

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 October 8, 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, October 3, 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/>.

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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

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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: 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 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

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4) INTRODUCTION OF STAFF PRESENT

5) INTRODUCTION OF GUESTS

6) PUBLIC COMMENT:

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7) AGENDA AND MINUTES APPROVAL:

- A. For Possible Action: Board action to approve the Agenda for October 8, 2025, Regular Board Meeting.**

Public comment before Board action:

- B. For Possible Action: Board action to approve the Minutes for September 10, 2025, Regular Board Meeting.**

Public Comment before Board Action:

- C. For Possible Action: Board action to approve the Minutes for September 19, 2025, Special Board Meeting.**

Public Comment before Board Action:

8) CONSENT CALENDAR:

- A. For Possible Action: Bills to be paid for October 2025:**

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

Approve payment of bills as presented by the DBM Roberta Reed. (see attached)

All Financials questions should be directed to Roberta Reed DBM by making an appointment at the GID office

- B. For Discussion Only: REPORTS:**

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- 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. All Projects, maintenance water and road questions should be directed to Rob McVicker DOM by making an appointment at the GID office.

9) ADMINISTRATIVE 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:** Amend Standing Rule #1, describing the responsibilities of the Topaz Ranch Estates General Improvement District Chairperson. (See Attached)

Public Comment before Board action:

- B. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Amend Standing Rule #2, describing the responsibilities of the Topaz Ranch Estates General Improvement District Vice Chairperson. (See Attached)

Public Comment before Board action

- C. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Amend Standing Rule #3, describing the responsibilities of the Topaz Ranch Estates General Improvement District Secretary. (See Attached)

Public Comment before Board Action:

- D. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Amend Standing Rule #4, describing the responsibilities of the Topaz Ranch Estates General Improvement District Treasurer. (See Attached)

Public Comment before Board action.

- E. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Amend Standing Rule #5, describing the responsibilities of the

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Topaz Ranch Estates General Improvement District Liaison Trustee (formerly known as Operations Manager of the Board.) (See Attached)

Public Comment before Board action.

- F. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Amend Standing Rule #25.3.1, Topaz Ranch Estates General Improvement District Personnel Policies and Procedures. (See Attached)

- G. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Amend Standing Rule #29, Topaz Ranch Estates General Improvement District Policy and Procedure for Snow Removal. (See Attached)

Public Comment before Board action.

- H. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Amend the Topaz Ranch Estates General Improvement District Bylaws to conform to changes to Standing Rules ##1-5. (See Attached)

Public Comment before Board action.

- I. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Authorize Trustee Sanchez to apply for the TRE GID Improvements grant in conjunction with Roberta Reed DBM and Rob McVicker DOM.

Public Comment before Board action.

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

11) PUBLIC COMMENT:

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12) ADJOURNMENT