

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: March 12, 2025

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, March 7, 2025**, 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, 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 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 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 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**

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

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 minutes for the February 12, 2025, Regular Board Meeting.

Public comment before Board action.

B. For Possible Action: Board action to approve the Agenda for the March 12, 2025, Regular Board Meeting.

Public Comment before Board Action.

8) CONSENT CALENDAR:

A. For Possible Action: Bills to be paid for February 2025:

- i. Water Expenses: \$ 228,505.12
- ii. Road Expenses: \$ 7,687.60
- iii. Bergkamp: \$
- iv. Debt Service \$
- v. Project Expenses \$

Public comment before Board action.

B. For Discussion Only: REPORTS:

- i. Treasurer's Report.
- ii. Water Operator's Report: Road Report.
- iii. Attorney's Report.
- iv. Engineer's Report.
- v. FEMA report:

Reports may be attached.

9) ADMINISTRATIVE 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 Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Accept resignation from Alton Randall as TREGID Trustee.

Public Comment before Board action.

- B. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Appoint a community member to fill the vacant position on the TREGID Board of Trustees. Each candidate for the position is allowed to speak.

Public Comment before Board action.

- C. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Approve payment of the bills as presented by the DBM, Roberta Reed: Dyer Lawrence, LLP (Legal Services) - \$12,448.78; Thatcher Company of Nevada - \$1,676.20; Shaw Engineering - \$7,651.50; Sierra Nevada Construction - \$133,791.35; Shaw Engineering - \$7,065.00; Simerson Construction - \$188,783.91; Dyer Lawrence, LLP - \$2,666.36; and, Inland Portable Services Inc. - \$3,150.00.

Public Comment before Board action.

- D. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Approve and authorize Frank Flaherty to store and/or dispose of legal files regarding TREGID obtained from Mike Rowe (previous TREGID Legal Counsel).

Public Comment before Board action.

- E. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Steve Oglesby (Resident) requests clean-up of 3870 Granite Way.

Public Comment before Board action.

- F. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Hire 3 to 4 seasonal employees for road maintenance and repair starting March 24, 2025. The starting wage will be \$16 an hour, and employment will be for 5 to 6 months, weather permitting.

Public Comment before Board action.

- G. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Audit Update.

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

Public Comment before board action.

10) TRUSTEE'S REPORTS (if any, for Presentation Only):

11) 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, nor is the Board required to respond to public comment.

12) ADJOURNMENT

**TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT
REQUEST FOR RATIFICATION OF BILLS PAID**

BILL.COM

<u>DATE</u>	<u>STATUS</u>	<u>INVOICE</u>	<u>VENDOR</u>	<u>AMOUNT</u>	<u>WATER</u>	<u>ROAD</u>	
01/21/2025	Paid	589154983	DE LAGE LANDEN	140.94	84.56	56.38	
02/01/2025	Paid	2991274	DOUGLAS DISPOSAL	299.55	179.73	119.82	
02/04/2025	Paid	250204	FRONTIER COMMUNICATION	103.76	62.26	41.50	
02/04/2025	Paid	1340	BATTLE BORN DIESEL	240.00	144.00	96.00	
02/05/2025	Paid	25.02.05 GR31	PUBLIC EMPLOYEES' BENEFITS PROGRAM	12,320.28	7,392.17	4,928.11	
02/08/2024	Paid	SP107738	DYER LAWRENCE LLP	179.45	107.67	71.78	
02/13/2025	Paid	21100/SNC-2	SIERRA NEVADA CONSTRUCTION	164,054.55	164,054.55	-	
02/18/2025	Paid	173955117526	DE LAGE LANDEN	140.94	84.56	56.38	
02/19/2025	Paid	IN4655372	SIERRA OFFICE SOLUTIONS	46.20	27.72	18.48	
02/26/2025	Paid	1350	BATTLE BORN DIESEL	630.04	378.02	252.02	
03/01/2025	Paid	Mar-2025	Satview Broadband Ltd	204.99	122.99	82.00	
03/03/2025	Paid	2025-03-03	Jeffrey Burgess	300.00	180.00	120.00	
03/03/2025	Paid	2025-03-03	Michael J Tanner	300.00	180.00	120.00	
03/03/2025	Paid	2025-03-03	Sharon Becker	300.00	180.00	120.00	
03/03/2025	Paid	2025-03-03	SHERYL WALKLEY	630.00	378.00	252.00	
03/08/2024	Paid	SP107918	DYER LAWRENCE LLP	743.90	446.34	297.56	
03/12/2025	Paid	2025-03-12	Cynthia Dawn Sanchez	300.00	180.00	120.00	
08/14/2024	Paid	202440010448	THATCHER COMPANY OF NEVADA	1,845.65	1,845.65	-	
08/28/2024	Paid	215030-2	JIM MENESINI PETROLEUM LLC	10.28	6.17	4.11	
10/01/2024	Paid	231068	JIM MENESINI PETROLEUM LLC	1,129.13	677.48	451.65	
10/09/2024	Paid	202440010577	THATCHER COMPANY OF NEVADA	1,845.65	1,845.65	-	
10/14/2024	Paid	21100/SC-8	SIMERSON CONSTRUCTION	11,200.00	11,200.00	-	
10/23/2024	Paid	241332	JIM MENESINI PETROLEUM LLC	302.71	181.63	121.08	
10/31/2024	Paid	21100/9	SIMERSON CONSTRUCTION	40,340.85	40,340.85	-	
11/30/2024	Paid	256892	JIM MENESINI PETROLEUM LLC	63.91	38.35	25.56	
12/17/2024	Paid	3600 1-16-24	DOUGLAS CO. PARKS & WEED CONTROL	255.00	153.00	102.00	
12/23/2024	Paid	265015	JIM MENESINI PETROLEUM LLC	330.53	198.32	132.21	
12/31/2024	Paid	268740	JIM MENESINI PETROLEUM LLC	28.84	17.30	11.54	
				238,287.15	230,686.97	7,600.18	
				Current Due Paid	3,636.42	2,181.85	1,454.57
				Past Due Paid	234,650.73	228,505.12	6,145.61

