

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

REGULAR MEETING MINUTES

DATE: Wednesday, March 13, 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

- 1) **CALL MEETING TO ORDER:** Led by Chairperson Sharon Becker **TIME: 6:02 PM**
- 2) **PLEDGE OF ALLEGIANCE:** Led by Trustee Sharon Becker
- 3) **BOARD MEMBERS PRESENT:** Lisa Sandbo, Michael Tanner, Sharon Becker, Alton Randall
- 4) **STAFF MEMBERS PRESENT:**
- 5) **INTRODUCTION OF GUESTS:**

- 6) **AGENDA APPROVAL:** For Possible Action: Board action to approve the March 13, 2024 Agenda.

No Board Comments

Public Comment before Board Action: No Public comment.

Trustee Becker made a motion to approve the Agenda. Trustee Tanner seconded. Motion carried 4-0.

- 7) **MINUTES APPROVAL:**

For Possible Action: Board action to approve the minutes of the January 31, 2024 Special Meeting and February 14, 2024 Regular Meeting.

Board Comment: Trustee Tanner declared an inaccuracy of meeting minutes.

Public Comment before Board Action: Mrs. Tanner clarified an inaccuracy of the item regarding a possible county takeover. It was noted that the county would not actually be providing anything extra if they took over the Board responsibilities.

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Trustee Becker moved to approve the February 14, 2024, minutes with a clarification/strikeout to the minutes. Seconded by Trustee Tanner.

No public comment.

Motion carried 4-0.

Trustee Becker moved to approve the January 31, 2024, minutes. Seconded by Trustee Randall.

No public comment.

Motion carried 4-0

- 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. The Board is not required to respond to Public Comment.

Dave Acola: Mr. Akola stated he Submitted a FOIA request and did not get a response. He then asked if Trustee Tanner had something to hide. Mr. Akola stated that the FEMA "stuff" was not being handled correctly and declared that if FEMA funds were not received that MR. Tanner should be required to cover 75% of repair costs.

James Aldridge: Seventy-five percent of the people in the community are unable to clean their own ditches. Rates have gone way up. He has witnessed TRE GID workers sitting and drinking beer on the job for years. Mr. Aldridge asked if anything has changed because he still does not see anything getting done.

Michael May: Mr. May discussed the re-establishment fee for 1440 Walkerview and was under the impression that the topic would be discussed this meeting.

Jim Greybeck: Mr. Greybeck asked the Board to consider using Axiom for the GID website.

Larry Offenstien: Mr. Offenstien said that if workers were drinking on the job, it should be reported by those that witness this behavior.

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CONSENT CALENDAR

A. FOR DISCUSSION ONLY: Bills to be paid February 2024

1. Water Bills: \$34,170
2. Road Bills: \$21,344
3. Debt Service: \$16,953
4. Capital Outlay: \$20,000
5. Water Projects: \$4358
6. 3D Enterprises: \$2250
7. Resolution for DOM
8. Resolution for Water Manager

Trustee Sandbo made a motion to approve the consent calendar. The motion was seconded by Trustee Tanner.

Public comment:

Michael May: The decision to hire an entity to do the TRE snow removal was a good one, and it had a good result. Trustee Becker added that the GID employee was also involved in the snow removal efforts.

Motion carried 4-0.

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REPORTS

9) **REPORTS:** For Discussion Only:

A. Treasurer's Report:

Bank and Investment Accounts	\$299,926	Restricted
	\$1,048,948	Unrestricted
	\$87,321	Deposits
	\$147,740	Debits
Cash Accounts:	\$476,279	Water Operations
	\$89,117	Water Projects Account
	\$1048	Cash in Transit to bank
	\$300	Petty Cash
	\$100,833	NSB 1YR CD
Grant Revenue and Interest on Investments:		
	\$3804	
Customer payments:	\$45,106	
Tax Revenue	\$37,994	
Total Revenue	\$86,904	

B. Water Operator's Report:

SPB recommended TRE GID go to SGS Silver State Laboratories for significant savings
See Attached report given by Trustee Becker.

C. Road Report:

- a. Two job walks conducted with sub-contractors for FEMA projects
- b. Work has been conducted on bid packages for upcoming projects
- c. Snowplowing conducted
- d. Misc potholes filled

D. Attorney's Report:

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- a. Letter prepared for county BOC
- b. Working on contract for modular building removal
- c. Drill contract prepared

E. Engineer's Report:

- a. Trustee Tanner reports that we are looking into have Shaw Engineering handle the bid packages for upcoming projects
- b. Bids coming out in the paper Friday in the meantime
- c. A bid opening on April 10 to award bid
- d. Money has been granted to clean ditches and culverts
 - i. Marking is being done to prepare for this cleanup

- F. FEMA Report: GID almost did not obtain FEMA funding; however, Trustee Tanner and Mrs. Tanner spent considerable hours and put in a lot of effort to get FEMA involved in funding some of the TRE projects.

Public Comment:

Larry Offenstein asked if the TRE GID funding is solvent. The Board responded that it is.

Mrs. Tanner spoke about how FEMA involvement has delayed project starts. Trustee Tanner further explained why.

Lynette Miller said that the culvert that was repaired at Topaz Ranch Road at 208 now has a ditch present that is getting worse every day. Trustee Tanner explained that the repair was an Emergency Temporary Repair. The repair was not able to be performed to a more permanent specification at the time because of current weather conditions.

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10) AGENDA

(Any items removed 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:** Approve the 20-year financial plan

Board discussion: Trustee Becker explained the circumstances surrounding why the county was requesting this plan. The county wanted this plan generated because the Board had previously requested the county take over the GID TRE Board responsibilities.

Public Comment:

Michael May suggested the TRE GID attorney attend the Douglas County Board Meeting regarding taking over TRE GID.

Trustee Becker made motion to approve. Trustee Randall seconded motion.

Motion carried 4-0

- 2. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Approve 2024-2025 tentative budget

Board Discussion:

Attorney recommending making this item discussion only because this tentative budget would have to be filed with the government. The budget still needs work.

Trustee Becker agreed and made this a discussion only item.

Trustee Randall had questions regarding balances of the TRE GID projected budgets. Trustee Becker explained how the budget balances out overall and that the TRE GID budget is actually in the "black."

Open for public discussion:

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Paul Howell asked if road funds and water funds are interchangeable. Mr. Howell says that TRE GID budget is unable to maintain our roads. Trustee Tanner explained that TRE GID can make interfund loans. Mr. Powell wants to see what makes up TRE GID budget

3. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny: Approve possible partnering with JOIN Inc.

Board Discussion:

Trustee Sandbo explained that the program is essentially an internship type program that will benefit the community by having JOIN pay for trainees to work for the GID. The participants gain experience and certifications that will hopefully provide future employees for the GID.

Motion to approve made by Trustee Tanner. Motion seconded by Trustee Becker.

Public comment:

Cynthia Sanchez expressed approval of this program.

Larry Offenstein expressed approval of this program.

Michael May expressed approval of this program.

Donna Tanner expressed approval of this program especially to certify water operators.

Motion carried 4-0

4. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny: Approve payment to Shaw Engineering up to \$2700 to compile a bid package for FEMA Project #724629

Board Discussion:

Trustee Tanner explained Shaw engineering should compile this bid package because Shaw Engineering has the expertise and ability to help TRE GID meet a deadline issued by the government.

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Motion to approve made by Trustee Becker. No second motion.

Public Discussion:

Michael May expressed approval of the agenda item.

Motion carried 4-0

5. **For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** There was discussion to compensate GID employees for standby time.

Board Discussion:

Trustee Randall proposed compensating employees for paying the employee for one hour of regular time for every 4 hours of standby time.

The attorney brought up that the current rules regarding overtime, call out time, and how NRS statutes relate to standby time are all unclear. Trustee Decker proposed tabling for next month so clarification of rules and NRS compliance could be ensured before changing the Standing Rules.

Motion to table the subject was made by Trustee Becker. Motion seconded by Trustee Tanner. Motion Carried 4-0.

6. **For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Filling the vacant TRE GID Trustee position.

Opened for Public Discussion and Volunteers:

Amanda Deaton declared her candidacy for the open position.

Jeff Burgess declared his candidacy for the open position.

Shelley Gonzalez declared her candidacy for the open position.

Trustee Decker made a motion to nominate Jeff Burgess.

Public discussion:

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Michael May inquired which board positions would be up for reelection this election year.

Brad Becker spoke to the importance of having someone like Jeff Burgess fill the open board position because he has a better understanding of how to run a business.

Motion carried 3-1 with Trustee Tanner opposed.

7. Trustee Reports:

Trustee Becker mentioned the upcoming Douglas County Board meeting concerning the proposed takeover of the TRE GID

8. Public Discussion:

Sandy Offenstein reminded people to file for Election Candidacy for the GID Board positions before the deadline.

Larry Offenstein spoke to the difficulty of running this board and supporting the Trustees.

David Akola said that the Board members are responsible for knowing the TRE GID Standing Rules. Mr. Akola mentioned that the TRE GID Board passed a vote to have the Douglas County Board of Commissioners take over the TRE GID Board responsibilities, and the TRE GID attorney sent a letter to the county to initiate that action. Mr. Akola related that Mike Tanner and Lisa Sandbo caused a letter to be sent on TRE GID letterhead to the Douglas County Board of Commissioners and the Board of Taxation on September 29 contradicting the GID Board decision. Citing SR24, Mr. Akola related that the letter sent by Mike Tanner and Lisa Sandbo was in violation of the Boards position, therefore subjecting them to financial responsibility if there is a financial cost to any contradiction to the Board decision. Mr. Akola called for the resignation of Trustee Tanner and Trustee Sandbo.

Michael May read a portion of the letter sent to the TRE Community Members regarding the County Commissioner takeover of the board. Mr. May discussed the importance of having the importance of having the attorney present at the County Board meeting and to take legal action

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as necessary. Mr. May expressed his opinion that it would be a negative occurrence to have Douglas County take over the TRE GID.

ADJOURNMENT:

TIME: 8:30 PM

Motion to adjourn by Trustee Becker and seconded by Trustee Sandbo, carried 4-0.

Minutes submitted by Board Secretary Alton Randall.

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

DRAFT