

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

DATE May 13, 2026

TIME: 6:00 p.m.

LOCATION: TOPAZ RANCH ESTATES COMMUNITY CENTER

3939 Carter Drive, Wellington, NV 89444

POSTING: Copies of the finalized agenda for the meeting were posted by 9:00 am on **Friday, May 3, 2026**, 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/>.

Agenda Items Supporting Documents: Copies of back-up materials used in the preparation of the agenda items are available by contacting the GID 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.

AGENDA

- 1) **CALL MEETING TO ORDER:** Trustee Becker 6:02 p.m.
- 2) **PLEDGE OF ALLEGIANCE:** Trustee Becker
- 3) **ROLL CALL OF BOARD MEMBERS:** Trustee Becker, Trustee Randall, Trustee Burgess, Trustee Tanner, and Trustee Sanchez
- 4) **INTRODUCTION OF STAFF PRESENT:** No staff
- 5) **INTRODUCTION OF GUESTS:** No guests
- 6) **PUBLIC COMMENT:** None
- 7) **AGENDA AND MINUTES APPROVAL:**

A. For Possible Action: Board action to approve the Agenda for May 13, 2026, Regular Board Meeting.

Public comment before Board action: Trustee Sanchez motions, Trustee Tanner seconds, motion carries 5-0

B. For Possible Action: Board action to approve the Minutes for April 8, 2026 Regular Board Meeting.

Public Comment before Board Action: Trustee Sanchez motions, Trustee Tanner seconds Motion Carries 5-0

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

8) CONSENT AGENDA:

A. For Possible Action: Bills to be paid for April and May 2026

Approve payment of bills as presented. Trustee Sanchez motions, Trustee Burgess seconds, motion carries 5-0

9) For Discussion Only: REPORTS:

- i. Treasurer's Report. Prelim budget for next month
- ii. Water Operator's Report and Road Report.

April 2026 - Water and Roads Reports

Water Operator's Report: Total gallons pumped April 1, 2026, through April 30, 2026, was 4,961,00 gallons. Well #1 produced 2,294,600 gallons and Well #7 produced 2,666,400 gallons. The total water sold for April was 3,155,641 gallons. AFA= 15.18

Leak repairs: 4-1-26– Leak @ TRD/Boulder, Main break was repaired, boil notice was posted and testing started. 4/2/26 1st test SGS, 4/3/26 2nd test SGS both were absent. BWO rescinded and posted 4/7/26.

4/6/26 – Sandstone and Granite meter line leak repair.

4/8/26 – 1350 TRD meter line leak repair.

4/16/26 - Leak @ Garnett, Main break was repaired (2" main), boil notice was posted and testing started.

4/20/26 1st test SGS, 4/21/26 2nd test SGS both were absent. BWO rescinded and posted 4/23/26.

General Maintenance and Testing: We have continued with general maintenance, SGS lab testing, regularly scheduled PRV vault inspection and pressure readings, vault checks and well maintenance.

PRV Vault inspections: Completed: 4/8/26

Water Sampling: Five DW samples were taken from the community 4/14/26. The samples chain of custody went to SGS in Reno for testing. Test came back 4/17/26, absent.

NDEP Violation notice received 4/30/26 - Well#6/07

The referenced public water system received a monitoring schedule that identified the contaminant monitoring required for the 2023-2025 Monitoring Period. In addition to performing the required monitoring, the system is required to report (send) the results of the monitoring to this office for review/documentation. The results must be submitted within 10 days following the month in which they are received by the water system, or within 10 days following the compliance date, whichever is shortest. To date, this office has not received the monitoring results listed in the table on the attached public notice for the January 2023 through December 2025 monitoring time frame. If you believe that the monitoring identified in the table has been incorrectly assigned, or you have data for the listed contaminant(s) for the specified timeframe, please contact us no later than May 11, 2026 to resolve the issue. NDEP notified us and SPB at the beginning of 2026. Our contracted D2 (SPB Utility Services) failed to follow the scheduled water testing as required by NDEP/BSDW for Well#6/07. SPB claims they weren't aware of Well#6/07, yet Ken Mallory had testing containers stored in the office for that testing. The testing is in process and will be brought up to date by our D2.

Wells #1 and 7 - April adjustments:

4/2/26 – Well 7 - Pump set@ 60/50

4/3/26 – Well 7 – Changed chlorine barrel – pump set@60/50

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

4/13/26 – Well 1 – Changed pump – Set@60/70
4/17/26 – Well 7 – Changed chlorine barrel – pump set@60/50
4/17/26 – Well 1 – Pump set@60/75
4/18/26 – Well 7 – Pump set@60/60
4/18/26 – Well 1 – Pump set@60/85
4/21/26 – Well 7 – Pump set@60/55
4/21/26 – Well 1 – Pump set@60/75
4/23/26 – Well 7 – Pump set@60/50
4/28/26 – Well 7 - Changed chlorine barrel – set@60/55
4/29/26 – Received 10-15 gal. chlorine barrels from Thatcher

Work in progress: ClaVal was rebuilt in the PRV@ Sandstone and Slate concerning pressure issues. RCAC / NRWA are working on a sustainability water cost survey. Meeting with Chris Facque April 28th. to go over permits. 4/28/26 - Applications for extension of time under permit #'s 57685 and 57686 have been submitted (3 yr.). 4/29/26 meeting scheduled with Watermind concerning SCADA options. The ERP, CCCP, Conservation plan, and VA manuals were completed and submitted to NDEP for approval.

Work Order Status:

High usage/leak check: 1

Verify computer meter read: 2

Check water pressure: 3

Meter Malfunction / Meter: 9

Customer request on/off: 4

Road: 1

Closing escrow reading: 3

7-Day Disconnect Warning: 28

Turned water back on: 2

Unread meter-manual read: 2

Service line leak: 2

Leak reported by a customer: 1

Manual Read: 1

Meter readings in 100's or 1000's: 1

Replace meter customer paid: 1

Leak at fire hydrant: 1

April 2026 - Road Report:

Work in progress and completed:

Pot hole repairs with the Berg Kamp have continued throughout the community. Ditch work has is also continuing.

Equipment Mechanic: Good Mechanic started the diagnosis process on the backhoe. I'm also working with them on some budgetary pricing that will consist of priority work, monthly, and an annual basis. This will also include a maintenance plan for the generators at BS 1, 2, and the yard.

Equipment and fuel logs: Continuing to do per-op inspections and all logs.

Equipment maintenance: Cleaning the Equipment at regular intervals, vehicle and equipment filters and oil changes as required.

Safety: OSHA tail gate safety meetings have been performed weekly thru the month April. 4/8/26, 4/15/26, 4/22/26, 4/29/26.

iii. Attorney's Report. None

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

- iv. Engineer's Report. None
- v. FEMA report. Trustee Tanner states FEMA reimbursement tied up due to Government shutdown.

10) ADMINISTRATIVE AGENDA

- A. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Dr. Teresa DeJournette, resident at 3636 Granite Way, requests reimbursement for plumbing expenses for water issue on March 30th, 2026.

Public Comment before Board Action: Dr. Teresa DeJournette states her water heater had water coming out. She called a plumber for a broken valve. Dr. DeJournette stated they had replaced a PRV valve, yet the bill states Plumber installed a PRV valve. Trustee Randall asked about pressure and who stated pressure was high. Trustee Becker asked if GID was called out. GID was called out. Trustee Sanchez states any repairs on your property is your responsibility. Reference Exhibit A 3.4.8.9.3 Item tabled

- B. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Justin Fields, resident at 3791 Pebble Road, requests re-install of water meter at no charge

Public Comment before Board Action: Justin Fields states he was not notified of removal of meter. The meter is property of the GID and when water is disconnected the meter can be pulled. Standing Rule 22 No movement

- C. For Discussion Only:** Potential Water Rate increase. Discussing a possible capital improvement fee. Water rates have not increased in years. 30-day notice is required. Hold a hearing. Formal resolution. NRS 318.2.20. Anything above 20% NWEF will come back. Another possibility is a special assessment fee. Dave Akoila requests change of split. Either 70/30 or more. Replacing roads with good pavement.

11) TRUSTEE REPORTS: Special meeting for the budget on May 21, 2026 at 3p.m.

12) PUBLIC COMMENT: None

13) ADJOURNMENT: 7:48 P.M.

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

Prepared by Cynthia Sanchez: