

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

December 21, 2004

PRESENT

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

ABSENT

J. Deleo

GUESTS

L. Rolapp
W. Diven
J. Rems
R. Pistone
B. Chen
K. Koster
J. Kellogg
B. Tolin

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 President Colladay at 8:30 a.m.

2. Presentations and Acknowledgments.

3. Public Comment. – None.

BOARD ITEMS:

4. Minutes of the November 16, 2004 Regular Meeting.

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

5. Payment Authorization Report.

ACTION: Director Garrett moved to approve the financial report and to authorize payment of the November 2004 invoices. Director Rodriguez seconded. Director Destache absent. Motion carried.

Director Destache joined the meeting at this time.

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 – Bill Chen reported that 270 units have been sold and that 44 units have closed escrow. Starfield anticipates 80 homes closing before year end.
 - b. 1526 estimated houses to be built. 39 houses built to date. 3% complete.
- 8. Citation Homes “Montecito Ranch CFD #2”.**
- a. Project Update – None.
 - b. 305 houses to be built. 295 houses occupied to date. 97% complete.
- 9. Empire Capital “The Retreat CFD #3”.**
- a. Project Update – Jay Kellogg reported that the water booster station will be online December 29, 2004 with the upper reservoir 100% online. Empire expects a 1st quarter sales close-out of the entire project.
 - b. Presentation by Empire Land re: request for supplemental bond issuance.
ACTION: This item was approved in-concept.
 - c. 550 estimated houses to be built, Golf Course Clubhouse & Amenities.
- 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 – None.

- b. Discussion of excess sewer capacity service rights.
 - c. 1266 houses to be built. 731 houses occupied to date. 58% complete.
- 13. Ranpac “Toscana” Project.**
- a. Project Update – None.
 - 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 paving the east side of Temescal Canyon Road beginning January 5th & 6th, 2005 and that they will start construction on the Regional Storm Drain the 1st week in January.
- 15. Mission Clay “Serano Specific Plan” Project (Blair Dahl).**
- a. Project Update – Owen Garrett reported that there will be a HANS Meeting on January 24, 2005.
- 16. Resolution of Application No. R-04-23 Concerning Request to Annex 10+ acres into Lee Lake Water District.**
- ACTION:** Director Destache moved to approve Resolution No. R-04-23. Director Rodriguez seconded. Motion carried unanimously.
- 17. Water Utilization Reports.**
- ACTION:** Note and file.
- 18. Committee Reports.**
- a. Finance (Director Garrett) – None.
 - b. Engineering (Director Rodriguez)
 - 1. Report on meeting with landowners re: sewer treatment plant expansion.

The General Manager made a brief report on the meeting.

- 2. Request for direction from Board on sale of additional 60 edus of sewer capacity service rights.

The Board directed the General Manager to develop a method for allocating the additional 60 edus.

3. Southerly pond parcel filling project update.

The Board directed the General Manager to respond to Mr. Bremer's proposal by indicating that the District was going to consider placing the parcel up for sale.

- c. New Facilities (Director Destache) – None.
- d. Public Relations (Director Deleo) – None.
 - 1. Request by RCRCDD for Co-sponsorship of a Temescal Creek cleanup day on 4/23/05.

The Board agreed in-concept with co-sponsoring the event.

19. 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 reported on the status of the treatment plant expansion.

20. District Engineer's Report.

- a. Status of Projects.
- b. Consideration of proposal from Pacific Soils for preparation of a revised soils report for Wildrose Reservoir 2 grading.
ACTION: Director Garrett moved to approve the proposal. Director Destache seconded. Motion carried unanimously.

21. District Counsel's Report – None.

22. Seminars/Workshops – None.

23. 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.

24. Adjournment.

There being no further business, the December 21, 2004 Regular Meeting of the Lee Lake Water District Board of Directors was adjourned at 11:23 a.m. by President Colladay.

ATTEST:

APPROVED:

Owen Garrett, Secretary

Charles Colladay, President

Date: _____

Date: _____