

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

**March 20, 2007**

**PRESENT**

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

**ABSENT**

J. Deleo

**GUESTS**

N. Zulich  
S. Stout  
J. Fromlath  
J. Cornett  
B. Dahl  
L. Dotson

**STAFF**

J. Pape  
M. McCullough  
R. Mann  
C. Trees  
A. Harnden

**1. Roll Call and Call to Order.**

The regular meeting of the Lee Lake Water District was called to order by President Colladay at 8:30 a.m.

**2. Presentations and Acknowledgments.**

- a. Form 700 Conflict of Interest Statements will be collected today.

The General Manager introduced our new District Engineer, Chris Trees.

**3. Public Comment.**

**BOARD ITEMS:**

**4. Minutes of the February 20, 2007 Regular Meeting.**

**ACTION:** Director Destache moved to approve the Minutes as amended on page one, item one, to reflect that Director Rodriguez called the meeting to order. Director Rodriguez seconded. Motion carried unanimously.

**5. Payment Authorization Report.**

**ACTION:** Director Garrett moved to approve the financial report and to authorize payment of the February 2007 invoices. Director Destache seconded. Motion carried unanimously.

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

- a. Revenue & Expenditure Report.

**ACTION:** Note and file.

The Board directed staff to look at consumable supplies and cleaning budget (actual). The Board also directed staff to depreciate the non-potable when we add it to our financials.

- b. Bad Debt Write-Off – None.
- 7. Sycamore Creek CFD #1.**
- a. Project Update – Steve Stout that sales for February were 12 but 7 cancelled leaving them with 5 for the month. Steve also reported the Phases 7 & 9 would be multi-family with 180 units. Fieldstone intends on starting the commercial area in June, they are still working with the County on the park area. ChlorTech will finish the reservoir tank repairs.
  - b. 1526 houses to be built. 904 houses occupied to date. 59% complete.
- 8. Empire Capital “The Retreat CFD #3”.**
- a. Project Update – Lee Dotson reported that Empire is working with Superior Tank on recoating the reservoir. He also reported that Empire is still working on wells completion and the sewer lift station is almost complete. Lee reported that the development would have 2-two story commercial buildings. The Knabe Road street improvements are still with the County for review.
  - b. 527 houses to be built. 376 houses occupied to date. 73% complete.
- 9. KB Home “Painted Hills” Project.**
- a. Project Update – The General Manager reported that they are working on final improvements.
  - b. 204 houses to be built. 201 houses occupied to date. 99% complete.
- 10. 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.
- 11. Shea Homes “Trilogy” Project.**
- a. Project Update – None.

- b. 1266 houses to be built. 1180 houses occupied to date. 90% complete.
- 12. Ranpac “Toscana” Project.**
- a. Project Update – Sam Yoo reported via email that they are still doing the tentative tract map design and hope to submit within the next couple of months to the county. In the meantime they are working with Jeff Pape to move forward on the design of the sewer treatment plant expansion.
  - b. 1443 estimated houses to be built.
- 13. Ridge Properties “Wildrose East Business Park” Project (Jeff Cornett).**
- a. Project Update – Jeff Cornett reported that since hiring the security patrol there has only been one minor incident. Ridge is 85% complete on punch list items for the project.
- 14. Mission Clay “Serano Specific Plan” Project (Blair Dahl).**
- a. Project Update – Blair Dahl reported that they are going to second screen check and they hope to circulate the EIR in early summer. Blair has met with Jef Pape a couple of times to discuss water supply assessment prior to completion of the EIR.
- 15. Water Utilization Reports.** – Note and file.
- 16. Committee Reports.**
- a. Finance (Director Garrett) – None.
  - b. Engineering (Director Rodriguez) – None.
  - c. Public Relations (Director Deleo) – The Board commended staff on a job well done for the Community Open House and Dedication.
- Staff reported that Lee Lake will be participating in the upcoming Splash Festival on Saturday, May 12, 2007.
- 17. General Manager’s Report.**
- a. General Manager’s Report – Note and file.
    - 1. Meter installation fee.
- ACTION:** Director Rodriguez moved to ratify all past payments, authorize staff to pay the current outstanding balance and authorize staff to pay the fee on

an ongoing basis. Director Destache seconded. Motion carried unanimously.

- b. Operations Report – Note and file.

**18. District Engineer’s Report.**

- a. Status of Projects – Note and file.

**19. District Counsel’s Report.**

**20. Seminars/Workshops.**

- a. Special District Leadership Academy, several dates to choose from.
- b. 2007 ACWA Spring Conference & Exhibition, May 8-11, 2007

**21. Consideration of Correspondence.**

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

**22. Adjournment.**

There being no further business, the March 20, 2007 Regular Meeting of the Lee Lake Water District Board of Directors was adjourned at 10:15 a.m. by President Colladay.

**ATTEST:**

**APPROVED:**

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

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

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

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