

TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT

Address: 1490 Albite Road, Arden Square, Suite 8, (Topaz Ranch Estates) Wellington, Nevada, 89444 / Telephone: 775.266.3000

PUBLIC NOTICE & MEETING AGENDA

DATE: AUGUST 12, 2026

TIME: 6:00 P.M.

LOCATION: TOPAZ RANCH ESTATES COMMUNITY CENTER

3939 Carter Drive, Wellington, NV 89444

POSTING: Copies of the finalized agenda, were posted by 9:00 am on **Friday, August 7, 2026** or before the third day prior to the meeting date at the direction of Sharon Becker, acting TRE GID Secretary, in accordance with NRS Chapter 241 at the following locations: TREGID, 1490 Albite, #8, NEVADA TRADING COMPANY, 3900 Carter Dr., TOPAZ RANCH ESTATES COMMUNITY CENTER, and at PINION PINES REALTY, 1490 Albite, #6, <https://notice.nv.gov/>.

In accordance with Federal Civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by:

1. **Mail:** USDA Department of Agriculture
Office of the Assistant Secretary of Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410
2. **FAX:** (202) 690-7442 or
3. **Email:** program.intake@usda.gov

This institution is an equal opportunity provider and employer.

Agenda Items Supporting Documents: Copies of back-up materials used in the preparation of these agenda items are available by contact to our office in writing at the address and phone number above, OR by email directed to: TREGID2023@gmail.com copies are usually available in our office for pick up three business days prior to the board meeting.

TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT

Address: 1490 Albite Road, Arden Square, Suite 8, (Topaz Ranch Estates) Wellington, Nevada, 89444 / Telephone: 775.266.3000

PUBLIC NOTICE & MEETING AGENDA

Notice to Persons with Disabilities: Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call (775) 266-3000 in advance so that arrangements may be conveniently made.

Notice: Items on the agenda may be taken out of order; two or more agenda items may be combined for consideration; and items may be removed from the agenda or discussion relating thereto delayed at any time.

Public Comment: Public Comment may not be limited based on viewpoint. Speakers will be asked to limit remarks to 2 minutes and will be asked to sign in for the record. Public comment will be heard after Board Members and Staff are done speaking to an item, but before any Board action on the item. The Board is not required to respond to Public Comment.

ADMINISTRATIVE CALENDAR

The Administrative calendar will be handled as follows:

- (1.) The Chairman will read the agenda title in the public record.
 - (2.) Staff will introduce the item and provide a report, if any.
 - (3.) The applicant, if any, will have an opportunity to address the Board.
 - (4.) The Board will then discuss the item. Once the Board and Staff have concluded their discussion, public comment will be allowed.
 - (5.) Public comment is limited to two minutes per speaker.
 - (6.) Once Public comment is completed, the Board may engage in additional discussion and may take action. On agenda items that are placed on the agenda "For Discussion Only" with no action listed, the Chairman may defer public comment to the end of the meeting.
-

AGENDA

1) CALL MEETING TO ORDER by _____ TIME: _____

2) PLEDGE OF ALLEGIANCE by _____

3) ROLL CALL OF BOARD MEMBERS:

4) STAFF PRESENT:

TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT

Address: 1490 Albite Road, Arden Square, Suite 8, (Topaz Ranch Estates) Wellington, Nevada, 89444 / Telephone: 775.266.3000

PUBLIC NOTICE & MEETING AGENDA

5) INTRODUCTION OF GUESTS:

6) AGENDA APPROVAL:

For Possible Action: Board action to approve the Agenda for the **August 12, 2026**, Regular Meeting

Public Comment before Board Action:

7) MINUTES APPROVAL:

For Possible Action: Board action to approve the minutes of the **July 8, 2026**, Regular Meeting

Public Comment before Board Action:

8) PUBLIC COMMENT:

Not for Board Action: This portion of the meeting is open to the public to speak on any topic within the authority of the Board that is not on tonight's agenda. Public comment is limited to 2 minutes per speaker, and speakers will be asked to sign in for the record. The Board will not take action. The Board is not required to respond to Public Comment.

CONSENT CALENDAR

A. For Possible Action: Bills Paid for: July 2024

1. Water Bills: \$
2. Road Bills: \$
3. Bergkamp: \$
4. Debt Service \$

Open for public comment before Board action:

REPORTS

9) REPORTS: For Discussion Only:

- A. Treasurer's Report:
- B. Water Operator's Report:
- C. Road Report:
- D. Attorney's Report:
- E. Engineer's Report:
- F. FEMA Report:

10) AGENDA

TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT

Address: 1490 Albite Road, Arden Square, Suite 8, (Topaz Ranch Estates) Wellington, Nevada, 89444 / Telephone: 775.266.3000

PUBLIC NOTICE & MEETING AGENDA

(Any items removed from the Consent Calendar will be added and heard at this point.)

- A. For Discuss For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Approval of the extension of the current contract for Elise Akers. This will amend Section 11 as agreed upon at the initiation of the current contract. See Item 1 in Board packet.

Open for Public Comment before Board action:

- B. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Resolution for changes to SR 22.3.4.8.2, Disconnect Notice Fee. This change was approved by the Board at the June 10, 2026, Regular Board Meeting. See Item #2 in Board packet.

Open for Public Comment before Board action:

- C. For Discussion only:** Current status of possible purchase of a backhoe as previously approved by the Board.

