

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

**October 27, 2009**

**PRESENT**

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

**ABSENT**

G. Destache

**GUESTS**

B. Woods  
B. Owen  
D. Badaszewski

**STAFF**

J. Pape  
A. Harnden  
M. McCullough  
K. Caldwell  
D. Saunders  
N. Harper

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

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

**2. Presentations and Acknowledgments.**

**3. Public Comment.**

**BOARD ITEMS:**

**4. Minutes of the September 22, 2009 Regular Meeting.**

**ACTION:** Director Rodriguez 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 September 22-October 27, 2009 invoices. Director Rodriguez seconded. Motion carried unanimously.

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

a. Revenue & Expenditure Report.

**ACTION:** Note and file.

b. Lien update – Note and file.

**7. Ahern Adcock and Devlin LLP Financial Transaction Report for fiscal year ended June 30, 2009 – For Review Only.**

The Board directed staff to have Ahern Adcock and Devlin revise the wording on the page 25 letter. The language in the letter should reflect that the District did not qualify for a single audit and not that we did not meet the requirements.

**8. Sycamore Creek Development.**

- a. Project Update – Brian Woods reported that they are working with the County on a funding agreement for the Indian Truck Trail interchange. Brian also reported that they are working on some lot amendments from multi-family to single family and that it requires a change to the specific plan.
- b. 1748 houses to be built. 1020 houses occupied to date. 58% complete.

**9. CFD No. 1 Sycamore Creek Recycled Water System.**

- a. Public Hearing to Consider Adoption of the Mitigated Negative Declaration for the Sycamore Creek Recycled Water System.

**ACTION:**

1. Open Public Hearing. - President Colladay opened the Public Hearing at 9:33 am.
  2. Public Comment – None.
  3. Close Public Hearing. - President Colladay closed the Public Hearing at 9:34 am.
  4. Adopt Mitigated Negative Declaration. - Director Garrett moved to adopt the Mitigated Negative Declaration for the Sycamore Creek Recycled Water System. Director Rodriguez seconded. Motion carried unanimously.
- b. Tank site acquisition – Update.
    1. Proposal from Dudek to provide environmental consulting services for a sewer pipeline extension.
- ACTION:** Director Rodriguez moved to approve the proposal from Dudek in the amount of \$33,550. Director Garrett seconded. Motion carried unanimously.

**10. Empire Capital “The Retreat CFD #3”.**

- a. Project Update – The General Manager reported that 70 lots are being looked at by Rich Knowland with Pacific Terra Holdings, Inc. and they will sell for the low \$100,000.
- b. 517 houses to be built. 424 houses occupied to date. 82% complete.

**11. KB Home “Canyon Oaks” (Painted Hills No. 2).**

- a. Project Update – The General Manager reported that KB is close to project completion.
  - b. 30 houses to be built. 26 houses occupied to date. 87% complete.
- 12. Shea Homes “Trilogy” Project.**
- a. Project Update – The General Manager reported that the project manager is working on final punch list items.
  - b. 1317 houses to be built. 1315 houses occupied to date. 100% complete.
- 13. Ranpac “Toscana” Project.**
- a. Project Update – Sam Yoo reported via email that there are signs of the housing market reaching bottom but many fear that the continuing deterioration in the commercial and industrial markets combined with the new set of alt A and Option Adjustable Rate Mortgages that will be resetting in the next few years may drag the housing market down further. The General Manager reported that he met with Sam and a consultant to discuss facilities scheduling.
  - b. 1443 estimated houses to be built.
- 14. Ridge Properties “Wildrose East Business Park” Project (Jeff Cornett).**
- a. Project Update – None.
- 15. Mission Clay “Serano Specific Plan” Project (Blair Dahl).**
- a. Project Update – Director Garrett reported that the EIR should go before the Planning Board at the end of December 2009 or by early 2010.
- 16. Water Utilization Reports.** – Note and file.
- 17. Committee Reports.**
- a. Finance (Director Garrett) – None.
  - b. Engineering (Director Rodriguez) – None.
  - c. Public Relations (Director Deleo) – Director Deleo reported attendance at the Temescal Community Faire is estimated to be 4,000 people. Director Deleo reported that next year the committee is considering changing the time to 4 pm to 8 pm because of the heat. Director Deleo also reported that the Temescal MAC

received complaints regarding removal of the Sheriff that had been assigned to this area. Director Deleo added that 7 Oaks Nursery has a water wise plant section.

**18. General Manager's Report.**

- a. General Manager's Report – Note and file.

Staff asked if it would be acceptable to eliminate the GM historical report from future agenda packages, however, continue to update and have a copy available at each Board Meeting. The Board concurred.

1. Private Teeter Plan.

**ACTION:** Director Rodriguez moved to adopt Resolution No. R-09-16 Authorizing the Execution of a Joint Exercise of Powers Agreement Establishing the California Finance Authority for Delinquent Special Taxes and Assessments based on Finance Committee review and minor changes by District Counsel. Director Garrett seconded. Motion carried unanimously.

- b. Operations Report – Note and file.

**19. District Engineer's Report.**

- a. Status of Projects – Note and file.

**20. District Counsel's Report.**

**21. Seminars/Workshops.**

**22. Consideration of Correspondence.**

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

**23. Adjournment.**

There being no further business, the October 27, 2009 Regular Meeting of the Lee Lake Water District Board of Directors was adjourned at 10.44 a.m. by President Colladay.

**ATTEST:**

**APPROVED:**

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

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

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

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