

**AGENDA FOR THE REGULAR MEETING OF THE
BOARD OF DIRECTORS OF THE LEE LAKE WATER DISTRICT
MAY 17, 2005, 8:30 A.M. AT
THE DISTRICT'S ADMINISTRATIVE OFFICE
22646 TEMESCAL CANYON ROAD, CORONA, CALIFORNIA 92883-5015**

The following is a summary of the rules of order governing meetings of the Lee Lake Water District Board of Directors:

AGENDA ITEMS

In case of an emergency, items may be added to the Agenda by a majority vote of the Board of Directors. An emergency is defined as a work stoppage; a crippling disaster; or other activity, which severely imperils public health, safety or both. Also, items, which arise after the posting of Agenda, may be added by a two-thirds vote of the Board of Directors.

PUBLIC COMMENT

Persons wishing to address a matter not on the Agenda may be heard at this time; however, no action will be taken until placed on a future agenda in accordance with Board policy.

NOTICE TO PUBLIC

All matters listed under the Consent Calendar will be voted upon by one motion. There will be no separate discussion of these items, unless a Board Member or member of the public requests that a particular item(s) be removed from the Consent Calendar, in which case, they will be considered separately under New Business.

**IF ANYONE WISHES TO SPEAK WITH THE BOARD
ABOUT ANY CONSENT CALENDAR MATTER(S),
PLEASE STATE YOUR NAME, ADDRESS,
AND APPROPRIATE ITEM NUMBER(S).**

AFFIDAVIT OF POSTING

I, Allison Harnden, Office Manager of the Lee Lake Water District, hereby certify that I caused the posting of the Agenda at the District office at 22646 Temescal Canyon Road, Corona, California 92883-5015 prior to May 13, 2005.

Allison Harnden, Office Manager

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May 17, 2005

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1. **Roll Call and Call to Order.**
2. **Presentations and Acknowledgments.**
 - a. Election Material distributed to incumbent Directors.
3. **Public Comment.**

BOARD ITEMS:

4. **Minutes of the April 19, 2005 Regular Meeting.** **1-5**
RECOMMENDATION: Approve Minutes as written.
5. **Payment Authorization Report.** **6-12**
RECOMMENDATION: Approve Report and authorize payment of the April 2005 invoices.
6. **Revenue & Expenditure Reports. (Unaudited).**
 - a. Revenue & Expenditure Report. **13-23**
RECOMMENDATION: Note and file.
 - b. Bad Debt Write-Off - None. **(-)**
7. **Sycamore Creek CFD #1 (Billy Chen).**
 - a. Project Update & CFD Staff Report. **(-)**
 - b. 1531 houses to be built. 246 houses built to date. 16% complete
8. **Empire Capital "The Retreat" CFD #3 (Jim Rems).**
 - a. Project Update. **(-)**
 - b. 550 estimated houses to be built, Golf Course Clubhouse & Amenities

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9. KB Home “Painted Hills” Project (Doug Fairbanks, Superintendent).	
a. Project Update.	(-)
b. 204 houses to be built. 200 houses occupied to date. 98% complete	
10. KB Home “Canyon Oaks” (Painted Hills No. 2)	
a. Project Update.	(-)
b. 30 houses to be built. 0 houses occupied to date. 0% complete.	
11. Shea Homes “Trilogy” Project (Brett Hughes).	
a. Project Update.	(-)
b. 1266 houses to be built. 808 houses occupied to date. 64% complete	
12. Ranpac “Toscana” Project (Sam Yoo).	
a. Project Update.	(-)
b. 1443 estimated houses to be built.	
13. Ridge Properties “Wild Rose Business Park” Project (Grant Destache).	
a. Project Update.	(-)
14. Mission Clay “Serano Specific Plan” Project (Blair Dahl).	
a. Project Update.	(-)
15. Preliminary FY2005/06 Budgets.	24-36
For Discussion Only.	
16. Adoption of Policy No. P-05-01 Special District Reserve Guidelines.	37-59
RECOMMENDATION: Adopt & approve Policy No. P-05-01.	
17. Modification to the Lee Lake Water District Rules & Regulations	60
setting Board compensation.	
RECOMMENDATION: Approve.	

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18. Water Utilization Reports. RECOMMENDATION: Note and file.	61-70
19. Committee Reports.	
a. Finance (Director Garrett).	(-)
b. Engineering (Director Rodriguez). 1. Southerly pond parcel sale update.	(-)
c. New Facilities (Director Destache).	(-)
d. Public Relations (Director Deleo).	(-)
20. General Manager's Report.	
a. General Manager's Report.	71-75
b. Operations Report.	76-77
c. Treatment Plant and Admin. Building Construction Update (Jeff Pape).	(-)
d. Consideration of Proposal from Mountain Union Telecom for Wireless Cellular Site Lease.	78-93
RECOMMENDATION: To be made by the Board.	
21. District Engineer's Report.	
a. Status of Projects.	94-95
b. Consideration of Cost Estimate to Prepare Water Atlas Map Book.	96-109
RECOMMENDATION: To be made by the Board.	
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 April will be distributed to each Director along with the Agenda.

25. Adjournment.