

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

July 19, 2005

PRESENT

C.W. Colladay
P. Rodriguez
G. Destache

ABSENT

J. Deleo
O. Garrett

GUESTS

S. Stout
L. Harrison
L. Nijst

STAFF

J. Pastore
M. McCullough
J. Pape

1. Roll Call and Call to Order.

The regular meeting of the Lee Lake Water District was called to order by President Colladay at 8:40a.m.

2. Presentations and Acknowledgments.

3. Public Comment. – None.

BOARD ITEMS:

4. Minutes of the June 21, 2005 Regular Meeting.

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

5. Payment Authorization Report.

ACTION: Director Destache moved to approve the financial report and to authorize payment of the June 2005 invoices. Director Rodriguez seconded. Motion carried unanimously.

6. Revenue & Expenditure Reports. (Unaudited)

a. Revenue & Expenditure Report.

ACTION: Note and file.

b. Bad Debt Write-Off – None.

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

ACTION: President Colladay opened the hearing, to public comment. There being none, he closed the public hearing.

1. Resolution No. R-05-10 Adopting the Report Regarding Water and Sewer Service Charges for FY 2005-2006 to be collected on the tax roll. Director Rodriguez moved to approve Resolution No. R-05-10. Director Destache seconded. Motion carried unanimously.
2. Resolution No. R-05-11 Adopting Current Rate Schedule for Fiscal Year 2005/2006. Director Rodriguez moved to approve Resolution No. R-05-11. Director Destache seconded. Motion carried unanimously.
3. Resolution No. R-05-12 Levying a Charge for the Payment of Maintenance and Operation Expenses for Sewer Treatment Plant Serving Sewer Improvement District No. 1 for FY 2005/2006. Director Destache moved to approve Resolution No. R-05-12. Director Rodriguez seconded. Motion carried unanimously.
4. Resolution No. R-05-13 Levying a Charge for the Payment of Maintenance and Operation Expenses for Sewer Treatment Plant Serving Sewer Improvement District No. 2 for FY 2005/2006. Director Rodriguez moved to approve Resolution No. R-05-13. Director Destache seconded. Motion carried unanimously.
5. Resolution No. R-05-14 Authorizing the Levy of Special Taxes for CFD No. 1, Sycamore Creek, for Fiscal Year 2005/2006. Director Rodriguez moved to approve Resolution No. R-05-14. Director Destache seconded. Motion carried unanimously.
6. Resolution No. R-05-15 Authorizing the Levy of Special Taxes for CFD No. 2, Montecito Ranch, for Fiscal Year 2005/2006. Director Destache moved to approve Resolution No. R-05-15. Director Rodriguez seconded. Motion carried unanimously.
7. Resolution No. R-05-16 Authorizing the Levy of Special Taxes for CFD No. 3, The Retreat, for Fiscal Year 2005/2006. Director Destache moved to approve Resolution No. R-05-16. Director Rodriguez seconded. Motion carried unanimously.

8. Sycamore Creek CFD #1.

- a. Project Update – Steve Stout reported that nearly all of the homes for sale have been sold to-date.
 - b. 1526 estimated houses to be built. 318 houses built to date. 21% complete.
- 9. Empire Capital “The Retreat CFD #3”.**
- a. Project Update – The General Manager reported that the permanent power connection has been made. The first tract of homes being constructed by Beazer Homes have been released for occupancy.
 - b. 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 – Director Rodriguez reported that they just closed on the property.
 - b. 30 houses to be built. 0 houses occupied to date. 0% complete.
- 12. Shea Homes “Trilogy” Project.**
- a. Project Update – Lina Nijst advised that a total of 800 units have been sold to-date with 100 more currently in escrow. There are another 329 new homes contemplated in Tract #31742.
 - b. 1266 houses to be built. 818 houses occupied to date. 65% complete.
- 13. Ranpac “Toscana” Project.**
- a. Project Update – Sam Yoo reported that the project is moving forward. They will be submitting the draft EIR on 9/5/05. Approval is expected by the end of the 1st Quarter of 2006.
 - b. 1443 estimated houses to be built.
- 14. Ridge Properties “Wildrose East Business Park” Project**

- a. Project Update – Grant Destache reported that he hopes to have all the connections within Temescal Canyon Road made by the end of September.
- 15. Mission Clay “Serano Specific Plan” Project (Blair Dahl).**
- a. Project Update – None.
- 16. Water Utilization Reports.** – Note and file.
- 17. Consideration of Subordination of Statutory Pass-Thru Tax Payments.**
ACTION: Director Destache moved to authorize the General Manager to approve the Resolution No. R-05-17 based upon his follow-up with EDA and on the assurance that the action will not cause a loss of revenue to Lee Lake. Director Rodriguez seconded. Motion carried unanimously.
- 18. Annual Meeting of the Lee Lake Water District Finance Corp.**
- I. Call to Order – President Colladay called the meeting to order at 9:45 am. Director Garrett and Deleo were absent.
 - II. The General Manager reported there were no projects to report.
 - III. **ACTION:** Director Rodriguez moved to approve the 7/20/04 meeting minutes. Director Destache seconded. Motion carried unanimously.
 - IV. Appointment of new officers – The Board made no change to the present corporation officers.
 - V. Public Comment – None.
 - VI. Other Business – None.
 - VII. President Colladay adjourned the meeting at 9:47 am.
- 19. Committee Reports.**
- a. Finance (Director Garrett) – None.
 - b. Engineering (Director Rodriguez)
 1. Southerly pond parcel filling project update.

The General Manager reported that the 45-day review period has expired with Clendenen and that they will be providing us with a check for \$50,000 by 7/31/05 if they want to trigger the option agreement.

- c. New Facilities (Director Destache) – None.
- d. Public Relations (Director Deleo) – The Board expressed its sincere wish to Director Deleo for a speedy recovery.

20. General Manager's Report.

- a. General Manager's Report – Noted and filed.
- b. Discussion of Sphere of Influence Update by LAFCO – The General Manager reported that he was informed by the City of Corona that they wanted to serve all properties north of Weirick Road.
- c. Report on new insurance premium.
ACTION: Director Destache moved to approve the new insurance premium in the amount of \$51,729. Director Rodriguez seconded. Motion carried unanimously.
- d. Consideration of existing Board Room Rental Policy – The Board made no changes to the existing Board Room Rental Policy.
- e. Operations Report.
 1. Water line break on Knabe Road. – The General Manager reported that he had notified the insurance company of the loss.
- f. Treatment Plant and Admin. Building Construction Update. (Jeff Pape).
 1. Paving and concrete proposal.
 2. Landscape proposal.
- g. Discussion of Proposal from Mountain Union Telecom for Wireless Cellular Site Lease. – No action.

21. District Engineer's Report.

- a. Status of Projects – Noted and filed.
- b. Proposal to scan engineering drawings.
ACTION: Director Destache moved to approve the Dudek & Associates proposal in the amount of \$5,943.00. Director Rodriguez seconded. Motion carried unanimously. The District's Operation Manager stated for the record the FY 05/06 Budget had sufficient funds for this non-budgeted work.

22. District Counsel's Report.**23. Seminars/Workshops.**

- a. Special District Finance Seminar. – Noted & filed.

24. 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.

25. Adjournment.

There being no further business, the July 19, 2005 Regular Meeting of the Lee Lake Water District Board of Directors was adjourned at 10:17 a.m. by President Colladay.

ATTEST:

APPROVED:

Owen Garrett, Secretary

Charles Colladay, President

Date: _____

Date: _____