

**TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT
AND
TOPAZ RANCH ESTATES WATER COMPANY**

Address: 3924 Carter Drive, Wellington, Nevada, 89444 / Telephone: 775.266.3000

PUBLIC NOTICE

DATE: October 12, 2022

TIME: 6:00 P.M.

LOCATION: TOPAZ RANCH ESTATES COMMUNITY CENTER

POSTING: Copies of the finalized agenda, were posted at 9:00 am on _____ or before the third day prior to the meeting date by _____, _____, Signed: _____

Name

Title

in accordance with Chapter 241 at the following locations: TRE WATER COMPANY, 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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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: GBOrange@aol.com copies are usually available in our office for pick up three business days prior to the board meeting. All items shall include discussion and possible action to approve, modify, deny or continue.

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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 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.

AGENDA

- 1) **CALL MEETING TO ORDER** by Chairman Brandon Taylor **TIME:** _____

- 2) **PLEDGE OF ALLEGIANCE** by Chairman Brandon Taylor

- 3) **AGENDA APPROVAL:**
For Possible Action: Board action to approve the October 12, 2022 Agenda.
Public Comment before Board Action:

- 4) **MINUTES APPROVAL:**
For Possible Action: Board action to approve the minutes of the September 14, 2022 Agenda.
Public Comment before Board Action:

- 5) **INTRODUCTION OF GUESTS:**

- 6) **BOARD MEMBERS PRESENT:**

- 7) **STAFF PRESENT:**

- 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.

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CONSENT CALENDAR

Correspondence:

A. For Possible Action: Bills to be Paid for: September 2022

- 1. Water Bills: \$ 55,368.44
- 2. Road Bills: \$ 16,456.30
- 3. Bergkamp: \$ 2,121.80

Open for public comment before Board action:

REPORTS

9) REPORTS – For Discussion:

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

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 has concluded their discussion, public comment, will be allowed.
- (5.) Public comment will be allowed and is limited to two minutes per speaker.
- (6.) Once Public comment is completed, the Board will then ask any follow-up questions and take action. On agenda items that are placed on the agenda "For Discussion Only" with no action listed, public comment is not legally required and must be made when the Chairman calls for public comment on the item discussed.

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10) AGENDA

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

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

For discussion and possible action. Discussion regarding drainage problem on Sandstone Drive and action by Douglas County. da

Open for Public Comment before Board action:

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

Report regarding budgeted items. da

Open for Public Comment before Board action:

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

Need for backing on signs regarding water leaks. da

Open for Public Comment before Board action:

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

For discussion and possible action on the creation of "operation and Maintenance Manuals". da

Open for Public Comment before Board action:

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

For discussion and possible action on the creation of "Valve Book for the TRE Water System". da

Open for Public Comment before Board action:

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

To approve Christine Bradford for the position of Bookkeeper. cb

Open for Public Comment before Board action:

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

To approve Reed Howard for the position of Clerk. cb

Open for Public Comment before Board action:

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

To approve Jeff Dines to a full time OIT. cb

Open for Public Comment before Board action:

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

Approve for backhoe transmission repair through Arnold machinery. cd

Open for Public Comment before Board action:

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

Approve for the authorization of equipment rental for approximately 3 weeks. cd

Open for Public Comment before Board action:

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 2 minutes per speaker, and speakers will be asked to sign in for the record. The Board will not take action.

12) TRUSTEES' REPORTS:

13) ADJOURNMENT:

TIME: _____

Open for Public Comment before Board action: