

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 June 10, 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, June 5, 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/>.

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,

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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**

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5) INTRODUCTION OF GUESTS:

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 June 10, 2026 Regular Board Meeting.

Public Comment before Board action:

B. For Possible Action: Board action to approve the minutes for May 13, 2026 Regular Board Meeting:

Public Comment before Board action:

C. For Possible Action: Board action to approve the minutes for May 21, 2026 Special Budget Board Meeting:

Public Comment before Board action:

8) CONSENT AGENDA:

A. For Possible Action: Bills to be paid for June 2026

Approve payment of bills as presented. (see attached)

Questions about GID Financials may be directed to staff by making an appointment at the GID office.

9) For Discussion Only: REPORTS:

- i. Treasurers Report.
- ii. Water Operators Report: Road Report (see attached)
- iii. Attorney's Report:
- iv. Engineer's Report:
- v. FEMA Report:

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Reports may be attached. Projects, maintenance, water, and road questions may be directed to DOM Rob McVicker by making an appointment at the GID office.

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:** Tabled from May 13, 2026 meeting Dr. Teresa DeJournette, resident at 3636 Granite Way, requests reimbursement for plumbing expenses for water issue on March 30th 2026.

Public Comment before Board Action:

- B. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Tabled from May 13, 20206 meeting. Justin Fields, resident at 3791 Pebble Road, requests re-install of water meter at no charge

Public Comment before Board Action:

- C. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Add to Standing rules 22.3.4.8.2 Disconnect Notice Fee. If a disconnect warning or notice is delivered to a property address for past due balance, there will be a \$15.00 fee attached. Fee will not be waived under any circumstance.

Public Comment before Board Action:

- D. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Promoting Jeff Dines to our Lead Person Water Operator II/ D2 at a rate of \$25 per hour retro to mid-March Certificate.

Public Comment before Board Action:

- E. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Hire Justice Lamb as a permanent OIT employee at \$18 per hour starting next pay period.

Public Comment before Board Action:

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- F. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** All FEMA information to the GID office for audits to be received in the next 2 weeks.

Public Comment before Board Action:

- G. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Approve the transfer of \$30,000 from LGIP to cover semi-annual loan payments.

Public Comment before Board Action:

- H. For Discussion and Possible Action to approve, approve with modification or conditions, or deny:** Approve Rob McVicker DOM to purchase a Hydrometer Detector in the amount of \$1900.

Public Comment before Board Action:

- I. For Discussion only:** Water rate increase

Public Comment before Board Action:

11) TRUSTEES REPORT:

12) PUBLIC COMMENT:

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13) ADJOURNMENT:

Prepared by Cynthia Sanchez: