

**AGENDA FOR THE REGULAR MEETING OF THE
BOARD OF DIRECTORS OF THE LEE LAKE WATER DISTRICT
JULY 19, 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 July 15, 2005.

Allison Harnden, Office Manager

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1. **Roll Call and Call to Order.**
2. **Presentations and Acknowledgments.**
3. **Public Comment.**

BOARD ITEMS:

4. **Minutes of the June 21, 2005 Regular Meeting.** **3-7**
RECOMMENDATION: Approve Minutes as written.
5. **Payment Authorization Report.** **8**
RECOMMENDATION: Approve Report and authorize payment of the June 2005 invoices.
6. **Revenue & Expenditure Reports. (Unaudited).** **(-)**
 - a. Revenue & Expenditure Report.
 - RECOMMENDATION:** Note and file.
 - b. Bad Debt Write-Off - None. **(-)**
7. **Fees and Charges to be collected on the General Tax Roll.**
RECOMMENDATION:
 1. Open the public hearing and accept testimony or protest.
 2. Close the public hearing.
 3. Adopt 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. **23-24**
 4. Adopt Resolution No. R-05-11 Adopting Current Rate Schedule for Fiscal Year 2005/2006. **25-28**

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5. Adopt 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.	29-31
6. Adopt 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 of FY 2005/2006.	32-34
7. Adopt Resolution No. R-05-14 Authorizing the Levy of Special Taxes for CFD No. 1, Sycamore Creek, for Fiscal Year 2005/2006.	35-41
8. Adopt Resolution No. R-05-15 Authorizing the Levy of Special Taxes for CFD No. 2, Montecito Ranch, for Fiscal Year 2005/2006.	42-47
9. Adopt Resolution No. R-05-16 Authorizing the Levy of Special Taxes for CFD No. 3, The Retreat, for Fiscal Year 2005/2006.	
8. Sycamore Creek CFD #1 (Steve Stout).	
a. Project Update & CFD Staff Report.	(-)
b. 1531 houses to be built. 275 houses built to date. 18% complete	
9. Empire Capital “The Retreat” CFD #3 (Matt Matson).	
a. Project Update.	(-)
b. 550 estimated houses to be built, Golf Course Clubhouse & Amenities	
10. KB Home “Painted Hills” Project (Doug Fairbanks, Superintendent).	
a. Project Update.	(-)
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.	(-)
b. 30 houses to be built. 0 houses occupied to date. 0% complete.	

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12. **Shea Homes “Trilogy” Project (Brett Hughes).**
 - a. Project Update. (-)
 - b. 1266 houses to be built. 818 houses occupied to date. 65% complete

13. **Ranpac “Toscana” Project (Sam Yoo).**
 - a. Project Update. (-)
 - b. 1443 estimated houses to be built.

14. **Ridge Properties “Wild Rose Business Park” Project (Grant Destache).**
 - a. Project Update. (-)

15. **Mission Clay “Serano Specific Plan” Project (Blair Dahl).**
 - a. Project Update. (-)

16. **Water Utilization Reports.** 33-42
RECOMMENDATION: Note and file.

17. **Consideration of Subordination of Statutory Pass-Thru Tax Payments.**
RECOMMENDATION: Approve Acknowledgement by adopting Resolution No. R-05-17.

18. **Annual Meeting of the Lee Lake Water District Financing Corporation.**
 - I. Call to order.
 - II. Report on Status of projects.
 - III. Approval of prior meeting Minutes.
 - IV. Appointment of new officers.
 - V. Public Comment.
 - VI. Other Business.
 - VII. Adjournment.

19. **Committee Reports.**
 - a. Finance (Director Garrett). (-)

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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.	43-47
b. Discussion of Sphere of Influence Update by LAFCO.	
c. Report on new insurance premium.	
d. Consideration of existing Board Room Rental Policy.	
e. Operations Report.	48-49
1. Water line break on Knabe Road.	
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.	(-)
21. District Engineer's Report.	
a. Status of Projects.	(-)
b. Proposal to scan our construction drawing inventory.	(-)
RECOMMENDATION: To be made by the Board.	
22. District Counsel's Report.	
23. Seminars/Workshops.	
a. Special District Finance Seminar, October 6-7, 2005, Palm Springs, CA.	

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24. Consideration of Correspondence.

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

25. Adjournment.