Open for Public Comment before Board action:

- D. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Provide public notice in a newspaper informing the public of a formal hearing to raise water rates. The date of the public hearing will comply with NRS 318.199. See Item #3 in Board packet.

Open for Public Comment before Board Action

- E. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Approval of policy and procedure for community acquisition of "fill" dirt from the GID. This will be a new addition to the SR. See Item 4# in Board packet.

Open for Public Comment before Board Action

- F. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Acceptance of the FEMA project denial of (005-U0RUH-00) project # 724632 Northern Roads, with the exception of Damage Inventory #1335601 Ballman Way. See Item #5 in Board packet.

Open for Public Comment before Board Action

TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT

Address: 1490 Albite Road, Arden Square, Suite 8, (Topaz Ranch Estates) Wellington, Nevada, 89444 / Telephone: 775.266.3000

PUBLIC NOTICE & MEETING AGENDA

- G. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Approval to fund repair of Project #724632 Northern Roads Damage Inventory #1335601 Ballman Way. See Item #5 in Board packet.

Open for Public Comment before Board Action

- H. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Begin detailed study of why the GID continues to have excessive pressure in many distribution lines. Status Report due at the next Board Meeting.

Open for Public Comment before Board Action:

- I. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Approve transfer of the earned interest in the LGIP to the investment account for GID payments as approved by the Board.

Open for Public Comment before Board Action:

- J. For Discussion Only:** "Unglued leak" at TREC (Topaz Ranch Estates Church) GID water service line. Submitted by Fred Farley. See Item #6 in Board packet.

Open for Public Comment before Board Action

- K. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Advertising on T-shirts for Mineral County High School. This is a fund raiser with pricing from \$299-\$1299. See Item #7 in the Board packet. Submitted by Gwynn M with ontimesportsco.com.

Open for Public Comment before Board action:

- L. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny :** Request for reimbursement for plumbing issues due to increased pressure. Submitted by Dr. Teresa A De Journette. See Item #8 in Board packet.

Open for Public Comment:

11) TRUSTEE'S REPORTS (if any, for Discussion Only):

12) PUBLIC COMMENT:

Not for Board Action: This portion of the meeting is open to the public to speak on any topic within the authority of the Board that is not on tonight's agenda. Public comment is limited to 2 minutes per speaker, and speakers will be asked to sign in for the record. The Board will not take action, nor is the Board required to respond to public comment.

13) ADJOURNMENT

TIME: _____

TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT

Address: 1490 Albite Road, Arden Square, Suite 8, (Topaz Ranch Estates) Wellington, Nevada, 89444 / Telephone: 775.266.3000

PUBLIC NOTICE & MEETING AGENDA

I wanted to provide you with an update regarding your DR4708 projects.

On **June 11**, FEMA denied the first appeal for **District Wide Roads (Northern Side), PW#724632**. The appeal requested **\$543,829.91** for repairs to roads in the northern portion of Topaz Ranch Estates.

FEMA determined that the documentation submitted did not sufficiently demonstrate that the road damages were directly caused by the declared disaster. FEMA's determination states that repairs to pre-existing damages, even if they were exacerbated by the disaster event, are not eligible for Public Assistance funding. Additionally, because the associated repair work was determined to be ineligible, any proposed Hazard Mitigation funding associated with those sites is also ineligible. As a result, FEMA upheld its previous denial of funding for those damages.

FEMA is currently working to amend the official project record so that the approved scope of work reflects only the eligible damages and removes the costs associated with the denied Damage Inventory (DI) sites.

The following Damage Inventory (DI) sites were determined to be ineligible:

- DI 1335598
- DI 1335604
- DI 1335612
- DI 1335617
- DI 1335619
- DI 1335632
- DI 1335636
- DI 1335638

The total amount associated with these ineligible DIs is **\$543,829.19**.

Eligible Work – Ballman Way Road (DI 1335601)

Activity Completion Deadline is currently set to expire October 30th, 2026. Please let NV OEM know as soon as possible if you anticipate needing an additional time extension. Please note we can only extend the project to March 2027.

One site, **DI 1335601 (Ballman Way Road)**, was determined to be eligible. The approved project amount for this site is **\$33,273.18**, with the following funding breakdown:

- **Federal Share (75%):** \$24,954.88

- **Non-Federal Cost Share (25%):** \$8,318.30

The approved scope of work includes restoring Ballman Way to its pre-disaster design, function, and capacity within the existing footprint using either contract services and/or force account labor.

Approved Scope of Work:

- Remove and replace 130 cubic yards of Base #2 aggregate over a 294-foot by 24-foot section at a depth of 6 inches.
- Remove and replace 21 cubic yards of chip seal surface over the same 294-foot by 24-foot section at a depth of 1 inch.

The associated Hazard Mitigation Proposal (Section 406) remains eligible only for the approved Ballman Way damages.

PW724633 – District Wide Damaged Culverts

On a more positive note, reimbursement for **PW#724633 (District Wide Damaged Culverts)** is continuing to move through FEMA's payment process. We are hopeful you will receive payment in the near future.

As you may know, FEMA's reimbursement process has changed. Although project funding has been obligated, NV OEM does not hold those federal funds throughout the review process. Once a reimbursement request is submitted by the subrecipient, NV OEM reviews and approves the required reporting, then requests the funds from FEMA. After FEMA disburses the funds to NV OEM, we are able to issue payment to the subrecipient.

