

**AGENDA FOR THE REGULAR MEETING OF THE
BOARD OF DIRECTORS OF THE LEE LAKE WATER DISTRICT
AUGUST 16, 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 August 12, 2005.

Allison Harnden, Office Manager

AGENDA FOR REGULAR MEETING
August 16, 2005

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

BOARD ITEMS:

4. **Minutes of the July 20, 2004 Regular Meeting.** **1-4**
RECOMMENDATION: Revise Item No. 22 K. to reflect the action of Director Rodriguez to include the transfer of water rights to KB Home.
5. **Minutes of July 19, 2005 Regular Meeting.** **5-10**
RECOMMENDATION: Approve Minutes as written.
6. **Payment Authorization Report.** **11-17**
RECOMMENDATION: Approve Report and authorize payment of the July 2005 invoices.
7. **Revenue & Expenditure Reports. (Unaudited).** **18-27**
 - a. Revenue & Expenditure Report.
RECOMMENDATION: 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.** **28-32**
RECOMMENDATION: Approve.
9. **Sycamore Creek CFD #1 (Steve Stout).**
 - a. Project Update & CFD Staff Report. **(-)**

- b. 1531 houses to be built. 361 houses built to date. 24% complete
- 10. Empire Capital “The Retreat” CFD #3 (Matt Matson).**
- a. Project Update. (-)
- b. Request by Empire Land, LLC to allow Private Placement of Subordinate Bonds for CFD No. 3. **33-34**
- RECOMMENDATION:** Approve request, based on Finance Team’s recommendation to approve.
- c. Proposal for Updated Appraisal of CFD No. 3 by Stephen G. White, MAI. **35-36**
- RECOMMENDATION:** Approve subject to concurrence by Empire Capital.
- d. 550 estimated houses to be built, Golf Course Clubhouse & Amenities
- 11. KB Home “Painted Hills” Project (Doug Fairbanks, Superintendent).**
- a. Project Update. (-)
- 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. (-)
- b. 30 houses to be built. 0 houses occupied to date. 0% complete.
- 13. Shea Homes “Trilogy” Project (Brett Hughes).**
- a. Project Update. (-)
- b. 1266 houses to be built. 835 houses occupied to date. 66% complete
- 14. Ranpac “Toscana” Project (Sam Yoo).**
- a. Project Update. (-)
- b. 1443 estimated houses to be built.
- 15. Ridge Properties “Wild Rose Business Park” Project (Grant Destache).**
- a. Project Update. (-)

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16. Mission Clay “Serano Specific Plan” Project (Blair Dahl).	
a. Project Update.	(-)
17. Water Utilization Reports.	37-46
RECOMMENDATION: Note and file.	
18. Proposed Changes to LLWD Rules and Regulations.	47-48
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 (1½) times.	
2. Modify Section 31.03 (B) (1) FEES AND CHARGES FOR TEMPORARY METERS to reflect new deposit amounts as shown on attached sheet.	49-50
RECOMMENDATION: Approve and adopt changes to Rules and Regulations, as presented.	
19. Committee Reports.	
a. Finance (Director Garrett).	(-)
b. Engineering (Director Rodriguez).	
1. Southerly pond parcel sale update.	51
2. Report on Town Hall meeting of 8/9/05.	(-)
c. New Facilities (Director Destache).	(-)
d. Public Relations (Director Deleo).	(-)
1. Schedule Open House.	
20. General Manager’s Report.	
a. General Manager’s Report.	52-56
b. Draft Private Sewer Pump Station Agreement.	57-63
RECOMMENDATION: Approve in-concept.	
c. Operations Report.	64-65
d. Treatment Plant and Admin. Building Construction Update (Jeff Pape).	(-)

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e. LAFCO Sphere of Influence Issues with Corona and EVMWD.	(-)
f. Water line break incident of 7/12/05.	
1. Final CP Construction invoice dated 7/31/05.	66
2. Damage claim by Paulus Engineering, Inc.	67-68
RECOMMENDATION: Direct staff to forward claim to Insurance Agency.	
21. District Engineer's Report.	
a. Status of Projects.	69-70
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 will be distributed to each Director along with the Agenda.	
25. Adjournment.	