

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 February 11, 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, February 6, 2026**, or before the third day prior to the meeting date at the direction of Cynthia Sanchez, 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/>.

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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,

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OR by email directed to: Cindyandfive@yahoo.com. Copies are usually available in our office for pick up three business days prior to the board meeting.

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 speak from the podium, limit their remarks to 3 minutes and sign in for the record. Public comment may be further limited due to time constraints. 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 AGENDA

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 three 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**
- 2) PLEDGE OF ALLEGIANCE**
- 3) ROLL CALL OF BOARD MEMBERS**
- 4) INTRODUCTION OF STAFF PRESENT**
- 5) INTRODUCTION OF GUESTS**

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6) 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 3 minutes per speaker, and speakers will be asked to speak from the podium and sign in for the record. Public comment may be further limited due to time constraints. The Board will not take action. The Board is not required to respond to Public Comment.

7) AGENDA AND MINUTES APPROVAL:

- A. For Possible Action: Board action to approve the Agenda for February 11, 2026, Regular Board Meeting.**

Public comment before Board action:

- B. For Possible Action: Board action to approve the Minutes for January 14, 2026, Regular Board Meeting.**

Public Comment before Board Action:

8) CONSENT AGENDA:

- A. For Possible Action: Bills to be paid for January 2026:**

- i. Water Expenses: \$**
- ii. Road Expenses: \$**
- iii. Total Expenses: \$**

Approve payment of bills as presented. (see attached)

Questions about GID Financial questions may be directed to GID staff by making an appointment at the GID office

9) For Discussion Only: REPORTS:

- i. Treasurer's Report.**
- ii. Water Operator's Report: Road Report. (see attached)**
- iii. Attorney's Report.**
- iv. Engineer's Report.**
- v. FEMA report.**

Reports may be attached. Projects, maintenance water and road questions may be directed to Rob McVickerm the District's Operations Manager, by making an appointment at the GID office.

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10)ADMINISTRATIVE AGENDA

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

- A. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Presentation of auditor’s opinions and findings to the Board and motion to direct that entire audit report and management letter be filed as a public record with the GID Secretary and filed with the Douglas County Clerk and the Department of Taxation.

Public Comment before Board Action:

- B. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Amend the introduction to Standing Rule 25.4.7 Salaried and Hourly Staffing to read “The authorized salaried and hourly staff, if budgeted, may be composed of the following positions:” The current wording in 25.4.7 does not allow for flexibility when hiring staff. The proposed change will allow the GID to hire staff as necessary when the need arises

Public Comment before Board Action:

- C. For Discussion and possible Action to approve, approve with modifications or conditions. Or deny:** Approve a contract for the former TREGID District Business Manager Roberta Reed services completing 2025 Audit.

Public Comment before Board Action:

- D. For Discussion only:** Possible water rate increase

11)TRUSTEE’S REPORTS (if any, for Presentation Only):

12)PUBLIC COMMENT:

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13)ADJOURNMENT

Prepared by Cynthia Sanchez:

January 2026 - Water and Roads Reports

Water Operator's Report:

Total gallons pumped January 1, 2026, through January 31, 2026, was 3,791,300 gallons. Well #1 produced 1,747,800 gallons and Well #6 produced 2,043,500 gallons. The total water sold for January was 112,000 gallons. AFA= 11.60. The gallons sold is only a representation of two manual reads we had to do for customer leaks. No water billing this month, the RVS software wasn't working with the new computer. The issue was resolved late January. The community was only charged the meter fee of (\$45.50).

Leak repairs

1-12-26 – 3955 Walker View – Main line leak. The water was shut down to make the repair. A boil notice was distributed to the 20 effected customers. After the leak was repaired on 1/12/26, we took two Bac-T samples on 1/13/26 and 1/14/26. and the samples were taken to SGS in Reno. The Bac-T sample results came back absent on 1/15/26. The rescinded notice was distributed on 1/15/26.

1-29-26 – 3935 Sandstone- Service line leak

1-31-26 – Leak reported on Sandstone near Slate

General Maintenance and Testing:

We have continued with general maintenance, SGS lab testing, regularly scheduled PRV vault inspection and pressure readings, vault checks and well maintenance.

PRV Vault inspections:

Completed: 1/26/26

Water Sampling: Five DW samples were taken from the community 1/27/26. The samples chain of custody went to SGS in Reno for testing.

Thatcher delivered chlorine 1/7/26- 8 containers and 8 returns.

Wells #1 and 6 - January adjustments:

1/7/26 – Well #6, Change chlorine barrel, pump set @60/50

1/12/26 – Well #6, Pump set@ 60/45

1/22/26 – Well #1, Pump set@ 60/55

1/26/26 – Well #6, Changed chlorine barrel, Pump set@ 60/50

1/29/26 – Booster station 2 – Replaced the vent screen

Well #8 Project:

Continued installing drive by radios on meters (223 installed). Warranty inspection with Shaw and USDA scheduled for 2/18/26.

Work in progress: RCAC is working on a water cost survey. Working with Shaw to complete the 2020 and 2023 SSR. Working with RCAC (Marianne Denton) on updating procedure manuals required by the state of Nevada every five years.

Work Order Status:

High usage/leak check: 8
Check water pressure: 1
System maintenance: 1
Water on/off w/leak check: 1
After hours calls: 1
Customer request on/off: 3
Other: 2
Closing escrow reading: 1
7-day disconnect warning: 28
Pull meter: 1
Disconnect due to past due: 3
Service line leak: 1
Leak reported by customer: 2
Manual read: 5

January 2026 - Road Report:**Work in progress and completed:**

Pot hole repairs with the Berg Kamp have continued throughout the community. Ditch work has is also continuing. Received another 30 tons of QRP. Pot hole repairs were performed on Topaz Ranch Dr., Andesite, Ruby, Sandstone, Clay, Gray hills, Slate, Zeolite, and Walker View.

Equipment and fuel logs: Continuing to do per-op inspections and all logs.

Equipment maintenance: Cleaning the Equipment at regular intervals, vehicle and equipment filters and oil changes as required.

CVG: The board approved CVG to do the abandonment project. The work will proceed in early February.

Safety: OSHA tail gate safety meetings have been performed weekly thru the month January. **1/7/26, 1/14/26, 1/21/26, 1/28/26.**