

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, September 13, 2023
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 Vice Chairman Dave Akola **TIME: 6:01 PM**
- 2) **PLEDGE OF ALLEGIANCE:** Led by Vice Chairman Dave Akola
- 3) **BOARD MEMBERS PRESENT:** Dave Akola, Lisa Sandbo, Michael Tanner, and Kaitlyn Insell
- 4) **STAFF MEMBERS PRESENT:** Jeff Dines, Larry Hathcock
- 5) **INTRODUCTION OF GUESTS:** Mark Gardner (County Commissioner)
- 6) **AGENDA APPROVAL:** For Possible Action: Board action to approve the **September 13, 2023**, Agenda.

Public Comment before Board Action: No Public comment.

Kaitlyn Insell made a motion to approve the Agenda for the September 13, 2023, Regular Meeting. Mike Tanner seconded. Motion carried 4-0.

- 7) **MINUTES APPROVAL:** For Possible Action: Board action to approve the **August 9, 2023**, Meeting Minutes.

Public Comment before Board Action: There was public comment.

Kaitlyn Insell made a motion to approve the Minutes of the August 9, 2023, Regular Board Meeting. Lisa Sandbo seconded. Motion carried 4-0.

- 8) **PUBLIC COMMENT:** There was no public comment.

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CONSENT CALENDAR

A. For Possible Action: Bills Paid for: August 2023

1. Water Bills: \$12,769.42
2. Road Bills: \$5,839.69
3. Bergkamp: \$2,122.00

Public Comment: There was no public comment.

Motion Made by Kaitlyn Insell to approve the August Bills Paid. Mike Tanner seconded.
Motion carried 4-0.

REPORTS

9) REPORTS: For Discussion Only:

- A. Treasurer's Report: Lisa Sandbo – all bills are current and up to date, there was a large gap in our loan and reimbursement projects that are now up to date.
- B. Water Operator's Report: Mike Tanner – total gallons produced 9,819,300, total man hours through August 31, 2023, 221 hours, total customer consumption 7,032,485, bulk water consumption, 0. Water sampling, all 5 routine bacteriological water samples taken on August 9, 2023, came back negative.
- C. Road Report: Mike Tanner – Total man hours through August 31, 2023, 98.5.
- D. Attorney's Report: Frank Flaherty – the County is inquiring about the payment for 3870 Granite.
- E. Engineer's Report: no report
- F. FEMA Report: Mike Tanner – all the projects have been turned in and approved. The money has not been obligated as of yet, but we have opened the portal with the state. We had a meeting with the state representative (Shay); we were informed that everything is looking very good.

ADMINISTRATIVE CALENDAR

10) AGENDA

1. **For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:**

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To submit a request to the Douglas County Board of County Commissioners to take action pursuant to NRS 318.515 and adopt an ordinance appointing the Douglas County Board of County Commissioners the *ex officio* Board of Trustees for the Topaz Ranch Estates General Improvement District. Discussion and action may include providing notice to the State of Nevada Department of Taxation and the Douglas County Board of County Commissioners that the District has not timely submitted the required annual audit and other reports to the State of Nevada and the reasons the District's Board of Trustees believes it is in the best interest of the residents of the District that the Douglas County Board of County Commissioners become the *ex officio* Board of Trustees of the District. DA

Dave Akola – there are at least 3 projects that I feel are life and death matters. The road coming off of Hwy 208 onto Topaz Ranch Road, Ballman and Pinion Way, and Sandstone (the drainage off Mini Haha). I attended a County Commissioner meeting and told them that the TRE GID needs help desperately, the County attorney came up with the possibility of the Board of County Commissioners taking over the TRE GID to act as the trustees for the GID. The County has funding and access to contractors that the GID does not have. These projects need to be out to bid ASAP not in a few months but right now. The property taxes collected each year is how we fund our road repairs, including any equipment purchased strictly for our roads, the only way to increase the road funds is if everyone in TRE were to go ask for their property taxes to be raised. We need to cut our expenses.

Open for Public Comment before Board action:

Alton Randall – are they going to raise our water rates?

Dave Akola – they cannot raise the water rates to cover road expenses.

Donna Tanner – does the County have a proposal for the community / Board?

Kevin Laird – would this be a permanent takeover? We would no longer have a local board.

Dave Akola – we would have the GID board, but they would be the County Commissioners.

Frank Flaherty – the Commissioners would be in the “drivers’ seat” but at some point, in the future if they feel things are stabilized, they may decide to turn control back over to locally elected trustees.

Sharon Becker – how does this affect our ability to gain the FEMA funding?

Mike Tanner – the FEMA projects are defined as to the exact locations (longitude and latitude) and the recommendations, the money is only earmarked and obligated to this area no matter who is on the Board.

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Brad Becker – at this point you saying that the County wouldn't start over, but would just pick up from where we are at this point?

Mike Tanner – I agree with Dave Akola on many things, but we have an accountant on an emergency contract who is stating that there is more funding than we previously were privy to. I attended the same meetings that Dave Akola did, I had asked for a proposal from the County, I don't think that we are equipped to make this decision right now.

Lisa Sandbo – I understand both Dave Akola and Mike Tanner's opinions, but until we get a contract or something from the County showing us that they are going to do what we need done, I don't want to vote on this.

Kaitlyn Insell – I don't see anything being able to be done for our roads / water under this or any other board, with our current funding situation being pretty bleak.

Billie Fraser – can the TRE GID get bonded for the FEMA money?

Dave Akola – some FEMA money will come but it is going to take a while. We can't base these current projects off the FEMA money because they need to be fixed right now.

Kathy Dolce – what happens if the County Commissioners decline to take over the GID, then we go bankrupt?

Sandy Fritch – are we liable for anyone who get injured on 208 or their house flooded?

Dave Akola made a motion to have the GID attorney write a letter to the Douglas County Commissioners requesting that they take over the GID, become ex officio trustees. And also write a letter to the department of taxation telling them that this is our request. Kaitlyn Insell seconded the motion and called for a roll call vote.

Mike Tanner - NO; Lisa Sandbo - YES; Dave Akola – YES; and, Katilyn Insell – YES. Motion carried 3-1

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

Award an Emergency Contract for work on Ballman Way and Pinion Way and at Highway 208 and Topaz Ranch Drive. MT

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Mike Tanner – I've gotten 2 bids and have gotten the approval for FEMA reimbursement to repair Ballman (\$20,000) and we have another estimate to repair the culvert at HWY 208 / Topaz Ranch Road (\$16,000).

Open for Public Comment before Board action:

Margaret Pascus – what kind of timeline are we looking at for the work on Ballman instead of talking month after month and this issue not being resolved?

Mike Tanner – FEMA agreed to reimbursable portions of it. But it is not about waiting for FEMA funding, it is about getting it done now.

Trustee Kaitlyn Insell departed the meeting at 8:00 p.m.

Mike Tanner made a motion to authorize the emergency repairs for Ballman and TRD / HWY 208. Lisa Sandbo seconded the motion. Motion carried 3-0

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

Determine date for a Special Meeting to vote on new hires and/or filling the vacant Trustee position. DA

This item was removed from the agenda.

Items 10(4) – 10(12) were removed from the agenda.

11) TRUSTEES' REPORTS: none

12) PUBLIC COMMENT: None.

13) ADJOURNMENT: Lisa Sandbo made a motion to adjourn. Mike Tanner seconded. Motion carried 3-0.

TIME: 8:10 pm

Minutes submitted by Board Secretary Kaitlyn Insell

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