

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

December 19, 2006

PRESENT

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

ABSENT

GUESTS

S. Stout
J. Rems

STAFF

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

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.

Jim Rems with The Garrett Group addressed the Board and thanked them for being his favorite agency to work with and wished them a Merry Christmas.

3. Public Comment.

BOARD ITEMS:

Director Deleo joined the meeting at this time.

4. Minutes of the November 21, 2006 Regular Meeting.

ACTION: Director Rodriguez moved to approve the Minutes with a correction to Item 18 C that Director Rodriguez didn't abstain but voted no. 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 November 2006 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. Ordinance No. O-06-01 Declaring Water Shortage Emergency.

ACTION:

1. President Colladay opened the public hearing at 9:12 am.
2. Staff presentation.
3. Accept public testimony.
4. President Colladay hearing no public testimony closed the public hearing at 9:14 am.
5. Director Deleo moved to approve Ordinance No. O-06-01. Director Rodriguez seconded. Motion carried unanimously.

8. Sycamore Creek CFD #1.

a. Project Update – Steve Stout reported that sales are slow with about 2-3 closing per month. He also reported that the Basin Park is complete and has been turned over to the County. The grading for Tract 3A will be completed by the end of January and the commercial area grading will be completed the end of February. Steve stated that anyone interested in leasing commercial area in Fieldstone should contact Patrick Maloy.

b. 1526 houses to be built. 882 houses occupied to date. 58% complete.

9. Empire Capital “The Retreat CFD #3”.

a. Project Update – The General Manager reported that Empire is working on a reservoir management system. Empire is also working on getting permanent power to Pond 7 and the work on the wells has begun. There was a lengthy discussion of the golf course/clubhouse value and the Board asked that staff schedule Warren Diven to come to the next Board Meeting.

b. 516 houses to be built. 376 houses occupied to date. 73% complete.

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 – None.
 - 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 on our attendance at Trilogy’s recent Homeowner’s Association Meeting.
 - b. 1266 houses to be built. 1123 houses occupied to date. 85% complete.
- 13. Ranpac “Toscana” Project.**
- a. Project Update – The General Manager reported that the project was approved by the Planning Commission and the Board of Supervisors. Director Deleo suggested that we ask Sam Yoo to attend a future Board Meeting and show us his 4 minute video on the project.
 - b. 1443 estimated houses to be built.
- 14. Ridge Properties “Wildrose East Business Park” Project (Jeff Cornett).**
- a. Project Update – Director Destache reported that they are working on as-builts.
- 15. Mission Clay “Serano Specific Plan” Project (Blair Dahl).**
- a. Project Update – None.
- 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 on discussions at previous MAC meeting. Staff asked and received concurrence from the Board that March 16, 2007 would be an acceptable date to schedule an Open House.

The Board asked staff to write a letter to each developer and request their attendance at each Board Meeting.

18. General Manager’s Report.

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

- a. President Colladay reported on his attendance at the SCAP Holiday Luncheon.

22. Consideration of Correspondence.

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

23. Adjournment.

There being no further business, the December 19, 2006 Regular Meeting of the Lee Lake Water District Board of Directors was adjourned at 11:00 a.m. by President Colladay.

ATTEST:

APPROVED:

Owen Garrett, Secretary

Charles Colladay, President

Date: _____

Date: _____