

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

July 18, 2006

PRESENT

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

ABSENT

J. Deleo

GUESTS

L. Dotson
S. Stout
R. Ferro

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 8:30 a.m.

2. Presentations and Acknowledgments.

a. Ralph Ferro introduced himself to the Board of Directors as a candidate for Western Municipal Water District No. 3. Mr. Ferro stated that he serves on his local HOA and is involved with Elsinore Valley Municipal Water District. Mr. Ferro's campaign is focused on water conservation.

3. Public Comment.

BOARD ITEMS:

4. Minutes of the June 20, 2006 Regular Meeting.

ACTION: Director Rodriguez moved to approve the Minutes as presented. 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 June 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.

The Board requested staff bring the bad debts for January through June 2006 to the next Board Meeting.

7. Fees and Charges to be collected on the General Tax Roll.

ACTION:

1. President Colladay opened the public hearing at 8:53 am and called for public comment.
2. Hearing none, President Colladay closed the public hearing at 8:53 am.
3. Director Garrett moved to Adopt Resolution No. R-06-03 Adopting the Report Regarding Water and Sewer Service Charges for FY 2006/2007 to be collected on the tax roll. Director Destache seconded. Motion carried unanimously.
4. Director Garrett moved to Adopt Resolution No. R-06-04 Adopting Current Rate Schedule for Fiscal Year 2006/2007. Director Destache seconded. Motion carried unanimously.
5. Director Garrett moved to Adopt Resolution No. R-06-05 Levying a Charge for the Payment of Maintenance and Operation Expenses for Sewer treatment Plant Serving Sewer Improvement District No. 1 for FY 2006/2007. Director Destache seconded. Motion carried unanimously.
6. Director Garrett moved to Adopt Resolution No. R-06-06 Levying a Charge for the Payment of Maintenance and Operation Expenses for Sewer Treatment Plant Serving Sewer Improvement District No. 2 of FY 2006/2007. Director Destache seconded. Motion carried unanimously.
7. Director Garrett moved to Adopt Resolution No. R-06-07 Authorizing the Levy of Special Taxes for CFD No. 1, Sycamore Creek, for Fiscal Year 2006/2007. Director Destache seconded. Motion carried unanimously.
8. Director Garrett moved to Adopt Resolution No. R-06-08 Authorizing the Levy of Special Taxes for CFD No. 2, Montecito Ranch, for Fiscal Year 2006/2007. Director Destache seconded. Motion carried unanimously.

9. Director Garrett moved to Adopt Resolution No. R-06-09 Authorizing the Levy of Special Taxes for CFD No. 3, The Retreat, for Fiscal Year 2006/2007. Director Destache seconded. Motion carried unanimously.

- 8. Sycamore Creek CFD #1.**
 - a. Project Update – Steve Stout reported that sales are still slow with 9 homes sold in June and 2 homes in July with 57 still in inventory. However, land development continues. Steve also reported that the first week of August Santiago Road will be paved. He also reported that they ran into some delays on the Reservoir but the coating should be complete by the end of next week and filled by the end of the month.

 - b. 1526 houses to be built. 798 houses occupied to date. 52% complete.

- 9. Empire Capital “The Retreat CFD #3”.**
 - a. Project Update – Lee Dotson reported that sales are still slow and a marketing meeting is planned for this week to discuss. Lee reported that recycled water is being delivered to the pond, the chemical building is 97% complete and the pumps for the wells have been ordered. Empire is still dealing with County Flood Control on Knabe Road alignment and SCE is doing an environmental review prior to the signals being set.

 - b. 516 houses to be built. 321 houses occupied to date. 62% 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.

The Board requested that a representative from Shea attend next month’s meeting to provide a status report on the project.

- b. 1266 houses to be built. 1037 houses occupied to date. 82% complete.

13. Ranpac “Toscana” Project.

- a. Project Update – Sam Yoo reported via email that they are still drafting their responses to the comments on the draft EIR. They hope to go to Planning Commission by early September.

The Board directed staff to look into Policy on the use of recycled water for future developments in District.

- b. 1443 estimated houses to be built.

14. Ridge Properties “Wildrose East Business Park” Project

- a. Project Update – Director Destache reported that Dudek is reviewing the Gail Trucking line. He also reported that pressure reducing valve is 90% complete.

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

- a. Project Update – The General Manager reported that he is working with Blair Dahl to get language for environmental documents.

16. Water Utilization Reports. – Note and file.

The Board directed Staff to correct month on page 64 from May to June, to define coloring on graphs and change a positive summary number to a different color than red.

17. Annual Meeting of the Lee Lake Water District Financing Corporation.

- I. President Colladay called meeting to order at 9:58 am.
- II. Report on Status of projects – None.
- III. Director Rodriguez moved to approve the prior meeting Minutes. Director Destache seconded. Motion carried unanimously.
- IV. Director Rodriguez moved to maintain the current position of officers. Director Garrett seconded. Motion carried unanimously.

The Board directed staff to provide current position of officers in future meeting minutes.

- V. Public Comment – None.
- VI. Other Business – None.
- VII. President Colladay adjourned the meeting at 10:00 am.

The Board directed Staff to add a reminder to the November 2006 Board Package to discuss dissolving the Financing Corporation.

18. Committee Reports.

- a. Finance (Director Garrett) – None.
- b. Engineering (Director Rodriguez) – Now that Director Destache is back in town a meeting needs to be scheduled with Water Quality Specialists.
- c. Public Relations (Director Deleo) – Staff reported on behalf of Director Deleo that EVMWD will give Lennar property for a baseball field at Indian Truck Trail if Lennar will provide EVMWD with property for a sewer treatment plant. Staff also reported for Director Deleo that Sycamore Creek has anchored a Vons Pavilion with gasoline for their commercial area.

19. General Manager's Report.

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

The Board directed staff to establish a test schedule for the pond water at the Retreat for proper levels of chlorine.

1. Report on new Calco Insurance Brokers & Agents, Inc. premium.

The Board directed staff to review Policy for Excess Liability Coverage and Flood Coverage.

2. Clendenen Development.

The Board directed staff to schedule a meeting with Directors Garrett and Rodriguez to discuss options for Clendenen to take control of pond parcel prior to expiration of review period.

- b. Operations Report – Note and file.

20. District Engineer's Report.

- a. Status of Projects – Note and file.

21. District Counsel's Report.

22. Seminars/Workshops.

23. Consideration of Correspondence.

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

24. Adjournment.

There being no further business, the July 18, 2006 Regular Meeting of the Lee Lake Water District Board of Directors was adjourned at 11:05 a.m. by President Colladay.

ATTEST:

APPROVED:

Owen Garrett, Secretary

Charles Colladay, President

Date: _____

Date: _____