DIRECT PAY FROM BANK

					<u>WATER</u>	<u>ROAD</u>
02/24/25	Paid	Well/Booster	NV ENERGY	1,250.30	1,250.30	-
02/21/25	Paid	Well/Booster	NV ENERGY	1,321.37	1,321.37	-
02/21/25	Paid	Well/Booster	NV ENERGY	1,784.14	1,784.14	-
02/20/25	Paid	Street Light	NV ENERGY	87.42	-	87.42
					4,355.81	87.42

GRAND TOTAL **235,042.78** **7,687.60**

APPROVED: _____
DATE

SIGNED: _____
TREASURER

**TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT
REQUEST FOR APPROVAL TO PAY AS MONEY BECOMES AVAILABLE**

<u>Date</u>	<u>Due date</u>	<u>Invoice no.</u>	<u>Vendor</u>	<u>Amount</u>	<u>Water</u>	<u>Road</u>
12/31/2024	01/30/2025	186869	SHAW ENGINEERING	7,651.50	7,651.50	-
12/19/2024	12/19/2024	21100/SNC-1	SIERRA NEVADA CONSTRUCTIC	133,791.35	133,791.35	-
11/30/2024	12/30/2024	186795	SHAW ENGINEERING	7,065.00	7,065.00	-
10/31/2024	11/15/2024	169934	THE PARTS HOUSE	48.98	29.39	19.59
10/09/2024	10/24/2024	166754	THE PARTS HOUSE	83.80	50.28	33.52
09/15/2024	09/15/2024	588239917	De Lage Landen Financial Servi	124.24	74.54	49.70
09/10/2024	09/10/2024	21100/SC-7 A	SIMERSON CONSTRUCTION	188,783.91	188,783.91	-
09/09/2024	09/24/2024	SP108377	DYER LAWRENCE LLP	59.21	35.53	23.68
08/09/2024	09/08/2024	108298	DYER LAWRENCE LLP	2,666.36	1,599.82	1,066.54
07/23/2024	08/22/2024	IN4288349	SIERRA OFFICE SOLUTIONS	68.75	41.25	27.50
06/24/2024	07/24/2024	IN4236634	SIERRA OFFICE SOLUTIONS	38.50	23.10	15.40
05/24/2024	06/23/2024	IN4184669	SIERRA OFFICE SOLUTIONS	38.50	23.10	15.40
05/21/2024	05/21/2024	B97-052124	Inland Potable Services Inc.	3,150.00	3,150.00	-
04/30/2024	05/30/2024	IN4136319	SIERRA OFFICE SOLUTIONS	68.75	41.25	27.50
04/29/2024	04/29/2024	S22764	RENNER EQUIPMENT COMPAN	4.95	4.95	-
03/22/2024	04/21/2024	IN4060258	SIERRA OFFICE SOLUTIONS	38.50	23.10	15.40
02/22/2024	03/23/2024	IN4001623	SIERRA OFFICE SOLUTIONS	38.50	23.10	15.40
02/21/2025	03/23/2025	11635161	WESTERN NEVADA SUPPLY, IN	588.78	588.78	-
02/20/2025	03/22/2025	11637950	WESTERN NEVADA SUPPLY, IN	289.68	289.68	-
02/20/2025	03/22/2025	11637886	WESTERN NEVADA SUPPLY, IN	148.02	148.02	-
02/20/2025	02/20/2025	1462	Nicholas and Sara Norwood	25.47	25.47	-
02/20/2025	02/20/2025	1443	Katie Keith	56.50	56.50	-
02/20/2025	02/20/2025	852	Haseley Rita	118.25	118.25	-
02/20/2025	02/20/2025	1389	Duke Partners, L L C	56.50	56.50	-
02/20/2025	02/20/2025	792	Dorothy Remenar	98.35	98.35	-
02/14/2025	02/14/2025	0146	Ronald and Denise Cox	42.15	42.15	-
02/14/2025	02/14/2025	1548	Janis and William Carpenter	53.75	53.75	-
02/14/2025	02/14/2025	1666	Edward and Patricia Walls	51.00	51.00	-
02/12/2025	02/27/2025	108796	DYER LAWRENCE LLP	12,448.78	7,469.27	4,979.51
02/11/2025	02/11/2025	S34700	USA BLUE BOOK	28.93	28.93	-
02/11/2025	02/26/2025	INV00619424	USA BLUE BOOK	130.45	130.45	-
01/14/2025	02/13/2025	3000168425 /	THATCHER COMPANY OF NEV/	1,676.20	1,676.20	-