JUSTIA

[Go to Previous Versions of this Statute](#) ▾

2025 Nevada Revised Statutes Chapter 318 - General Improvement Districts

NRS 318.199 - Rates, tolls and charges for sewerage or water services or products: Schedules; public hearings; adoption of resolution; action to set aside resolution.

Universal Citation:

NV Rev Stat § 318.199 (2025) ○

[◀ Previous](#)[Next ▶](#)

1. The board of trustees of any district organized or reorganized under this chapter and authorized to furnish sanitary sewer facilities pursuant to NRS 318.140 or to furnish water facilities pursuant to NRS 318.144 shall establish schedules showing all rates, tolls or charges for services performed or products furnished.
2. Whenever the board of trustees proposes to change any individual or joint rate, toll, charge, service or product, or any individual or joint practice which will affect any rate, toll, charge, service or product, the board of trustees shall hold public hearings after 30 days' notice has been given to all users of the service or product within the district.

Get a Quote

3. Notice shall be given by publication in a newspaper published in the county and if no such newspaper is published, then a newspaper published in this state which has a general circulation in the county. The notice shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear and the type used in the headline of such notice shall not be smaller than 18 point.
4. All users of the service or product shall be afforded a reasonable opportunity to submit data, views or arguments orally or in writing at the place, date and time specified in the notice, or at any subsequent place or time to which the hearing may be adjourned.
5. If, after public hearing, the board of trustees determines that the proposed action is required, the board shall adopt a resolution establishing the new or changed rates, tolls, charges, services to be performed or products to be furnished.
6. Within 30 days immediately following the effective date of such resolution, any person who has protested it may commence an action in any court of competent jurisdiction to set aside the resolution.
7. Within 30 days after the effective date of the resolution, the secretary of the district shall file a copy of the new schedules in the office of the district. The schedules shall be made available to any user of the service or product.

(Added to NRS by 1977, 541)

◀ Previous

Next ▶

Disclaimer: These codes may not be the most recent version. Nevada may have more current or accurate information. We make no warranties or guarantees about the accuracy, completeness, or adequacy of the information contained on this site or the information linked to on the state site. Please check official sources.

**TOPAZ RANCH ESTATES
GENERAL IMPROVEMENT DISTRICT
1490 ALBITE ROAD, UNIT 8
WELLINGTON, NV 89444**

**8:00 AM – 2:30 PM, MONDAY-FRIDAY
(775) 266-3000**

"THIS INSTITUTION IS AN EQUAL OPPORTUNITY PROVIDER AND EMPLOYER."

REQUEST TO BE PLACE ON AGENDA

(PLEASE PRINT)

NAME: Gwynn M.
ADDRESS: 250 S. Beechwood Dr. Ste. 200
PHONE: Boise, ID 83709
BEST TIME TO CONTACT: 208-692-0929
NATURE OF BUSINESS: We are working on the game day t-shirts for mineral County H.S. We gather sponsors/advertisers to feature on the back of the t-shirts. The featured advertisers are helping in a few ways: by providing the school with their t-shirts and raising funds for the athletic programs. The school can also sell the t-shirts for additional funds if they choose to. The t-shirts go out to a wide variety of people.

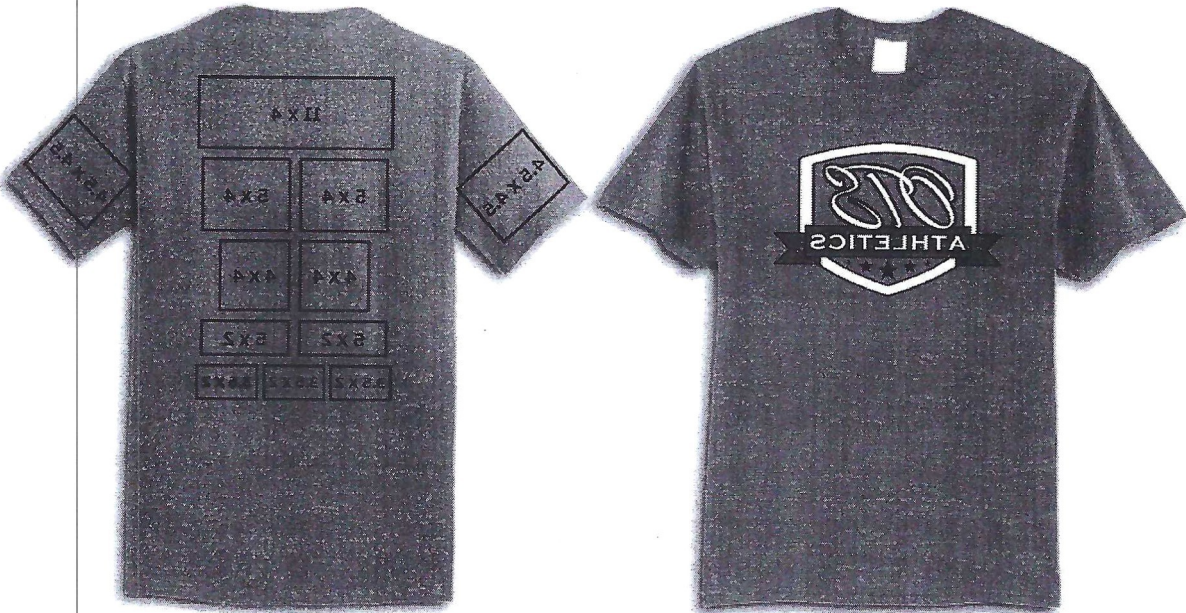
RECEIPT VERIFICATION: _____
INITIALS DATE TIME

DISTRICT COMMENTS: It is highly recommended that Requestor be present at the Board Meeting to relay his/her request. It is the Requestor's responsibility to calendar the event and attend. The Open Meeting Law can never force a public body to take action on any agenda topic. See AG File No. 00-018 (June 8, 2000.) NRS 241.020(2)(c)(6)(III) – public body may remove an item from the agenda at any time or delay is discussion at any time.

DEADLINE FOR SUBMITTING PROPOSED AGENDA ITEMS TO THE SECRETARY OF THE BOARD IS SIX (6) WORKING DAYS PRIOR TO THE DAY A MEETIN IS TO OCCUR, AND NOT LATER THAN 2:30 PM ON SUCH DAY. (TREGID SR NO.3.10)

SIZE	PRICE
11 X 4	\$1,299
4.5 X 4.5 (SLEEVE)	\$299
5 X 4	\$699
4 X 4	\$499
5 X 5	\$399
3.5 X 5	\$299

Here is an example for you to see how the shirts are laid out with the different sizes and options. Every project is different depending on which size ads advertisers choose to go with, but this is an example of how they turn out. The mascot and school's name will be on the front in full school colors.



"Your Source for High School Sports Promotions."
 @ontimeportsco.com
 (208) 682-0828
 Gwynn M. | Sponsorship Coordinator

**TOPAZ RANCH ESTATES
GENERAL IMPROVEMENT DISTRICT
1490 ALBITE ROAD, UNIT 8
WELLINGTON, NV 89444**

**8:00 AM – 2:30 PM, MONDAY-FRIDAY
(775) 266-3000**

"THIS INSTITUTION IS AN EQUAL OPPORTUNITY PROVIDER AND EMPLOYER."

REQUEST TO BE PLACED ON AGENDA
(PLEASE PRINT)

NAME:

FRED FARLEY FOR TOPAZ RANCH ESTATES CHURCH

ADDRESS:

1441 AGATE

PHONE:

775-450-3535

BEST TIME TO

CONTACT:

WHATEVER

NATURE OF

BUSINESS:

Discuss & Document Attached Memo

RECEIPT VERIFICATION:

SA
INITIALS

7.22.26
DATE

8:09 AM
TIME

DISTRICT COMMENTS: It is highly recommended that Requestor be present at the Board Meeting to relay his/her request. It is the Requestor's responsibility to calendar the event and attend. The Open Meeting Law can never force a public body to take action on any agenda topic. See AG File No. 00-018 (June 8, 2000.) NRS 241.020(2)(c)(6)(III) – public body may remove an item from the agenda at any time or delay is discussion at any time.

DEADLINE FOR SUBMITTING PROPOSED AGENDA ITEMS TO THE SECRETARY OF THE BOARD IS SIX (6) WORKING DAYS PRIOR TO THE DAY A MEETING IS TO OCCUR, AND NOT LATER THAN 2:30 PM ON SUCH DAY. (TREGID SR NO.3.10)

8.12.26

To: Pres. Sharon Becker et al - for the Topaz Ranch Estates GID and Board

From: Fred Farley for Topaz Ranch Estates Church (TREC)

Subject: Unglued leak in TREC's GID Water Service in the area of 1440 - 1441 Agate - TRE

Thank you for receiving this letter as TREC's formal notice of an unglued leak in the area of 1440 - 1441 Agate - TRE. This situation was discovered & reported, around the last weekend in April 2023.

At that time TREC was repairing a service shut off on 'our side' of the meter. All notifications to 'DIG' had been completed prior to our excavation. NO dangers were noted or 'flagged' prior to excavation.

A GID employee was present throughout our repair. We hired that employee & his backhoe to excavate this repair, on his time off.

On backfill, the backhoe 'found' a water line that was not supposed to be there, a gusher ensued.

This line had been 'scabbed in' by persons unknown, sometime in the last 30 years (judging from the age of the plumbing fixtures buried on this 'scabbed in' line).

From the direction of this 'scabbed in' line, it seemed the purpose of this line was to direct water under the fence, and into the property at 1440 Agate.

It appeared this line had been extant, and undiscovered, for *many* years. We seriously doubt any recent owners of 1440 Agate were aware of this line.

Our focus shifted from backfill, to not drowning, while attempting to cap this (significant) water flow. As this all occurred three years ago, **our recollection is:**

1. **we were unable to shut the water off** (still unable, to my knowledge). As the GID had recently replaced TREC's old meter, **we had to assume the rerouting of feed lines, (inadvertently) left the scabbed in line ungated.**

2. We had no PVC glue - our repair did not require any.

We found a PVC cap, and, in spite of *significant* pressure, (having no glue on hand) capped it with hand pressure.

We placed a road mile marker side (found laying by the roadside) against the unglued cap and backfilled.

To our *great* surprise, it held...and has been holding, against all odds, ever since.

I personally made the following notifications:

- the *next* Monday I notified the GID office personnel, and DoM, a written report was noted,
- I have *routinely* and personally:

- . notified each succeeding DoM and Forman, and various ground workers, on a regular basis...up to and *including* the current DoM & Foreman, and,

- . discussed this at a regularly scheduled GID monthly meetings. (GID counsel has publicly noted 'the GID Secretary is not required to note public comment if the GID does not think it is important' so, how many meetings, I didn't count).

