

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

May 16, 2006

PRESENT

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

ABSENT

GUESTS

L. Dotson
S. Stout
J. Martinez

STAFF

J. Pape
A. Harnden
M. McCullough
H. Riebe
K. Caldwell
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 8:37 a.m.

2. Presentations and Acknowledgments.

3. Public Comment.

BOARD ITEMS:

4. Mr. & Mrs. Paul Pillsbury – Review of Illegal Use Fine.

ACTION: Director Rodriguez moved to require the Pillsbury's to reimburse the District for water consumption & costs associated with this incident and to report the incident to the Sheriff's Department. The Board directed Ken Caldwell to instruct the operators to call the Sheriff immediately when this type of incident occurs in the future. Director Garrett seconded. Motion carried unanimously.

5. Minutes of the April 18, 2006 Regular Meeting.

ACTION: Director Deleo moved to approve the Minutes as presented. Director Destache seconded. Motion carried unanimously.

6. Payment Authorization Report.

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

7. Revenue & Expenditure Reports. (Unaudited)

a. Revenue & Expenditure Report.

ACTION: Note and file.

b. Bad Debt Write-Off – None.

8. Sycamore Creek CFD #1.

a. Project Update – Steve Stout reported that sales have slowed and that out of 891 homes on the market to-date 813 are sold. Christopher Homes models will open in August and Richmond America models will open in September. Steve added that the regional trail is complete and they have experienced several delays with completing the inspection and warranty work on the reservoir.

b. 1526 houses to be built. 714 houses occupied to date. 47% complete.

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

a. Project Update – Lee Dotson reported that the water booster station is complete and the sewer lift station is scheduled to start up on May 24th. The Golf Clubhouse is scheduled to open December 15th and the non-potable SCADA system is close to receiving signal.

b. 516 houses to be built. 272 houses occupied to date. 53% 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 – None.

- b. Transfer 30 EDU's of Sewer Service Rights from Shea Homes APN 290-190-077 to SDG Investments, LLC APN 283-110-019.

ACTION: Director Rodriguez moved to approve the transfer of 30 edu's of Sewer Service Rights subject to verification of availability of edu's and balance. Director Deleo seconded. Director Destache abstained. Motion carried.

- c. 1266 houses to be built. 1003 houses occupied to date. 79% complete.

13. Ranpac "Toscana" Project.

- a. Project Update – Sam Yoo reported via email that there are no new updates on Toscana that they are still trying to get their Final EIR and hope to do so within the next 2 months.

- b. 1443 estimated houses to be built.

14. Ridge Properties "Wildrose East Business Park" Project

- a. Project Update – None.

- b. Transfer 7 EDU's of Water & Sewer Service Rights from Ridge Properties APN 283-100-086-4 to Active Resources Inc. – Sam Arreita APN 282-140-021.

ACTION: Director Rodriguez moved to approve the transfer of 7 edu's of Water & Sewer Service Rights subject to verification of availability of edu's and balance. Director Deleo seconded. Director Destache abstained. Motion carried.

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

- a. Project Update – None.

16. FY 06/07 Draft Budget – For Discussion Only.

The Board directed Counsel to review the Empire Agreement for reclaimed water.

17. Water Utilization Reports. – Note and file.

18. Committee Reports.

- a. Finance (Director Garrett) – None.

- b. Engineering (Director Rodriguez) – None.

- c. Public Relations (Director Deleo) – Director Deleo reported that the 7th Annual Temescal Community Faire will be held at the Temescal Driving Range on Saturday, May 20th from 11 am to 4 pm. Director Deleo also reported that at a recent MAC meeting she learned that multiple registered sex offenders are living in Horsethief Canyon and that anyone concerned can visit the Megan’s Law website for more information.
 1. Rancho Serrano High School proposed location and it’s proximity to Wastewater Facility.

The Board directed staff to prepare a letter to the Corona-Norco Unified School District to address the concern over placement of the new high school.

2. Open House Planning.

Staff reported that Kelly Mello will be moving to Arizona in June but is willing to come back for the dedication of the Manny Mello Reclaimed Water Transmission Main.

19. General Manager’s Report.

- a. General Manager’s Report – Note and file.
 1. Dudek Proposal to prepare the 2005 Urban Water Management Plan.
ACTION: Director Garrett moved to approve the proposal in the amount of \$39,790.00. Director Destache seconded. Motion carried unanimously.
 2. Sale of Service Rights for Land Outside Lee Lake Water District.
 3. State Water Board Adoption of Waste Discharge Requirements (WDRs) for Sanitary Sewer Overflows (SSOs) – For Review and Discussion Only.
- b. Operations Report – Note and file.

20. District Engineer’s Report.

- a. Status of Projects – Note and file.

21. District Counsel’s Report.

- a. Cingular Lease Update.

Counsel reported that he is still negotiating three issues with Cingular.

22. Seminars/Workshops.

- a. Special District and Local Government Institute Administration Seminar.
June 1-2, 2006, Bahia Resort Hotel, Mission Bay, San Diego, CA.

- b. CSDA 2006 Annual Conference and Exhibitor Showcase.
September 25-28, 2006, The Resort at Squaw Creek, Olympic Valley, CA.

23. Consideration of Correspondence.

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

24. Adjournment.

Best Best & Krieger is scheduled to complete an in-house AB 1234 Compliance Training today from 11:15 a.m. to 1:15 p.m. Immediately following the training the Board will be photographed for use in the District Board Room.

There being no further business, the May 16, 2006 Regular Meeting of the Lee Lake Water District Board of Directors was adjourned at 11:10 a.m. by President Colladay.

ATTEST:

APPROVED:

Owen Garrett, Secretary

Charles Colladay, President

Date: _____

Date: _____