

**AGENDA FOR THE REGULAR MEETING OF THE  
BOARD OF DIRECTORS OF THE LEE LAKE WATER DISTRICT  
SEPTEMBER 20, 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 September 16, 2005.

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Allison Harnden, Office Manager

**AGENDA FOR REGULAR MEETING  
September 20, 2005**

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1. **Roll Call and Call to Order.**
2. **Presentations and Acknowledgments.**
  - a. Appointment of Special District Directors. **1-2**

3. **Public Comment.**

**BOARD ITEMS:**

4. **Minutes of August 16, 2005 Regular Meeting.** **3-8**  
**RECOMMENDATION:** Approve Minutes as written.
5. **Payment Authorization Report.** **9-12**  
**RECOMMENDATION:** Approve Report and authorize payment of the August 2005 invoices.
6. **Revenue & Expenditure Reports. (Unaudited).** **13-22**
  - a. Revenue & Expenditure Report.  
**RECOMMENDATION:** Note and file.
  - b. Bad Debt Write-Off - None. **(-)**
7. **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
8. **Empire Capital "The Retreat" CFD #3 (Matt Matson).**
  - 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. 835 houses occupied to date. 66% 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. **Water Utilization Reports.** 23-32  
**RECOMMENDATION:** Note and file.
  
16. **Committee Reports.**
  - a. Finance (Director Garrett). (-)
  - b. Engineering (Director Rodriguez).
  - c. Public Relations (Director Deleo). (-)

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<b>17. General Manager's Report.</b>	
a. General Manager's Report.	33-37
b. Private Sewer Pump Station Agreement.	38-45
<b>RECOMMENDATION:</b> Approve form of Agreement and authorize General Manager authority to execute subsequent agreements with individuals.	
c. Operations Report.	(to be dist.)
d. Treatment Plant and Admin. Building Construction Update (Jeff Pape).	(-)
e. LAFCO Sphere of Influence Issues with Corona and EVMWD.	(-)
f. Discussion regarding billing statement.	
<b>18. District Engineer's Report.</b>	
a. Status of Projects.	46-47
b. Preparation and update of LLWD Facility SWPPP.	48
<b>RECOMMENDATION:</b> Authorize to proceed and direct staff to charge against CFD's #1 & #3.	
<b>19. District Counsel's Report.</b>	49
<b>20. Seminars/Workshops.</b>	(-)
<b>21. Consideration of Correspondence.</b>	
An informational package containing copies of all pertinent correspondence for the Month of August will be distributed to each Director along with the Agenda.	
<b>22. Adjournment.</b>	