Since the unglued cap has held, repair has clearly been assigned a low priority.

Priority is a decision *only* the GID is qualified to make. We have no problem with the assigned priority.

We formalize this now, *only* because..we all get older. If we die, we don't want the Church being associated with:

- something it had nothing to do with creating, and,
- did everything we could & were told do, to bring the matter it's due attention.

If we can provide further clarification, please let us know.

Thank You,

Fred Farley

for Topaz Ranch Estates Church (TREC)

C: TREC
File

INDEPENDENT CONTRACTOR AGREEMENT BETWEEN
ELISE AKERS
AND
TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT

This Agreement made this 11th day of January 2026 by and between the Topaz Ranch Estates General Improvement District, 1490 Albite Road, Arden Square, Suite 8, (Topaz Ranch Estates) Wellington, NV 89444 (hereinafter referred to as "the GID") and Elise Akers, 3660 Granite Way, Wellington NV 89444 (hereinafter referred to as "Contractor"). The GID and Contractor may be referred to herein individually as a "Party" or collectively as the "Parties."

WHEREAS, pursuant to NRS Chapter 318, the GID is a body corporate and politic and a quasi-municipal corporation maintaining roads and providing water service within its boundaries at Topaz Ranch Estates in Douglas County, Nevada,

WHEREAS, the GID requires certain business management and support services for its operations, and at a duly noticed and regularly conducted meeting, the GID's Board of Trustees ("Board") authorized and directed that the GID enter into a contract with Contractor for such services, and

WHEREAS, Contractor is willing to provide such services,

NOW THEREFORE, the Parties agree as follows:

1. Services to be Performed

Contractor agrees to provide the services as set forth below, and such additional, similar duties as may be requested by the GID:

- a. Assist the GID in development of budgets and related documents as may be required by NRS Chapter 354;
- b. Conduct banking business, including but not limited to deposits, transfers and reconciliations;
- c. Maintain ledgers and journals with standard accounting and recordkeeping procedures, subject to any modifications directed by the GID's CPA as may be required by NRS Chapter 354;
- d. Prepare accounts payable, payroll and other authorized disbursements;
- e. Report to the Board on the status of accounts payable, accounts receivable, loans, bonds and other GID financial matters;
- f. Support the GID's CPA in the preparation and presentation of audits and other financial reports to the Board;
- g. Prepare and/or monitor all claims, bonds and GID insurance policies;
- h. Support the GID's Operations Manager and Board in planning and implementing capital outlay and improvement projects and the sale of water rights;
- i. Maintain files for surety bonds and hold harmless agreements; and

- j. Timely notify GID staff to place items on Board meeting agendas for the transfer of funds and payment of invoices

2. Payment

In consideration for the services to be performed by Contractor, GID agrees to pay Contractor according to the terms of payment set forth below, but such payment shall not exceed \$4,000 per month. Unless otherwise agreed upon in writing by GID, its maximum liability under this Agreement shall not exceed \$4,000 for services performed in any month.

3. Terms of Payment

As a condition of receiving payment, Contractor shall submit semi-monthly invoices to GID setting forth in reasonable detail the services performed by Contractor and the beginning and ending date covered by each invoice. Each invoice must be submitted on or about the 15th and 30th of each month.

4. Materials, Equipment, and Office Space

The GID is not required to provide material, equipment or office space necessary to provide the services required by this Agreement, however:

- a. the GID will allow Contractor the use of a mobile telephone, which is and will remain GID property, for the sole purpose of performing and/or authenticating financial transactions with codes and programs that are and will remain GID property; and,
- b. Contractor is permitted, but not required, to access the GID office and utilize GID equipment in the GID office to facilitate the efficient provision of services to the GID.

5. Independent Contractor Status

Contractor is an independent contractor and shall not be deemed an employee of the GID. In her capacity as an independent contractor, Contractor agrees and represents, and GID agrees, as follows:

- a. Contractor may perform services for others during the term of this Agreement.
- b. Contractor has the sole right to control and direct the means, manner, and method for performing the services required by this Agreement.
- c. The services required by this Agreement must be performed by Contractor, and GID will not hire, supervise, or pay anyone to assist Contractor.
- d. Contractor will not receive any training from GID in the professional skills necessary to perform the services required by this Agreement.

6. Business Permits, Certificates, and Licenses

Contractor represents that she has complied with all federal, state, and local laws requiring business permits, certificates, and licenses required to carry out the services to be performed under this Agreement.

7. State and Federal Taxes

- a. The GID:
 - i. Will not withhold FICA (Social Security and Medicare taxes) from Contractor's payments or make FICA payments on Contractor's behalf.
 - ii. Will not make state or federal unemployment compensation contributions on Contractor's behalf.
 - iii. Will not withhold state or federal income taxes from Contractor's payments.
 - iv. Will report payments made to Contractor to the U.S. Internal Revenue Service on a Form 1099.
- b. Contractor shall pay all taxes incurred while performing services under this Agreement, including without limitation all applicable income taxes and self-employment (Social Security) taxes. Upon demand, Contractor shall provide GID with proof that such payments have been made. Contractor acknowledges that neither GID nor any of its officers, employees, agents, or attorneys has rendered any advice to Contractor regarding her liability or potential liability for any federal, state, or local taxes or fees.

