overflow (SSO) response and mitigation plan.
ACTION: Director Garrett moved to authorize District Engineer to attend the RWQCB meeting and assist on preparation of a County-wide plan on behalf of the District. Director Rodriguez seconded. Motion carried unanimously.

19. District Engineer's Report.

- a. Status of Projects.

20. District Counsel’s Report.

- a. Consideration of Master Meter/RAMAR proposal.

The Board rejected the Master Meter proposal and directed staff to bring back a counter proposal for the Board’s consideration.

- b. Questions regarding delinquent Butterfield A.D. bond payments.

21. Seminars/Workshops – None.

22. Consideration of Correspondence.

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

23. Adjournment.

There being no further business, the January 18, 2005 Regular Meeting of the Lee Lake Water District Board of Directors was adjourned at 11:05 a.m. by Vice President Deleo.

ATTEST:

APPROVED:

Owen Garrett, Secretary

Charles Colladay, President

Date: _____

Date: _____