353,244.46 6,289.15

Current Due 15,812.81
Past Due 343,720.80
Total Due 359,533.61

APPROVED: _____
DATE

SIGNED: _____
TREASURER

February 2025 - Water and Roads Reports

Water Operator's Report:

Total gallons produced February 1, 2025, through February 28, 2025, 2,951,900 gallons. Well, #1 produced 2,067,200 gallons and well #6 produced 884,700 gallons. The total water sold for February was 2,933,992 gallons.

February leak repairs:

1450 Topaz Ranch Dr. Service line off main.

3870 Topaz Ranch Dr. PRV replacement (Saturday).

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

Five DW samples were taken from the community. The samples chain of custody then went to SPB to deliver to SGS in Reno for testing on 2-24-25 and we received the results 2-26-25.

2-3-25 – Well #1, Changed the sodium chloride tank

2-3-25 – Well #6, Pump set @60/30

2-5-25 – Well #6, Changed the sodium chloride

2-5-25 – Well #6, Cleaned quills

2-7-25 – Well #6, Pump set @ 60/45

2-24-25 – Well #1, Changed the sodium chloride tank

2-24-25 - Well #6, Changed the sodium chloride tank

2-26-25 – Well #6, Pump set @ 60/40

SNC continued the Well 8 project starting 11-18-24 thru 2-28-25. The project is currently paused. Still waiting on the main pump and check valve. (4 to 6 weeks). Scada was on site 2-13-25 to install pumpage meter and communications. Met with Shaw and SNC 2-11-25 to look at the current completion progress.

We are continuing to go through all our valves and vaults and creating a more detailed map. We are working with Ken (SPB D2) on improving our chlorine pumps, injectors, vault gauges and creating a safety plan.

High usage/leak check: 12

Install new meter box lid: 1

Disconnect for non-payment: 1

Verify computer meter read: 21

Check water pressure: 2

Meter malfunctions/meter OIT: 3

Water on/off w/leak check: 2

Disconnect notice/check meter: 4

Customer request on/off: 3

Other: 14

February 2025 - Road Report:

The GID is working on pot hole repairs, culvert and ditch clearing.

Reached out to E. Fork fire prevention for assistance with testing. EFF referred us to Douglas Co. for assistance.

The GID has two items up for bid. Chevy truck and Emulsion tank. DOM needs to know what an acceptable offer would be for the Chevy truck. The operation of the truck is unknown. Two inquiries have been made.

Equipment:

The board approved Battle Born to diagnose the issue with the backhoe.

The backhoe filters have been replaced as step one. Backhoe was blowing less black smoke and operating about the same. Hydraulic pump and piggy back pump need to be rebuilt. Waiting for the estimate.

The board approved the purchase of a Quick Attach Mega X brush hog. Credit application has been sent in. Waiting on shipping information.