8. Fringe Benefits

Contractor acknowledges that she is not eligible to participate in any GID employee pension, health, vacation pay, sick pay, or other fringe benefit plan of the GID.

9. Workers' Compensation

Although it may elect to do so, the GID is not required to obtain workers' compensation insurance on behalf of Contractor. If the GID does not obtain such insurance, and Contractor wishes to obtain such coverage, it is her sole responsibility to do so.

10. Unemployment Compensation

The GID will make no state or federal unemployment compensation payments on behalf of Contractor. Contractor is not entitled to these benefits in connection with the services provided under this Agreement.

11. Term of Agreement

The effective date of this Agreement is January 29, 2026. Unless extended by mutual, written consent of the Parties, this Agreement will terminate on July 29, 2026, unless earlier terminated as provided in Section 12.

12. Termination of Agreement

Either Party may terminate this Agreement at any time, for any reason, and such termination will be effective 10 days after the terminating Party provides written notice thereof to the other Party.

13. Entire Agreement

This Agreement is the entire agreement between Contractor and the GID. Any items of discussion between Contractor and GID that are not reflected in this Agreement are not a part of this Agreement.

14. Modification of Agreement

This Agreement may be modified only by a writing signed by both Parties.

15. Confidentiality

Contractor acknowledges that it will be necessary for the GID to disclose certain "Confidential Information" to Contractor in order for her to perform her duties under this Agreement and that such disclosure may include information discussed in executive session meetings of the Board. Contractor acknowledges that any disclosure to any third party or any misuse of such information would irreparably harm the GID. Accordingly, Contractor shall not disclose or use, either during or after the term of this Agreement, any Confidential Information of the GID without its prior written permission except to the extent necessary to perform services on the GID's behalf.

- a. For the purposes of this Agreement, Confidential Information includes but is not limited to any written or tangible information marked "confidential" or with a similar legend or any information as to which the GID makes reasonable efforts to maintain in confidence.
- b. Contractor may use any information that is publicly available, already in Contractor's possession prior to this Agreement, known to the Contractor without restriction, or lawfully obtained by Contractor from sources other than GID or any of its agents, officers, attorneys, or employees.

16. GID Property

- a. Upon termination of Contractor's services for the GID, or at any time upon demand or request by the GID, Contractor shall deliver all "GID Property" to the GID.
- b. GID Property includes, but is not limited to, the GID mobile phone referenced in Paragraph 4(a) above, any other GID equipment and/or supplies and all materials in Contractor's possession relating to the GID's business.
- c. All of Contractor's work product produced during the period of this Agreement, including but not limited to any programs or individual use of sourced software to produce information are GID Property.
- d. All work, ideas, concepts, designs, techniques, inventions, procedures, methods, utilities, tools, discoveries or improvements (work product) that are conceived of, performed or reduced to practice by Contractor in relation to the services provided to the GID are considered "Works Made for Hire," as defined by the United States Copyright Act and any applicable Nevada laws and is the sole and exclusive property of the GID. To the extent any of the Work Product is not a "Work for Hire," Contractor hereby assigns and transfers to the GID, without additional compensation, the entire right, title and interest in and to the property rights in the Work Product, including moral rights. Contractor further waives any right of attribution and acknowledges and agrees that Contractor has no independent right to claim authorship of the Work Product and cannot independently promote, or display for self-promotion, the Work Product without the express written consent of the GID.
- e. Any and all of the Contractor's correspondence on behalf of the GID, whether written or electronic, to any agency or person is GID Property.

17. Irreparable Harm

Contractor acknowledges that any breach or threatened breach of the provisions of Section 15 and/or 16 of this Agreement will result in irreparable harm to the GID for which damages would be an inadequate remedy. Therefore, the GID shall be entitled to equitable relief, including an injunction, in the event of any breach or threatened breach of these Sections. Such equitable relief shall be in addition to the GID's rights and remedies otherwise available at law.

18. Applicable Law

This Agreement will be governed by the laws of the State of Nevada without regard to its choice of law provisions.

19. Notices

All notices and other communications in connection with this Agreement shall be in writing and shall be considered given as follows:

- a. When delivered personally to the recipient's address as stated on this Agreement;
- b. Three days after being deposited in the United States mail, with first class postage prepaid to the recipient's address as stated on this Agreement; or
- c. When sent by fax or electronic mail, and such notice is effective upon receipt.

20. No Partnership or Agency

This Agreement does not create any partnership or agency. Contractor does not have authority to enter into any contract on the GID's behalf.

21. Assignment

Contractor may not assign or subcontract any rights or delegate any of her duties under this Agreement without the GID's prior written approval.

TOPAZ RANCH ESTATES GENERAL
IMPROVEMENT DISTRICT

ELISE AKERS

By: Sharon Becker
Sharon Becker
President

Elise Akers

ATTEST:

By: Cynthia D. Sanchez
Cynthia Stevens Sanchez
GID Secretary

**TOPAZ RANCH ESTATES
GENERAL IMPROVEMENT DISTRICT
1490 ALBITE ROAD, UNIT 8
WELLINGTON, NV 89444**

**8:00 AM – 2:30 PM, MONDAY-FRIDAY
(775) 266-3000**

"THIS INSTITUTION IS AN EQUAL OPPORTUNITY PROVIDER AND EMPLOYER."

