

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 & SPECIAL MEETING AGENDA

DATE: OCTOBER 13, 2026

TIME: 5:00 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 **Thursday, October 8, 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.

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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 made conveniently.

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.
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AGENDA

1) **CALL MEETING TO ORDER** by _____ **TIME:** _____

2) **PLEDGE OF ALLEGIANCE** by _____

3) **ROLL CALL OF BOARD MEMBERS:**

4) **STAFF PRESENT:**

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5) INTRODUCTION OF GUESTS:

6) AGENDA APPROVAL:

For Possible Action: Board action to approve the Agenda for the **October 13, 2026**, Special Meeting

Public Comment before Board Action:

7) 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.

8) AGENDA

- A. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny: PUBLIC HEARING:** As required by NRS 318.199, this is a public hearing regarding proposed change to District rates, tolls or charges for water service. All users are afforded a reasonable opportunity to submit data, views or arguments prior to Board decision, orally or in writing.
1. Proposed increase will **raise the base monthly residential charge by \$10.00**. This will increase the base residential service from \$45.50 per month to \$55.50 per month effective December 1, 2026.
 2. Commercial and Public Facility base rates will also increase effective December 1, 2026.
 3. Thereafter, **rates will increase by 6% annually on July 1 each year**, starting July 1, 2027.
 4. **Assessment for Capital Improvements of \$24.50 per month**. These will be restricted funds available only for Capital Improvements and associated loan payments. This is directly tied to a loan that needs to be drawn to complete necessary capital improvements and will cease when that loan is paid off. This assessment will become effective December 1, 2026. This amount will adjust to a new fixed monthly amount when the Capital Improvement project, known as Phase II, is completed, and the final costs are incorporated into the loan.

Closure of Public Hearing

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B. For Discuss For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:

1. Increase residential base rate by \$10.00 per month effective December 1, 2026;
2. Increase Commercial and Public Facility base rates effective December 1, 2026;
3. Implement automatic annual 6% annual increase effective July 1, 2027; and
4. Implement capital improvement assessment of \$24.50 per month effective December 1, 2026.

Open for Public Comment before Board action

9) 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.

10) ADJOURNMENT

TIME: _____