

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

**November 21, 2006**

**PRESENT**

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

**ABSENT**

G. Destache

**GUESTS**

S. Stout

**STAFF**

J. Pape  
M. McCullough  
R. Mann

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

The regular meeting of the Lee Lake Water District was called to order by President Colladay at 8:30 a.m.

**2. Presentations and Acknowledgments.**

**3. Public Comment.**

**BOARD ITEMS:**

**4. Minutes of the October 17, 2006 Regular Meeting.**

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

**5. Payment Authorization Report.**

**ACTION:** Director Garrett moved to approve the financial report and to authorize payment of the October 2006 invoices. Director Rodriguez seconded. Motion carried unanimously.

Director Deleo joined the meeting at this point.

**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 – Steve Stout reported October sales had 5 cancellations and 11 new sales.
  - b. 1526 houses to be built. 842 houses occupied to date. 55% complete.
- 8. Empire Capital “The Retreat CFD #3”.**
- a. Project Update – None.
  - b. 516 houses to be built. 371 houses occupied to date. 72% complete.
- 9. KB Home “Painted Hills” Project.**
- a. Project Update – The General Manager reported that KB is finalizing the in tract improvements to get LLWD to sign off on bonds.
  - b. 204 houses to be built. 200 houses occupied to date. 98% complete.
- 10. KB Home “Canyon Oaks” (Painted Hills No.2).**
- a. Project Update – The General Manager reported that 4 homes currently being constructed.
  - b. 30 houses to be built. 0 houses occupied to date. 0% complete.
- 11. Shea Homes “Trilogy” Project.**
- a. Project Update – None.
  - b. 1266 houses to be built. 1123 houses occupied to date. 85% complete.
- 12. Ranpac “Toscana” Project.**
- a. Project Update – None.
  - b. 1443 estimated houses to be built.
- 13. Ridge Properties “Wildrose East Business Park” Project.**
- a. Project Update – None.

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

- a. Project Update – None.

**15. Water Utilization Reports.** – Note and file.**16. Lee Lake Water District Financing Corporation – Possible Dissolution.**

**ACTION:** The Board decided to continue Financing Corporation as LLWD Finance Manager to provide in-house tax preparation.

**17. Committee Reports.**

- a. Finance (Director Garrett) – None.
- b. Engineering (Director Rodriguez) – None.
- c. Public Relations (Director Deleo) – Director Deleo reported on discussions at previous MAC meeting.

**18. General Manager’s Report.**

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

1. Proposal from Dudek to prepare a Recycled Water Master Plan.

**ACTION:** Director Rodriguez moved to approve the proposal from Dudek to prepare a Recycled Water Master Plan. Director Deleo seconded. Motion carried unanimously.

2. Proposal from Dudek to complete a Sewer System Management Plan (SSWMP).

**ACTION:** Director Garrett moved to approve the proposal from Dudek to complete a Sewer System Management Plan (SSWMP). Director Deleo seconded. Motion carried unanimously.

- b. Operations Report – Note and file.

1. Hughes Supply, Inc. Water System Leak Detection Report – Note and file.

- c. Proposed Cost For Water System Emergency Pump & Piping.

**ACTION:** Director Garrett moved to approve the cost for emergency pump & piping. Director Deleo seconded. Director Rodriguez voted no. Motion carried.

**19. District Engineer’s Report.**

- a. Status of Projects – Note and file.

**20. District Counsel’s Report.**

**21. Seminars/Workshops.**

- a. SCAP Holiday Luncheon, El Niguel Country Club, December 5, 2006, 11:30 am – 1:30 pm.
- b. WateRuse 2007 California Section Annual Conference, Wyndham Palm Springs, March 4-6, 2007.
- c. WateRuse 22<sup>nd</sup> Annual WateRuse Symposium, Tampa Marriott Waterside Hotel & Marina, September 9-12, 2007.

**22. Consideration of Correspondence.**

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

**23. Adjournment.**

There being no further business, the November 21, 2006 Regular Meeting of the Lee Lake Water District Board of Directors was adjourned at 10:52 a.m. by President Colladay.

**ATTEST:**

**APPROVED:**

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

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

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

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