REQUEST TO BE PLACE ON AGENDA

(PLEASE PRINT)

NAME: DR TERESA ANN DEJOURNETTE DC RETIRED
ADDRESS: 3636 GRANITE AVE WELLINGTON NV 89444
PHONE: 530 721 4618
BEST TIME TO CONTACT: AFTER 10 AM
NATURE OF BUSINESS: I WOULD LIKE TO FURTHER DISCUSS
REIMBURSEMENT DECISION ON THE HIGH PRESSURE
LIAR AT MY HOUSE, TO GET REIMBURSEMENT.
I REVIEWED NO COMPREHENSIVE DECISION ON THE
MATTER.

DR TERESA A DEJOURNETTE DC RETIRED
Dr Teresa A DeJournette DC
June 19, 2026

RECEIPT VERIFICATION: _____
INITIALS DATE TIME

DISTRICT COMMENTS: It is highly recommended that Requestor be present at the Board Meeting to relay his/her request. It is the Requestor's responsibility to calendar the event and attend. The Open Meeting Law can never force a public body to take action on any agenda topic. See AG File No. 00-018 (June 8, 2000.) NRS 241.020(2)(c)(6)(III) – public body may remove an item from the agenda at any time or delay is discussion at any time.

DEADLINE FOR SUBMITTING PROPOSED AGENDA ITEMS TO THE SECRETARY OF THE BOARD IS SIX (6) WORKING DAYS PRIOR TO THE DAY A MEETIN IS TO OCCUR, AND NOT LATER THAN 2:30 PM ON SUCH DAY. (TREGID SR NO.3.10)

beg10clerk@gmail.com

**TOPAZ RANCH ESTATES
GENERAL IMPROVEMENT DISTRICT
1490 ALBITE ROAD, UNIT 8
WELLINGTON, NV 89444**

**8:00 AM – 2:30 PM, MONDAY-FRIDAY
(775) 266-3000**

"THIS INSTITUTION IS AN EQUAL OPPORTUNITY PROVIDER AND EMPLOYER."

REQUEST TO BE PLACE ON AGENDA

(PLEASE PRINT)

NAME:

DR TERESA A DE JOURNAY, AC (RETIRED)

ADDRESS:

3636 GRANITE WAY

PHONE:

530 721 1618

BEST TIME TO

CONTACT:

10 AM

MARCH 30th AFTERNOON

NATURE OF

BUSINESS:

I HAD A PLUMBING ISSUE HERE CAUSED BY
1/2 1/2 INCH OF PRESSURE COMING INTO MY
HOUSE. IT WAS EXPENSIVE FOR ME. I HAD
THE PLUMBER OUT TWICE BECAUSE OF A BROKEN PCV
VALVE. WATER RAN FOR A LONG WHILE. BETWEEN THE
PLUMBING BILL AND THE INCREASE IN WATER USAGE I AM
ASKING TO BE HEARD ABOUT REIMBURSEMENT. I WILL BRING
THE BILL & THE PART REPLACED.

Dr Teresa A DeJournay AC APRIL 2, 2026

RECEIPT VERIFICATION:

INITIALS

DATE

TIME

DISTRICT COMMENTS: It is highly recommended that Requestor be present at the Board Meeting to relay his/her request. It is the Requestor's responsibility to calendar the event and attend. The Open Meeting Law can never force a public body to take action on any agenda topic. See AG File No. 00-018 (June 8, 2000.) NRS 241.020(2)(c)(6)(III) – public body may remove an item from the agenda at any time or delay is discussion at any time.

DEADLINE FOR SUBMITTING PROPOSED AGENDA ITEMS TO THE SECRETARY OF THE BOARD IS SIX (6) WORKING DAYS PRIOR TO THE DAY A MEETIN IS TO OCCUR, AND NOT LATER THAN 2:30 PM ON SUCH DAY. (TREGID SR NO.3.10)

Invoice

Linehan's Tri Valley Plumbing Co.

1240 Kingslane Ct
Gardnerville, NV 89410

Date	Invoice #
3/30/2026	3636 G-PRV

Bill To
Teresa DeJournette 3636 Granite Way Wellington, NV 89444

PAID
04/01/2026

Ship To
530-721-1618 drtcac@gmail.com

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			3/30/2026			
Quantity	Item Code	Description	Price Each	Amount		
	Job Description	Add PRV valve under house	282.26	282.26		
		This didn't include the day before when the PRV valve was replaced at the brand new tankless water heater. I'll get that invoice though. <i>Teresa A DeJournette DCAE Retired</i> 3636 Granite Way	*On this might be the total. He may have just not itemized it.			
			Total	\$282.26		

Work order #3934

Pending

T. R. E. G. I. D.

Start Time:

8:30

End Time:

10:00

Mileage:

NA

Reading:

NA

Requested By: sh

Date Issued: 5/4/26

To be Completed by:

0:00AM

Assigned By: OFFICE CLERK

Date Completed:

5/2

By:

[Signature]

Assigned To:

Meter Reading:

Workorder Type **AFTER HOUR CALLS**

Workorder Notes: 3636 Granite way called after hours to have Carina come out for a meter not hers

Account #:	1,132	TOPAZ RANCH ESTATES	Phone:	266-3212	Pump:	1
Meter #:	70468760	3924 CARTER WAY				
Route #:	1	Seq #: 25				
Last Reading	224	Last Usage: 1000				
Prev Reading	223					
Date Last Read	3/25/26	Last Check	9/19/11	Electronic ID#	1395765250C	
Latitude	38.73223			Longitude	-119.50404	
12/30/24	0	3/25/26	1,000	7/3/25	1,000	10/1/25 0
1/28/26	0	4/25/25	0	7/30/25	2,000	10/29/25 1,000
2/26/26	1,000	5/29/25	1,000	8/25/25	1,000	11/25/25 0

PART #	USED	DESCRIPTION	ADDITIONAL PART	USED
--------	------	-------------	-----------------	------

Field Notes:

got a call from 3636 granite saying her Neighbor had a plumber over and thought they did something wrong. I went out to check on them and they had turned the water off to change out a sink.

