

# TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT

Address: 1490 Albite Road, Arden Square, Suite 8, (Topaz Ranch Estates) Wellington, Nevada, 89444 / Telephone: 775.266.3000

## MEETING MINUTES

### SPECIAL MEETING MINUTES

**DATE:** Wednesday, January 31, 2024  
**TIME:** 6:00 P.M.  
**LOCATION:** TOPAZ RANCH ESTATES COMMUNITY CENTER  
3939 Carter Drive, Wellington, NV 89444

Supporting material and the audio tape is available for public inspection at the TREGID office during regular business hours (8:00 a.m. to 4:00 a.m.), Monday through Friday, except legal holidays. Please make your request to the TRE GID office at the address and phone number above OR by email directed to: [TREGID2023@gmail.com](mailto:TREGID2023@gmail.com)

- 1) **CALL MEETING TO ORDER:** Led by Chairperson Sharon Becker **TIME: 6:00 PM**
- 2) **PLEDGE OF ALLEGIANCE:** Led by Trustee Sharon Becker
- 3) **BOARD MEMBERS PRESENT:** Sharon Becker, Lisa Sandbo, Mike Tanner, David Akola
- 4) **STAFF MEMBERS PRESENT:**
- 5) **AGENDA APPROVAL:** For Possible Action: Board action to approve the **Special Meeting- January 31, 2024**, Agenda.

**Public Comment before Board Action:** No Public comment.

Trustee Akola made a motion to approve the Agenda for the January 31, 2024 Special Meeting. Trustee Tanner seconded. Motion carried 4-0.

- 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 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. and email addresses, who has the phone number which is the emergency contact for TREGID residents on the website.

Cindy Sanchez – Various concerns about different items such as streaming meetings, Standing rules on the website, outside contractors, updating software, money management.

Alton Randall – Suggested Facebook page would be helpful for streaming and transparency with standing rules posts, etc.

Richard Allan – Concerned about the water. Procedure for testing the wells, monthly, biweekly, weekly. Health concern through other people.

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Michael May – concerned about the galvanized pipe issue in TRE. Board informed audience there is a study by the Federal requirements to be completed this year.

Jeff Burgess- concerns about the water usage adjustment.

Lynette Warren- appreciates being able to contact Board members. Website should be updated. Facebook is a good suggestion. Concerned about FEMA application and supporting materials will be public.

Nick DeCredica- concerned about exposed water pipe belonging to TREGID water company on Topaz Ranch Drive.

### AGENDA

- 1. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Accept the resignation of Kaitlyn Insell from the District's Board of Trustees.

Board Comment: None

Public Comment: Alton Randall – When will the vacancy be filled?

Trustee Tanner moved to accept the resignation of Kaitlyn Insell as a Trustee of the TREGID Board of Trustees. Seconded by Trustee Becker. Motion carried 4-0

- 2. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Selection and appointment of Community member to fill vacant Board of Trustee seat.

Alton Randall, Mandie Deaton, Jeff Burgess

Board Comments: Frank Flaherty might be possibility this term may be up for election. This information will be researched and clarified.

Alton Randall – Law enforcement background, contribute to the community, stickler for procedural compliance. Improving the board actions per Standing Rules guidance. Expand on the mission statement of the TRE.

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Mandie (Amanda) Deaton – 8-year resident of TRE. Bus driver – 7 years, customer service for 20+ years. Lack of communication – could be improved. Contribute to the community.

Jeff Burgess – 7-year resident. Branch manager \$7M budget, billion-dollar company. 5 year projections of budgets, commercial jobs, residential jobs. Concerned about roads and managing money for improvements.

Board comment: There are 2 seats that will be open for election this year. Anyone who wishes to file can contact the county with questions. This position is the secretary position that is vacant. Positions can be re-designated yearly or every two years.

Public Comments:

Michael May – Who votes to fill the position, public or board. It is a Board vote.

Board Comment:

Trustee Akola – supports Mr. Randall nomination as he is regular attendee of the board meetings with many

Trustee Tanner moved to approve Alton Randall to fill the open TREGID Trustee seat. Seconded by Trustee Sandbo. Motion carried 4-0. (Roll Call vote)

3. **For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Adjourn to closed session pursuant to NRS 241.0303 (1) to consider the character, alleged misconduct, professional competence, or physical or mental health of:

- a. Robert McVicker – applicant for District Operations Manager position.
- b. Jeff Fields - applicant for District Operations Manager position.
- c. Carrlos Agular - applicant for District Operations Manager position.
- d. Larry Hathcock – current District employee.

Proof of service shown to Board for the TREGID employee – Larry Hathcock.

Board Comment: None

Public Comment: None

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Trustee Becker moved to approve of adjourning the meeting. Seconded by Trustee Sandbo. Motion carried 4-0.

#### 4. Closed session. Session closed at 6:56 p.m.

5. **For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Select and hire an individual to serve as the District's new District Operations Manager.

Board Comment: None

Public Comment:

Sandy Fitch- D-2 is necessary for DOM?

Trustee Tanner moved to hire Robert McVicker with a hourly wage from \$26.50 to \$31.02 with a 90-day orientation with the benefit package as per Standing Rule with immediate enrollment in PERS. It is also contingent upon passing the drug test and background investigation. Seconded by Trustee Sandbo. Motion carried 4-0.

6. **For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** The District may take administrative action against Larry Hathcock, which might include employment termination, suspension, demotion, reduction in pay, reprimand, promotion, retention or no action.

Trustee Randall into the minutes the allegations that were brought forth against Larry Hathcock. The closed meeting included specific incidents.

Trustee Tanner – the specific incidents

Public Comment: None

Board Comment:

Trustee Randall – Please come to the meetings so factual information will be accurate. The person has had progressive discipline and opportunities to correct and improve.

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Trustee Tanner - Tried to help the employee improve with division of duties and more responsibility.

Trustee Becker -

Trustee Tanner moved to terminate Larry Hathcock's position from the TREGID employment effective immediately. Trustee Sandbo seconded the motion. Motion Carried 4-0

Frank Flaherty reminded the board about final wage check and any payable benefits. Issuing of wages and benefits are time specific .

### 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. 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.

Michael May: Approve how the Board is working and applauds the Board for the work that is done.

### 8) ADJOURNMENT:

Trustee Becker Motion to adjourn. Seconded by Trustee Tanner.

No Board Comment:

No Public Comment:

**TIME:8:27 P.M.**

Minutes submitted by Sharon Becker, Chairperson.

**A COMPLETE RECORDING OF THIS MEETINGS DISCUSSION CAN BE FOUND AT THE GID OFFICE**