

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

**August 16, 2005**

**PRESENT**

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

**ABSENT**

**GUESTS**

S. Stout  
T. Wetherbee  
S. Morgan  
A. Lopez  
J. Sechrest  
A. Racheva  
W. Diven

**STAFF**

J. Pastore  
A. Harnden  
M. McCullough  
H. Riebe  
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.** – Al Lopez, President of Western Municipal Water District asked for Lee Lake's support on their upcoming Water Festival.

**BOARD ITEMS:**

**4. Minutes of the July 20, 2004 Regular Meeting.**

**ACTION:** Director Rodriguez moved to revise Item No. 22 K on the previously approved Minutes to reflect the transfer of water & sewer rights. Director Garrett seconded. Director Destache abstained. Motion carried.

**5. Minutes of the July 19, 2005 Regular Meeting.**

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

**6. Payment Authorization Report.**

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

**7. Revenue & Expenditure Reports. (Unaudited)**

a. Revenue & Expenditure Report.

**ACTION:** Note and file.

b. Bad Debt Write-Off – None.

**8. Proposal from Ahern, Adcock & Devlin, LLP to perform Year-end June 30, 2005 auditing services.**

**ACTION:** Director Deleo moved to approve the proposal. Director Garrett seconded. Motion carried unanimously.

**9. Sycamore Creek CFD #1.**

a. Project Update – Steve Stout reported that nearly all of the homes for sale have been sold to-date. Steve also reported that the Swim Center would be opening on Thursday. Steve also added that the Santiago Canyon sewer & water is being reviewed by the County and the Temescal Canyon signal is also in review at the County.

b. 1526 estimated houses to be built. 361 houses built to date. 24% complete.

**10. Empire Capital “The Retreat CFD #3”.**

a. Project Update – The General Manager reported that the only homes being released are those in the lower zone development as power has not been connected yet to the upper pump station and reservoir.

b. Request by Empire Land, LLC to allow Private Placement of Subordinate Bonds for CFD No. 3.

**ACTION:** Director Destache moved to approve the sale of subordinate bonds at a public offering to a preferred customer from Empire. Director Deleo seconded. Director Rodriguez absent. Motion carried.

Director Rodriguez left the meeting at this point.

c. Proposal for Updated Appraisal of CFD No. 3 by Stephen G. White, MAI.

**ACTION:** Director Garrett moved to approve proposal. Director Destache seconded. Director Rodriguez absent. Motion carried.

d. 550 estimated houses to be built, Golf Course Clubhouse & Amenities.

11. **KB Home “Painted Hills” Project.**
  - a. Project Update – None.
  - b. 204 houses to be built. 200 houses occupied to date. 98% complete.
12. **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.
13. **Shea Homes “Trilogy” Project.**
  - a. Project Update – None.
  - b. 1266 houses to be built. 835 houses occupied to date. 66% complete.
14. **Ranpac “Toscana” Project.**
  - a. Project Update – None.
  - b. 1443 estimated houses to be built.
15. **Ridge Properties “Wildrose East Business Park” Project**
  - a. Project Update – Grant Destache reported that the storm drain is connected to the box culverts under I-15. Grant also reported that Temescal Canyon Road improvement should be completed in September.
16. **Mission Clay “Serano Specific Plan” Project (Blair Dahl).**
  - a. Project Update – None.
17. **Water Utilization Reports.** – Note and file.
18. **Proposed Changes to LLWD Rules and Regulations.**

1. Modify Section 25.03 (c) (5) (b) CLASS E – TEMPORARY WATER SERVICE to change rate from two (2) times the normal class rate to one and one-half (1 ½) times.

**ACTION:** Director Deleo moved to approve changes to Section 25.03 (c) (5) (b) CLASS E – TEMPORARY WATER SERVICE as presented. Director Destache seconded. Director Rodriguez absent. Motion carried.

2. Modify Section 31.03 (B) (1) FEES AND CHARGES FOR TEMPORARY METERS to reflect new deposit amounts as shown on attached sheet.

**ACTION:** Director Destache moved to approve changes to Section 31.03 (B) (1) FEES AND CHARGES FOR TEMPORARY METERS as presented. Director Deleo seconded. Director Rodriguez absent. Motion carried.

## 19. Committee Reports.

- a. Finance (Director Garrett) – None.
- b. Engineering (Director Rodriguez)
  1. Southerly pond parcel sale update.

The General Manager reported that Clendenen Development provided the District with a check for \$50,000 and exercised the option agreement.

2. Report on Town Hall meeting of 8/9/05.

The General Manager reported that the Town Hall meeting went very well and was attended by over 25 landowners. The General Manager will next send out a letter to all the landowners/developers requesting participation in funding the treatment plant design cost.

- c. New Facilities (Director Destache) – None.
- d. Public Relations (Director Deleo)
  1. Schedule Open House.

The Board directed staff to table this item until October.

## 20. General Manager's Report.

- a. General Manager's Report – Noted and filed.
- b. Draft Private Sewer Pump Station Agreement.

**ACTION:** The Board directed staff to work with counsel on agreement.
- c. Operations Report – Ken Caldwell reported that operations staff has begun changing out the old RAMAR meter reading units with the new 3-G type.

- d. Treatment Plant and Admin. Building Construction Update. (Jeff Pape).
- e. LAFCO Sphere of Influence Issues with Corona and EVMWD.

The Board reinforced its desire to set the Northerly Sphere of Influence line at Weirick Road and not to support any extensions of EVMWD’s Sphere into the Lee Lake District.

- f. Water line break incident of 7/12/05.
  - 1. Final CP Construction invoice dated 7/31/05.
  - 2. Damage claim by Paulus Engineering, Inc.

**ACTION:** Director Garrett moved to reject claim. Director Destache seconded. Director Rodriguez absent. Motion carried.

**21. District Engineer’s Report.**

- a. Status of Projects – Noted and filed.

**22. District Counsel’s Report.**

**23. Seminars/Workshops.**

**24. Consideration of Correspondence.**

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

**25. Adjournment.**

There being no further business, the August 16, 2005 Regular Meeting of the Lee Lake Water District Board of Directors was adjourned at 11:37 a.m. by President Colladay.

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Owen Garrett, Secretary

\_\_\_\_\_  
Charles Colladay, President

Date: \_\_\_\_\_

Date: \_\_\_\_\_