

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: March 12, 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, March 7, 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/>.

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:

Mail: USDA Department of Agriculture
Office of the Assistant Secretary of Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410

FAX: (202) 690-7442

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

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.

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 sign in for the record, speak from the podium and limit their remarks to three minutes. 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 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.
-

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

AGENDA

1. CALL MEETING TO ORDER by Trustee Becker TIME: 1802
2. PLEDGE OF ALLEGIANCE by Trustee Tanner
3. ROLL CALL OF BOARD MEMBERS: All present Trustee Sanchez, Trustee Becker, Trustee Tanner and Trustee Burgess
4. STAFF PRESENT: Roberta Reed DBM
5. INTRODUCTION OF GUESTS: David Silva on phone and Frank Flaherty Legal Counsel.

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. Speakers will be asked to sign in for the record, speak from the podium and limit their remarks to two minutes. 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.

Public Comment before Board Action: Steve Oglesby is on Agenda and will be addressed later in agenda

6. AGENDA APPROVAL:

For Possible Action: Board action to approve the Agenda for the **March 12, 2025**, Regular Meeting

Public Comment before Board Action: Trustee Sanchez motion, Trustee Becker seconds, Motion approved 4-0.

7. MINUTES APPROVAL:

For Possible Action: Board action to approve the minutes of **February 12, 2025**, Regular Meeting

Public Comment before Board Action: Trustee Sanchez motions, Trustee Tanner seconds, Motion approved 4-0

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

CONSENT CALENDAR

- A. For Possible Action:** Bills to be paid for February 2025 (see attached reports available)
1. Water Bills: \$ 228,505.12
 2. Road Bills: \$ 7,687.60
 3. Bergkamp: \$
 4. Debt Service \$
 5. Projects \$

Open for public comment before Board action: Trustee Sanchez motions, Trustee Burgess seconds, motion passes 4-0

REPORTS

9. **REPORTS:** For Discussion Only:
- A. Treasurer's Report: (see attached). Roberta Reed has access to accounts.
 - B. Water Operator's Report (see attached)
 - C. Road Report: (see attached)
 - D. Attorney's Report: Audit, Small Claims and mediation, Kenworth resolution, transition to DBM, Public Records request, and Agendas.
 - E. Engineer's Report: Working on well permits with Cody Black.
 - F. FEMA Report: Donna Tanner reporting FEMA in a review process for Northern Roads.

10. AGENDA

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

For Discussion and Possible Action to approve, approve with modifications or conditions, or deny: Accept resignation from Alton Randall as TREGID Trustee.

Open for Public Comment before Board Action: Trustee Sanchez motions, Trustee Becker seconds. Motion carries 4-0

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

For Discussion and Possible Action to approve, approve with modifications or conditions or deny: Appoint a community member to fill the vacant position on the TREGID Board of Trustees. Each candidate for the position is allowed to speak. Alton Randall and Shelley Gonzales have asked to be seated on the Board.

Open for Public Comment before Board action: Shelley Gonzales has requested the position. Ms. Gonzales spoke to the board regarding her reasons for wanting the position. Alton Randall has requested the position. Mr. Randall spoke to the board regarding his reasons for wanting the position. Laura Prichett Gardner objects to Shelley Gonzales. Wendy Jackson approves of Alton Randall. Donna Tanner approves of Shelley Gonzales. Trustee Tanner motions for Shelley Gonzales, no second, motion fails. Trustee Sanchez motions for Alton Randall, Trustee Burgess seconds Motion carries 3-1.

For Discussion and Possible Action to approve, approve with modifications or conditions, or deny: Approve payment of the bills as presented by the DBM, Roberta Reed: Dyer Lawrence, LLP (Legal Services) - \$12,448.78; Thatcher Company of Nevada - \$1,676.20; Shaw Engineering - \$7,651.50; Sierra Nevada Construction - \$133,791.35; Shaw Engineering - \$7,065.00; Simerson Construction - \$188,783.91; Dyer Lawrence, LLP - \$2,666.36; and, Inland Portable Services Inc. - \$3,150.00.

Open for Public Comment before Board action: Some bills may have already been approved. Alton Randall requesting information on Dyer Lawrence, LLP charges. Donna Tanner questions if the bills were already paid. Roberta Reed responded to the research she did of outstanding bills. Trustee Becker motions, Trustee Tanner seconds. Motion carries 4-0

For Discussion and Possible Action to approve, approve with modifications or conditions, or deny: Approve and authorize Frank Flaherty to store and/or dispose of legal files regarding TREGID obtained from Mike Rowe (previous TREGID Legal Counsel)

Open for Public Comment before Board action: Sandra Fritsch asks how long files need to be kept. Frank Flaherty states files in office are held for 5 years and exceptions are made for certain files. Trustee Tanner requests all Workers Compensation be retained. Trustee Becker defers to Legal Judgement Trustee Sanchez motions, Trustee Becker seconds Motion passes 4-0

For Discussion and Possible Action to approve, approve with modifications or conditions, or deny: Steve Oglesby (Resident) requests clean-up of 3870 Granite Way. Approve Rob McVicker to inquire about Bulk water rates to boost the TREGID bulk water sales.

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

Open for Public Comment before Board action: Trustee Becker will make recommendation to Rob McVicker (DOM) for additional cleanup. Alton Randall suggests selling the property. No board action.

For Discussion and Possible Action to approve, approve with modifications or conditions, or deny: Hire 3 to 4 seasonal employees for road maintenance and repair starting March 24, 2025. The starting wage will be \$16 an hour, and employment will be for 5 to 6 months, weather permitting

Public Comment before Board action. Trustee Becker tables. Trustee Sanchez seconds. Motion passes 4-0

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

Public Comment before board action. David Silva presented a partial Audit. Financial statements were presented. There is one finding page 52. Recommendation to accept provisional Audit from Board. Donna Tanner makes a recommendation for continuity and possibility of outside resources for further audits. Roberta Reed asks who prepares MD&A? David Silva will draft. Trustee Becker will approve and Roberta Reed and Trustee Burgess complete. Trustee Becker motions to accept the audit provisional to work with Mr. Silva directly to preclude the audit, Trustee Sanchez seconds motion. Wendy Jackson praises the continued work on the audit. Motion passes 4-0.

.TRUSTEE'S REPORTS (if any, for Discussion Only): Trustee Becker is still pursuing Zoom meetings with Roberta Reed (DBM)

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. Speakers will be asked to sign in for the record, speak from the podium and limit their remarks to two minutes. Public comment may be further limited due to time constraints. The Board will not take action, nor is the Board required to respond to public comment.

Open for Public Comment before Board action: Sandi Offenstein requesting contract copies, including and not limited to FEMA contracts and personnel contracts. Frank Flaherty discusses the Public Informations Act.

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

ADJOURNMENT

TIME: 7:59 p.m.

DRAFT