3636 called again to inform me she had called the police for trespassing due to the location of the neighbors shut off and told me she will be putting a fence around her meter pit. She was hollerant and hung upon me.

STANDING RULE 22
EXHIBIT #1
TOPAZ RANCH ESTATES G.I.D.
FEE SCHEDULE
AS OF NOVEMBER 13, 2019

FEE DESCRIPTION	RATES		
	1"	1-1/2"	2"
New Hook-up Fee	\$3,000.00	\$5,000.00	\$6,000.00
	RESIDENTIAL	COMMERCIAL	PUBLIC FACILITY
Monthly Service Charge	\$45.50	\$60.75	\$60.75
Per 1,000 Gallons of Water	\$2.75	\$2.90	\$2.75
Non-Pay Reconnect Fee	\$50.00	\$50.00	\$50.00
Returned Check Fee	\$40.00	\$40.00	\$40.00
New Account Deposit	\$100.00	\$100.00	\$100.00
New Account Set-up Charge	\$25.00	\$25.00	\$25.00
Re-Establish Service Fee	\$1,196.00	\$1,196.00	\$1,196.00
Shut-off Valve Installation & Parts	\$100.00	\$100.00	\$100.00
Shut-off Valve Key	\$25.00	\$25.00	\$25.00
Damage to Water Company Property per Hour Charge- plus All Parts	\$125.00	\$125.00	\$125.00
Late Charge on Past-Due Accounts	10%	10%	10%
Charge on Pre-Existing Water Balance; but, Ten Percent (10%) Initial Charge on All Late Non-Water Usage Charges	1.50%	1.50%	1.50%
Weekend/Holiday/After-hours Request to Turn on Water Service	\$60.00	\$60.00	\$60.00
Lien Notification Fee	\$25.00	\$25.00	\$25.00
Lien Filing Fee	\$60.00	\$60.00	\$60.00
Lien Release Fee	\$40.00	\$40.00	\$40.00
Bulk Water Purchase Deposit		\$100.00	
Bulk Water Charge per 1000 Gallons		\$4.00	
Fire Sprinkler Standby Fee for Commercial Properties - up to 3" lines (Monthly Fee)		\$10.00	\$10.00
Fire Sprinkler Standby Fee for Commercial Properties - up to 4" lines (Monthly Fee)		\$15.00	\$15.00
Fire Sprinkler Standby Fee for Commercial Properties - up to 6" lines (Monthly Fee)		\$20.00	\$20.00
Fire Sprinkler Standby Fee for Commercial Properties - up to 8" lines (Monthly Fee)		\$25.00	\$25.00
Credit Card Payment Convenience Fee per transaction	\$4.00	\$4.00	\$4.00
Will/Will Not Serve Letter	\$25.00	\$25.00	\$25.00

RESOLUTION 26-02

A RESOLUTION ADOPTING AMENDMENT TO 22.3.4.8.2 IN TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT'S STANDING RULE 22, PERSONNEL POLICIES AND PROCEDURES

WITNESSETH

WHEREAS, the Topaz Ranch Estates General Improvement District ("District"), a duly authorized and constituted general improvement district pursuant to NRS 318, and in exercise of its powers, duties and authorities contained in NRS 318, resolves to adopt an amendment to 22.3.4.8.2 Delinquent Notices Posting Fee of the District's Standing Rule 22, Topaz Ranch Estates General

Improvement District Personnel Policies and Procedures ("Policy"); and

WHEREAS, a regular public meeting was conducted by the Board on June 10, 2026, at the hour of 6:00 p.m., for the purpose of adopting a resolution approving the amended to 22.3.4.8.2 Delinquent Notices Posting Fee in Standing Rule 22. The regular meeting conducted on June 10, 2026, was properly noticed pursuant to NRS 241 with the agenda of the meeting being posted in at least three public places. The Board's intention to hear and act on a resolution to amend to 22.3.4.8.2 Delinquent Notices Posting Fee in Standing Rule 22 was duly noticed pursuant to Nevada law. At the conclusion of the presentation, the Chairman Becker requested a vote of the Board; and

WHEREAS, at the regular meeting on June 10, 2026, and the deliberations of the Board concluded, the Board, by motion made, duly seconded, and passed a majority of the Trustees voting in favor of the resolution, resolved to amend to 22.3.4.8.2 Delinquent Notices Posting Fee in Standing Rule 22,

NOW, THEREFORE, BE IT RESOLVED, that the Topaz Ranch Estates General Improvement District Board of Trustees hereby amend to 22.3.4.8.2 Delinquent Notices Posting Fee in Standing Rule 22 (Personnel Policies and Procedures).

This Resolution shall be effective as of June 10, 2026, and shall remain in effect until amended or repealed by future resolutions of the Board of the

District.

APPROVED BY VOTE: This 10th day of June, 2026.

AYES:

NAYS:

ABSENT:
