

**TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT
AND
TOPAZ RANCH ESTATES WATER COMPANY**

Address: 3924 Carter Drive, Wellington, Nevada, 89444 / Telephone: 775.266.3000

MEETING MINUTES

REGULAR MEETING MINUTES

DATE: NOVEMBER 12, 2020
TIME: 6:00 P.M.
LOCATION: ZOOM CONFERENCE

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 TREGID office at the address and phone number above OR by email directed to: wendytregid@gmail.com

CALL MEETING TO ORDER: Led by Chairman, Larry Offenstein **TIME: 6:02 p.m.**
PLEDGE OF ALLEGIANCE: ZOOM Meeting, no flag
BOARD MEMBERS PRESENT: Larry Offenstein, Wendy Francis, Mark Bradshaw, and Brandon Taylor.
Gordon Gray Absent.

STAFF MEMBERS PRESENT: Trevor Smith and Ashley Martin

INTRODUCTION OF GUESTS: Cody Black, Shaw Engineering

AGENDA APPROVAL: For Possible Action: Board action to approve the November 12, 2020 Agenda.

Public Comment: No Public comment. Mark Bradshaw made a motion to approve the November 12, 2020. Wendy Francis seconded. Motion carried 4-0.

MINUTES APPROVAL: For Possible Action: Board action to approve the Minutes of the September 9, 2020 Regular Board Meeting. There was no October meeting

Board Action: No public comment: Mark Bradshaw made a motion to approve the Minutes of the September 9, 2020 Regular Board Meeting. Wendy Francis seconded. Motion carried 4-0.

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 two (2) minutes per speaker, and speakers will be asked to sign in for the record. The Board will not act. No public comment.

CONSENT CALENDAR

CORRESPONDENCE:

For Possible Action: Bills to be Paid for: October 2020

1. Water Bills: \$ 31,559.70
2. Road Bills: \$ 9,776.54
3. USDA/Bergkamp: \$ 2,122.00

Open for public comment before Board action: No public comment. Mark Bradshaw made a motion to approve the Consent Calendar. Wendy Francis seconded. Motion carried 4-0.

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REPORTS

REPORTS – For Discussion:

- A. Treasurer's Report: Nothing to report.
- B. Water Operator's Report: General maintenance. Replace starter on the generator. Repair service leak. McGinley & Associates began research and planning for the PER & Environmental Review for the new water source.
- C. Road Report: Patching potholes using the new Bergkamp. Equipment repairs. Replace signs.
- D. Attorney's Report: Not present
- E. Engineer's Report: Agenda item.

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, comment will be allowed.
- (5.) Public comment will be allowed and is limited to two minutes per speaker.
- (6.) Once Public comment is completed, the Board will then ask any follow-up questions and take action. On agenda items that are placed on the agenda "For Discussion Only" with no action listed, public comment is not legally required and must be made when the Chairman calls for public comment on the item discussed.

AGENDA

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

- 1. For Discussion Only: Presentation by Cody Black, PE, Shaw Engineering on the new building for Well 1 and manual transfer switches. CB

Open for public comment. No Board actions. Cody Black gave a presentation for a new building for Well 1. He stated the remaining USDA funds need to be used by June 30, 2021. He presented quotes for a prefab 180 sq. ft building for approximately of \$60,000 and a stick built 260 sq. ft. building for approximately \$35,000. Brandon Taylor asked about a Tuft Shed. Cody stated there is not much of a savings with a Tuft Shed. It was mentioned steel siding and a metal roof would be needed for something that lasts. "Smart siding" to make a stick-built building durable. Cody will provide a draft and price. No public comment.

- 2. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny: To approve the procurement of the prefab building for Well 1. TS

Open for public comment, before Board action: No public comment. Mark Bradshaw made a motion to deny the procurement of the prefab building for Well 1. Wendy Francis seconded. Motion carried 4-0.

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TRUSTEES' REPORTS. None

ADJOURNMENT: Mark Bradshaw made a motion to adjourn. Wendy Francis seconded. Motion carried 4-0
Time: 6:40 pm

Minutes submitted by Board Secretary, Wendy Francis

DRAFT