Indian Hills General Improvement District
Board of Trustees

Chairman	Vice Chairman	Secretary/Treasurer	Trustee	Trustee
Kathryn Clark-Ross	Nancy Jones	Russ Siegman	Robert Garcia	Robert Stulac

May 20, 2026
Public Hearing & Regular Board Meeting
6:00 P.M.

District Board Room
3394 James Lee Park Road
Carson City, NV
89705
(775) 267-2805

MISSION STATEMENT

The Mission of the District is to provide, within its Charter, those public facilities and services which maintain and improve the quality of life of its resident families and to maintain and operate those facilities and services at the highest quality and in the most cost-effective manner possible, with the intent to continue to do so for a growing population of residents.

It is the intent of the Board of Trustees to protect the dignity of citizens who wish to comment before the Board. It is also the Board of Trustees' wish to provide the citizens of the district with an environment that upholds the highest professional standards.

In order to ensure that every citizen desiring to speak before the Board has the opportunity to express his/her opinion, it is requested that the audience refrain from making comments, hand clapping or making any remarks or gestures that may interrupt, interfere, or prevent the speaker from commenting on any present or future project.

In accordance with Federal law and U.S. Department of Agriculture policy, IHGID is prohibited from discriminating on the basis of race, color, national origin, sex, religion, age, disability (Not all prohibited bases apply to all programs.) To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider, employer, and lender.

Communication for Hearing Impaired: Nevada Relay Service is available by calling 711. The TTY or HCO (hearing carry over) number is 800-326-6868, Voice only is 800-326-6888, VCO (voice carry over) is 800-326-4013.

Notice to Persons with Disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the District Office in writing at 3394 James Lee Park Road, Carson City, NV 89705, or by calling 267-2805 at least 24 hours in advance.

Following is the Agenda, which is also posted on IHGID's website at: www.indianhillsnevada.com

AGENDA

6:00 P.M. – Regular Meeting

1. Call to Order - Regular Meeting of the Board of Trustees

2. Pledge of Allegiance

3. Public Interest Comment (No Action)

> The public may comment on any subject that is pertinent to IHGID. The public may comment on any item that is on this agenda at the time it is discussed. Therefore, the public is encouraged and permitted to make comments on any non-agenda items during the public interest comment period. Comments may be limited by the discretion of the Chair and may not exceed three (3) minutes. Please note that the Board is prohibited by law from deliberating or taking action on issues raised by the public that are not listed on this agenda.

4. Approval of Agenda-Chairman
   Items on this agenda may be taken out of order. Two or more agenda items may be combined for consideration. Any item appearing on this agenda may be removed, or its discussion delayed at any time.

   - Motion
   - Vote

5. **PUBLIC HEARING** for the adopted Tentative Budget as amended for Fiscal Year 2026-2027, no action will be taken. (General Manager, Chris Johnson/ District Accountant Stacie Cobb)

   - Open Public Comment
   - Close Public Comment
   - Close Public Hearing

6. Discussion and possible action to adopt the Final Budget for Fiscal Year 2026-2027 with direction to the General Manager to have the adopted Final Budget for FY 2026-27 prepared on the appropriate forms and timely submitted to the State Department of Taxation. (General Manager, Chris Johnson/ District Accountant, Stacie Cobb)

   - Board of Trustees Discussion
   - Open Public Comment
   - Close Public Comment

7. Discussion and possible action to reimburse Lorre St. Germain for fence replacement costs at 3524 Silverado Drive. (Homeowner, Lorre St. Germain)

   - Board of Trustees Discussion
   - Open Public Comment
   - Close Public Comment

8. Reports to the Board:
    a. General Manager Report
        1. Administrative
        2. Water
        3. Wastewater
        4. Parks & Streets
    b. District Accountant Report
    c. Engineer Report
    d. Attorney Report

- Board of Trustees Discussion
- Open Public Comment
- Close Public Comment

9. Discussion and possible action to approve changes to the Meeting Room Rental Agreement including the meeting room charges. (Trustee, Garcia)

- Board of Trustees Discussion
- Open Public Comment
- Close Public Comment

10. Discussion and possible action to approve Draft Minutes from the February 18, 2026, Board Meeting.

- Board of Trustees Discussion
- Open Public Comment
- Close Public Comment

11. Discussion and possible action to approve Draft Minutes from the April 8, 2026, Board Meeting.

- Board of Trustees Discussion
- Open Public Comment
- Close Public Comment

12. Chairman and Trustees Reports, Correspondence
Under this item the Board Members will briefly identify relevant communications received by them before the meeting, or meetings attended, or potential business of the district. No action will be taken on any of these items, but a member may request such an item or topic be placed on a future agenda.

13. Adjournment

- Motion
- Vote

This agenda is posted at *www.indianhillsnevada.com, https://notice.nv.gov* and at the following locations:
District Main Office, 3394 James Lee Park Road

As of 8:30 A.M., May 15, 2026, by Brooke Thompson

AGENDA ITEM 5.

PUBLIC HEARING for the adopted Tentative Budget as amended for Fiscal Year 2026-2027, no action will be taken.
(General Manager, Chris Johnson/ District Accountant Stacie Cobb)

legals-
douglas co.

NOTICE OF PUBLIC HEARING ON THE TENTATIVE BUDGET FISCAL YEAR 2026–2027 INDIAN HILLS GENERAL IMPROVEMENT DISTRICT

The public is hereby notified that a Public Hearing will be held at the Indian Hills General Improvement District Office, at 3394 James Lee Park Road #A, Carson City, Nevada 89705, on May 20, 2026, at 6:00P.M. to review and adopt the final budget for Fiscal Year 2026-2027.

The Tentative Budget for Indian Hills General Improvement District has been prepared in such detail and on appropriate forms as prescribed by the Nevada Department of Taxation.

Copies of the Tentative Budget are on file at the district's main office located at 3394 James Lee Park Road #A, Carson City, Nevada 89705, the Douglas County Clerk and the Nevada Department of Taxation. They are available for inspection at the district's main office.

Pub Date: May 9, 2026 **Ad # 61620**

2

AGENDA ITEM 6.

Discussion and possible action to adopt the Final Budget for Fiscal Year 2026-2027 with direction to the General Manager to have the adopted Final Budget for FY 2026-27 prepared on the appropriate forms and timely submitted to the State Department of Taxation.
(General Manager, Chris Johnson/ District Accountant, Stacie Cobb)

INDIAN HILLS GENERAL IMPROVEMENT DISTRICT -ADMIN-

	A	B	C	D	E	F	G
1	**PROPOSED BUDGET 26-27**			**FINAL**	**FINAL**		**NOTES**
2				**25-26**	**26-27**	**DIFFERENCE**	
5	**REVENUES**						
6		at tax rate of:	**$**	**0.7901**	**$** **0.7901**		
7		AD VALOREM	$	1,245,324.00	$ 1,284,711.00	$ 39,387.00	
8		CONSOLIDATED TAX (CTX)	$	402,412.00	$ 422,724.00	$ 20,312.00	
9		INTEREST	$	48,000.00	$ 48,000.00	$ -	
10		RESERVES USED	$	775,000.00	$ 235,000.00	$ (540,000.00)	used for amador /street maint 26-27
11		PARK AND REC REVENUE	$	1,500.00	$ 5,000.00	$ 3,500.00	
12		STORM WATER FEE	$	21,700.00	$ 22,000.00	$ 300.00	
13							
14	**SUBTOTAL REVENUES**		$	2,493,936.00	$ 2,017,435.00		
15							
16							
18	**TOTAL - ANNUAL REVENUE**		$	2,493,936.00	$ 2,017,435.00	$ (476,501.00)	
19							
20							
21				**FINAL**	**FINAL**		
22	**EXPENSES - ADMINISTRATIVE**			**25-26**	**26-27**		
23							
24	**SALARIES & RELATED**						percentage of total salary
25							
26							
27		GENERAL MANAGER	$	21,844.64	$ 22,936.64	$ 1,092.00	20%
28		ACCOUNTANT	$	20,474.80	$ 21,082.68	$ 607.88	20%
29		P/T UTILITY BILLING COORDINATOR	$	2,320.09	$ 2,461.39	$ 141.30	10%
30		ADMINISTRATIVE SUPPORT ASSISTANT	$	19,702.08	$ 20,288.64	$ 586.56	20%
31							
32							
33							
34							
35							
36		SALARY CONTINGENCY/OT	$	13,000.00	$ 14,500.00	$ 1,500.00	100% sick/vacation accrual
37	SUBTOTAL SALARIES		$	77,341.61	$ 81,269.35	$ 3,927.74	
38		BENEFITS/TAXES	$	33,400.00	$ 34,200.00	$ 800.00	dental/vision/life, health, pers, taxes
39	**TOTAL SALARIES & RELATED**		**$**	**110,741.61**	**$ 115,469.35**	**$ 4,727.74**	
40							
41							
42	**SERVICES & SUPPLIES**						
43		DEPRECIATION FUNDING	$	14,300.00	$ 14,300.00	$ -	4.25%

INDIAN HILLS GENERAL IMPROVEMENT DISTRICT -ADMIN-

	A	B	C	D	E	F	G
1	**PROPOSED BUDGET 26-27**			**FINAL**	**FINAL**		**NOTES**
2				**25-26**	**26-27**	**DIFFERENCE**	
44		BOARD OF TRUSTEES		$ 7,500.00	$ 7,500.00	$ -	25%
45		PROFESSIONAL SERVICES		$ 115,000.00	$ 118,000.00	$ 3,000.00	
46		SAFETY PROGRAM		$ 850.00	$ 850.00	$ -	
47		UTILITIES - ELECTRICITY		$ 5,000.00	$ 4,000.00	$ (1,000.00)	
48		UTILITIES - GAS		$ 3,000.00	$ 2,500.00	$ (500.00)	
49		EQUIPMENT LEASE		$ 7,000.00	$ 7,000.00	$ -	
50		BUILDING R & M		$ 2,000.00	$ 2,000.00	$ -	
51		VEHICLE - R&M		$ 1,200.00	$ 1,000.00	$ (200.00)	
52		VEHICLE - FUEL		$ 600.00	$ 600.00	$ -	
53		OFFICE EXPENSE		$ 45,000.00	$ 40,000.00	$ (5,000.00)	
54		TELEPHONE		$ 4,500.00	$ 4,000.00	$ (500.00)	
55		CUSTODIAL SERVICES		$ 2,700.00	$ 2,700.00	$ -	
56		TRAINING & EDUCATION & TRAVEL		$ 1,500.00	$ 1,200.00	$ (300.00)	
57		INSURANCE		$ 23,000.00	$ 23,000.00	$ -	
58		MAILINGS/POSTAGE		$ 5,500.00	$ 6,500.00	$ 1,000.00	
59		UNIFORMS		$ 500.00	$ 500.00	$ -	
60		MISCELLANEOUS		$ 1,000.00	$ 1,000.00	$ -	
61	* * * * * *						
62							
63							
64	**SUBTOTAL SERVICES & SUPPLIES**			$ 240,150.00	$ 236,650.00	$ (3,500.00)	
65							
66	**Depreciation**			$ 6,900.00	$ 6,600.00	$ (300.00)	
67	**Total expenses**			$ 357,791.61	$ 358,719.35	$ 927.74	
68							
69							
70							
71							
72				**FINAL**	**FINAL**		
73	**CAPITAL OUTLAY**			**25-26**	**26-27**		
74							
75		KITCHEN/WORK ROOM FLOORING		$ 8,000.00	$ 2,800.00		
76		FIRE PROOF FILE CABINET			$ 6,000.00		
77							
78							
79	**SUBTOTAL**			$ 365,791.61	$ 367,519.35	$ 1,727.74	
80							
81	**TOTAL - ANNUAL EXPENSES - ADMIN**			**$ 365,791.61**	**$ 367,519.35**		

	A	B	C	D	E	F	G
1	PROPOSED BUDGET 26-27			FINAL	FINAL		NOTES
2				25-26	26-27	DIFFERENCE	
82	TOTAL PARKS & RECREATION EXPENSE			$ 567,360.89	$ 708,560.23		
83	TOTAL STREETS Function-EXPENSE			$ 1,941,360.89	$ 1,330,982.23		
84							
85	TOTAL - ANNUAL GENERAL FUND EXPENSE			$ 2,874,513.39	$ 2,407,061.81	$ (467,451.58)	
86							
87	ALLOWABLE CONTINGENCY						
88							
89	NET REVENUES OVER EXPENSES			$ (380,577.39)	$ (389,626.81)	$ (9,049.42)	
90							
92	Profit (loss) WITHOUT depreciation			$ 3,022.61	$ 1,973.19	$ (1,049.42)	
93							
94	Profit (loss) WITH depreciation			$ (380,577.39)	$ (389,626.81)		
95							

INDIAN HILLS GENERAL IMPROVEMENT DISTRICT - PARKS/REC

	A	B	C	D	E	F	G
1	**PARKS & RECREATION EXPENSE BUDGET**			**FINAL**	**FINAL**		**NOTES**
2	**FY 2026-27**			**25-26**	**26-27**	**DIFFERENCE**	
3							
4	**SALARIES & RELATED**						
5							
6							percentage of total salary
7							
8		UTILITY PERSON I		$ 21,806.72	$ 21,665.28	$ (141.44)	40%
9		UTILITY PERSON SUPERVISOR		$ 29,484.00	$ 31,293.60	$ 1,809.60	50%
10		UTILITY PERSON II		$ 28,797.60	$ 25,490.40	$ (3,307.20)	50%
11		mechanic		$ 14,530.96	$ 15,013.60	$ 482.64	20%
12		seasonal		$ 7,200.00	$ -	$ (7,200.00)	50%
13							
14							
15		GENERAL MANAGER		$ 21,844.64	$ 22,936.64	$ 1,092.00	20.0%
16		ACCOUNTANT		$ 20,474.80	$ 21,082.68	$ 607.88	20.0%
17		P/T UTILITY BILLING COORDINATOR		$ 2,320.09	$ 2,461.39	$ 141.30	10.0%
18		ADMINISTRATIVE SUPPORT ASSISTANT		$ 19,702.08	$ 20,288.64	$ 586.56	20%
19							
20		SALARY CONTINGENCY / OT		$ 22,000.00	$ 25,000.00	$ 3,000.00	100% sick/vacation accrual
21	SUBTOTAL SALARIES			$ 188,160.89	$ 185,232.23	$ (2,928.66)	
22		BENEFITS/TAXES		$ 82,500.00	$ 82,500.00	$ -	dental/vision/life, health, pers, taxes
23							
24	**TOTAL SALARIES & RELATED**			$ 270,660.89	$ 267,732.23	$ (2,928.66)	
25							
26	**SERVICES & SUPPLIES**						
27		DEPRECIATION FUNDING		$ 19,000.00	$ 19,000.00	$ -	4.25%
28		BOARD OF TRUSTEES		$ 3,750.00	$ 3,750.00	$ -	12.50%
29		PROFESSIONAL SERVICES		$ 10,000.00	$ 10,000.00	$ -	
30		SAFETY PROGRAM		$ 4,100.00	$ 3,000.00	$ (1,100.00)	
31		UTILITIES - ELECTRICITY		$ 8,000.00	$ 8,000.00	$ -	
32		UTILITIES - Natural gas		$ 3,000.00	$ 3,000.00	$ -	
33		WATER		$ 70,000.00	$ 70,000.00	$ -	
34		EQUIPMENT RENTAL		$ 500.00	$ 500.00	$ -	
35		R & M SUPPLIES		$ 30,000.00	$ 30,000.00	$ -	
36		BUILDING R & M		$ 300.00	$ 500.00	$ 200.00	
37		VEHICLES - R & M		$ 3,600.00	$ 3,600.00	$ -	
38		EQUIP R&M		$ 8,000.00	$ 8,000.00	$ -	
39		FUEL		$ 5,500.00	$ 5,500.00	$ -	
40		TELEPHONE EXPENSE		$ 1,000.00	$ 1,000.00	$ -	
41		GARBAGE SERVICE		$ 500.00	$ 500.00	$ -	
42		TRAVEL, TRAINING & EDUCATION		$ 500.00	$ 1,200.00	$ 700.00	
43		INSURANCE		$ 23,000.00	$ 23,000.00	$ -	

INDIAN HILLS GENERAL IMPROVEMENT DISTRICT - PARKS/REC

	A	B	C	D	E	F	G
1	**PARKS & RECREATION EXPENSE BUDGET**			**FINAL**	**FINAL**		**NOTES**
2	**FY 2026-27**			**25-26**	**26-27**	**DIFFERENCE**	
44		UNIFORMS		$ 750.00	$ 1,100.00	$ 350.00	
45		MISCELLANEOUS		$ 500.00	$ 500.00	$ -	
46		PUBLIC EVENTS/REC EXPENSE		$ 7,000.00	$ 7,000.00	$ -	
47		* * * * *					
48							
49							
50	**SUBTOTAL SERVICES & SUPPLIES**			$ 199,000.00	$ 199,150.00	$ 150.00	
51							
52	DEPRECIATION			$ 60,700.00	$ 76,000.00	$ 15,300.00	
53	Total Expenses			$ 530,360.89	$ 542,882.23	$ 12,521.34	
54							
55				**FINAL**	**FINAL**		
56				**25-26**	**26-27**		
57	**PARKS CAPITAL OUTLAY**						
58							
59		1 KUBOTA		$ 17,000.00			
60		SKIDSTEER		$ 20,000.00			25%
61		MAINTENANCE SHOP ROOF			$ 10,000.00		50%
62		TENNIS COURTS			$ 50,000.00		
63		BUGGIE REPLACEMENT			$ 10,000.00		50%
64		BALLFIELD UPGRADES			$ 15,000.00		
65		BASKETBALL COURTS RESURFACE			$ 30,678.00		
66		TRUCK-REPLACEMENT			$ 50,000.00		
67							
68	**SUBTOTAL CAPITAL OUTLAY**			$ 37,000.00	$ 165,678.00	$ 128,678.00	
69							
70							
71							
72	**TOTAL PARKS EXPENSES**			$ 567,360.89	$ 708,560.23	$ 141,199.34	
73							
74							

	A	B	C	D	E	F	G	H	I	J
1	**STREETS FUNCTION BUDGET - 26-27**						**FINAL**	**FINAL**		NOTES
2							**25-26**	**26-27**	**DIFFERENCE**	
3	**SALARIES & RELATED**									
4										
5										percentage of total salary
6		FIELD OPS TECH II					$ 28,797.60	$ 25,490.40	$ (3,307.20)	50%
7		UTILITY PERSON SUPERVISOR					$ 29,484.00	$ 31,293.60	$ 1,809.60	50%
8		FIELD OPS TECH I					$ 21,806.72	$ 21,665.28	$ (141.44)	40%
9		mechanic					$ 14,530.96	$ 15,013.60	$ 482.64	20%
10		seasonal					$ 7,200.00	$ -	$ (7,200.00)	50%
11										
12		GENERAL MANAGER					$ 21,844.64	$ 22,936.64	$ 1,092.00	20%
13		ACCOUNTANT					$ 20,474.80	$ 21,082.68	$ 607.88	20%
14		P/T UTILITY BILLING COORDINATOR					$ 2,320.09	$ 2,461.39	$ 141.30	10.0%
15		ADMINISTRATIVE SUPPORT ASSISTANT					$ 19,702.08	$ 20,288.64	$ 586.56	20%
16										
17		STANDBY TIME					$ 1,100.00	$ 1,370.00	$ 270.00	
18		SALARY CONTINGENCY					$ 27,900.00	$ 29,630.00	$ 1,730.00	100% sick/vacation accrual
19										
20	SUBTOTAL SALARIES						$ 195,160.89	$ 191,232.23	$ (3,928.66)	
21										
22		BENEFITS & TAXES					$ 82,500.00	$ 82,500.00	$ -	dental/vision/life, health, pers, taxes
23										
24	**TOTAL SALARIES & RELATED**						$ 277,660.89	$ 273,732.23	$ (3,928.66)	
25										
26	**SERVICES & SUPPLIES**									
27		DEPRECIATION FUNDING					$ 16,500.00	$ 16,300.00	$ (200.00)	4.25%
28		BOARD OF TRUSTEES					$ 3,750.00	$ 3,750.00	$ -	12.50%
29		PROFESSIONAL SERVICES					$ 13,400.00	$ 12,000.00	$ (1,400.00)	
30		SAFETY PROGRAM					$ 3,000.00	$ 2,000.00	$ (1,000.00)	
31		ELECTRICITY					$ 9,000.00	$ 10,500.00	$ 1,500.00	
32		EQUIPMENT RENTAL					$ 500.00	$ 500.00	$ -	
33		R & M SUPPLIES					$ 15,600.00	$ 13,000.00	$ (2,600.00)	
34		BUILDING R & M					$ 250.00	$ 300.00	$ 50.00	
35		FLEET VEHICLES - R & M					$ 5,500.00	$ 6,500.00	$ 1,000.00	
36		EQUIPMENT R & M					$ 7,500.00	$ 5,500.00	$ (2,000.00)	

	A	B	C	D	E	F	G	H	I	J
1	**STREETS FUNCTION BUDGET - 26-27**						**FINAL**	**FINAL**		NOTES
2							**25-26**	**26-27**	**DIFFERENCE**	
37		FUEL					$ 5,500.00	$ 5,500.00	$ -	
38		TELEPHONE					$ 1,500.00	$ 1,500.00	$ -	
39		GARBAGE SERVICE					$ 300.00	$ 300.00	$ -	
40		TRAINING & EDUCATION & TRAVEL					$ 500.00	$ 1,000.00	$ 500.00	
41		INSURANCE					$ 23,000.00	$ 23,000.00	$ -	
42		UNIFORMS					$ 1,400.00	$ 1,100.00	$ (300.00)	
43		MISCELLANEOUS					$ 500.00	$ 500.00	$ -	
44		* * * * * *								
45		STREET PROJECTS/RIGHT OF WAY					$ 20,000.00	$ 25,000.00	$ 5,000.00	
46										
47										
48	**SUBTOTAL SERVICES & SUPPLIES**						$ 127,700.00	$ 128,250.00	$ 550.00	
49										
50	DEPRECIATION						$ 316,000.00	$ 309,000.00	$ (7,000.00)	
51	**Total Expenses**						$ 721,360.89	$ 710,982.23	$ (10,378.66)	
52										
53	**STREETS FUNCTION - 26-27**						**FINAL**	**FINAL**		
54							**25-26**	**26-27**		
55	**CAPITAL OUTLAY**									
56		SKIDSTEER					$ 20,000.00			25%
57		AMADOR REHAB					$ 1,200,000.00			
58		ROAD MAINTENANCE						$ 600,000.00		
59		MAINTENANCE SHOP ROOF						$ 10,000.00		50%
60		BUGGIE REPLACEMENT						$ 10,000.00		50%
61										
62										
63	**SUBTOTAL CAPITAL OUTLAY**						$ 1,220,000.00	$ 620,000.00	$ (600,000.00)	
64										
65	**TOTAL STREETS EXPENSES**						**$ 1,941,360.89**	**$ 1,330,982.23**	**$ (610,378.66)**	

INDIAN HILLS GENERAL IMPROVEMENT DISTRICT-SEWER

	A	B	C	D	E	F	G	H	I	J
1	**SEWER OPS BUDGET 2026-27**						**FINAL**	**FINAL**		
2							**25-26**	**26-27**	**DIFFERENCE**	
3										
4	**REVENUES**									
5		SEWER FEES					$ 1,115,040.00	$ 1,170,792.00	$ 55,752.00	
6		INTEREST					$ 45,000.00	$ 40,000.00	$ (5,000.00)	
7		RATE RESERVES USED					$ 928,000.00		$ (928,000.00)	used for amador and lift 2
8										
9										
10										
11	**TOTAL REVENUES**						$ 2,088,040.00	$ 1,210,792.00	$ (877,248.00)	
12										
13	**SEWER OPS BUDGET 2026-27**						**FINAL**	**FINAL**		
14							**25-26**	**26-27**		
15	**EXPENSES**									
16	SALARIES & RELATED									
17										percentage of total salary
18		WASTEWATER OP SUPERVISOR					$ 81,494.80	$ 84,220.00	$ 2,725.20	100%
19		mechanic					$ 21,796.44	$ 22,520.40	$ 723.96	30%
20		WASTEWATER NEW GRADE III								
21		WW OPS/MAINT II					$ 69,701.20	$ 72,031.20	$ 2,330.00	100%
22		UTILITY PERSON FIELD TECH I					$ 5,451.68	$ 5,416.32	$ (35.36)	10%
23										
24										
25		GENERAL MANAGER					$ 21,844.64	$ 22,936.64	$ 1,092.00	20%
26		ACCOUNTANT					$ 20,474.80	$ 21,082.68	$ 607.88	20%
27		P/T UTILITY BILLING COORDINATOR					$ 6,960.26	$ 7,384.17	$ 423.91	30%
28		ADMINISTRATIVE SUPPORT ASSISTANT					$ 19,702.08	$ 20,288.64	$ 586.56	20%
29										
30		STANDBY					$ 14,000.00	$ 14,000.00	$ -	
31		SALARY CONTINGENCY / OT					$ 57,000.00	$ 62,000.00	$ 5,000.00	100% of sick/vacation accrual
32	SUBTOTAL SALARIES						$ 318,425.90	$ 331,880.05	$ 13,454.15	
33		BENEFITS AND TAXES					$ 167,000.00	$ 160,800.00	$ (6,200.00)	dental/vision/life, health, pers, taxes
34							$ -	$ -		
35	**TOTAL SALARIES & RELATED**						$ 485,425.90	$ 492,680.05	$ 7,254.15	
36										
37										

INDIAN HILLS GENERAL IMPROVEMENT DISTRICT-SEWER

	A	B	C	D	E	F	G	H	I	J
1	**SEWER OPS BUDGET 2026-27**						**FINAL**	**FINAL**		
2							**25-26**	**26-27**	**DIFFERENCE**	
38	**SEWER OPS BUDGET 2026-27**						**FINAL**	**FINAL**		
39							**25-26**	**26-27**		
40	SERVICES & SUPPLIES									
41										
42		ACTUAL DEPRECIATION FUNDING					$ 32,000.00	$ 32,400.00	$ 400.00	4.25%
43		SEWER RATE RESERVE					$ 160,000.00	$ 160,000.00	$ -	
44		BOARD OF TRUSTEES					$ 7,500.00	$ 7,500.00	$ -	
45		PROFESSIONAL SERVICES					$ 30,000.00	$ 30,000.00	$ -	
46		SAFETY PROGRAM					$ 3,500.00	$ 4,500.00	$ 1,000.00	
47		UTILITIES - ELECTRICITY					$ 75,000.00	$ 70,000.00	$ (5,000.00)	
48		O&M-SUPPLIES					$ 27,000.00	$ 22,000.00	$ (5,000.00)	
49		BUILDING R & M					$ 600.00	$ 500.00	$ (100.00)	
50		VEHICLE REPAIRS & MAINT					$ 4,500.00	$ 4,000.00	$ (500.00)	
51		EQUIPMENT R & M					$ 20,000.00	$ 18,000.00	$ (2,000.00)	
52		FUEL					$ 8,500.00	$ 9,000.00	$ 500.00	
53		TREATMENT CHEMICALS					$ 17,000.00	$ 27,000.00	$ 10,000.00	
54		TELEPHONE					$ 3,700.00	$ 3,700.00	$ -	
55		GARBAGE SERVICE					$ 500.00	$ 500.00	$ -	
56		BIO-SOLID DISPOSAL					$ 18,000.00	$ 18,000.00	$ -	
57		TRAINING & EDUCATION &TRAVEL					$ 2,500.00	$ 2,500.00	$ -	
58		INSURANCE					$ 23,000.00	$ 23,000.00	$ -	
59		LAB FEES					$ 10,000.00	$ 12,000.00	$ 2,000.00	
60		PERMIT FEES					$ 6,000.00	$ 6,500.00	$ 500.00	
61		MAILINGS/POSTAGE					$ 7,200.00	$ 7,200.00	$ -	
62		UNIFORMS					$ 1,600.00	$ 1,600.00	$ -	
63		MISCELLANEOUS					$ 500.00	$ 500.00	$ -	
64										
65	**SUBTOTAL SERVICES & SUPPLIES**						$ 458,600.00	$ 460,400.00	$ 1,800.00	
66										
67	**DEPRECIATION**						$ 455,000.00	$ 410,000.00	$ (45,000.00)	
68	**TOTAL EXPENSES**						$ 1,399,025.90	$ 1,363,080.05	$ (35,945.85)	
69										
70	**EXCESS OF REVENUE OVER EXPENSES**						$ 689,014.10	$ (152,288.05)	$ (841,302.15)	
71										
72	**SEWER OPS BUDGET 2026-27**						**FINAL**	**FINAL**		
73							**25-26**	**26-27**		

INDIAN HILLS GENERAL IMPROVEMENT DISTRICT-SEWER

	A	B	C	D	E	F	G	H	I	J
1	**SEWER OPS BUDGET 2026-27**						**FINAL**	**FINAL**		
2							**25-26**	**26-27**	**DIFFERENCE**	
74		Debt service principal					$ (118,842.48)	$ (126,119.24)	$ (7,276.76)	
75		Debt service interest					$ (34,926.48)	$ (30,379.72)	$ 4,546.76	
76		**Total debt service**					$ (153,768.96)	$ (156,498.96)	$ (2,730.00)	
77										
78	**Sub cash flow before capital outlay, after depreciation**						**$ 535,245.14**	**$ (308,787.01)**		
79										
80										
81	**CAPITAL OUTLAY**									
82		PUMP 1 REPLACEMENT						$ 80,000.00		
83		SCADA RADIOS						$ 18,000.00		
84		SKIDSTEER					$ 20,000.00			25%
85		SOLAR INVERTER					$ 20,000.00			
86		LIFT 2, PUMP 2 REBUILD					$ 30,000.00			
87		AMADOR REHAB					$ 915,750.00			
88										
89		TOTAL CAPITAL OUTLAY					$ 985,750.00	$ 98,000.00	$ (887,750.00)	
90	Net Cash flow incl depreciation						$ (450,504.86)	$ (406,787.01)		
91										
92	**Net Cash flow WITHOUT depreciation, sewer**						$ 4,496.14	$ 3,212.99	$ (1,282.15)	

INDIAN HILLS GENERAL IMPROVEMENT -DISTRICT-WATER

	A	B	C	D	E	F
1			FINAL	FINAL		NOTES
2	**WATER OPERATIONS BUDGET 2026-27**		25-26	26-27	DIFFERENCE	
3						
4						
5	**REVENUES**					
6						
7		WATER BASE RATE	$ 970,778.00	$ 1,009,000.00	$ 38,222.00	
8		WATER CONSUMPTION USAGE	$ 525,000.00	$ 525,000.00	$ -	
9		WATER TANK ANTENNA LEASE	$ 14,929.92	$ 14,929.92	$ -	
10		INTEREST	$ 60,000.00	$ 55,000.00	$ (5,000.00)	
11		RESERVE FUNDS FOR AMADOR	$ 1,637,000.00		$ (1,637,000.00)	used for amador rehab
12						
13						
14						
15						
16	**TOTAL REVENUES**		$ 3,207,707.92	$ 1,603,929.92	$ (1,603,778.00)	
17						
18	**WATER OPERATIONS BUDGET 2026-27**		FINAL	FINAL		
19	**EXPENSES**		25-26	26-27		
20	SALARIES & RELATED					
21						percentage of total salary
22		WATER SUPERVISOR	$ 98,385.60	$ 101,360.00	$ 2,974.40	100%
23		WATER OP I	$ 61,068.80	$ 64,729.60	$ 3,660.80	100%
24		mechanic	$ 21,796.44	$ 22,520.40	$ 723.96	30%
25		UTILITY PERSON FIELD I	$ 5,451.68	$ 5,416.32	$ (35.36)	10%
26						
27						
28		GENERAL MANAGER	$ 21,844.64	$ 22,936.64	$ 1,092.00	20%
29		ACCOUNTANT	$ 20,474.80	$ 21,082.68	$ 607.88	20%
30		P/T UTILITY BILLING COORDINATOR	$ 9,280.35	$ 9,845.56	$ 565.21	40%
31		ADMINISTRATIVE SUPPORT ASSISTANT	$ 19,702.08	$ 20,288.64	$ 586.56	20%
32						
33						
34						
35		STANDBY	$ 14,000.00	$ 14,000.00	$ -	
36		SALARY CONTINGENCY	$ 48,000.00	$ 51,500.00	$ 3,500.00	vaca/sick buyout(100% of accrual) /call-out/OT
37	SUBTOTAL SALARIES		$ 320,004.39	$ 333,679.84	$ 13,675.45	
38		BENEFITS AND TAXES	$ 126,000.00	$ 132,500.00	$ 6,500.00	dental/vision/life, health, pers, taxes
39						
40	**TOTAL SALARIES & RELATED**		$ 446,004.39	$ 466,179.84	$ 20,175.45	

INDIAN HILLS GENERAL IMPROVEMENT -DISTRICT-WATER

	A	B	C	D	E	F
1			FINAL	FINAL		NOTES
2	**WATER OPERATIONS BUDGET 2026-27**		25-26	26-27	DIFFERENCE	
41						
42	**WATER OPERATIONS BUDGET 2026-27**		FINAL	FINAL		
43	SERVICES & SUPPLIES		25-26	26-27		
44						
45		ACTUAL DEPRECIATION FUNDING	$ 40,300.00	$ 41,700.00	$ 1,400.00	4.25%
46		RATE INCREASE RESERVES	$ 200,000.00	$ 200,000.00	$ -	
47		BOARD OF TRUSTEES	$ 7,500.00	$ 7,500.00	$ -	25%
48		PROFESSIONAL SERVICES	$ 43,000.00	$ 43,000.00	$ -	
49		SAFETY PROGRAM	$ 3,000.00	$ 3,000.00	$ -	
50		UTILITIES - ELECTRICITY	$ 95,000.00	$ 95,000.00	$ -	
51		UTILITIES - GAS	$ 8,500.00	$ 8,500.00	$ -	
52		PURCHASE OF MINDEN WATER	$ 228,000.00	$ 228,000.00	$ -	235 million @ 97 per 1000
53		O&M-SUPPLIES	$ 30,000.00	$ 35,000.00	$ 5,000.00	$10,000 for water meter replacement
54		BUILDING R & M	$ 2,500.00	$ 2,000.00	$ (500.00)	
55		VEHICLE EXPENSE - R & M	$ 3,000.00	$ 5,500.00	$ 2,500.00	
56		EQUIPMENT R & M	$ 5,000.00	$ 6,800.00	$ 1,800.00	
57		VEHICLE EXPENSE - FUEL	$ 9,000.00	$ 9,000.00	$ -	
58		TREATMENT CHEMICALS	$ 8,500.00	$ 8,500.00	$ -	
59		TELEPHONE	$ 7,500.00	$ 8,400.00	$ 900.00	
60		GARBAGE SERVICE	$ 500.00	$ 500.00	$ -	
61		TRAINING & EDUCATION & TRAVEL	$ 3,000.00	$ 3,000.00	$ -	
62		INSURANCE	$ 23,000.00	$ 23,000.00	$ -	
63		LABORATORY FEES	$ 10,000.00	$ 10,000.00	$ -	
64		PERMIT FEES	$ 5,500.00	$ 8,800.00	$ 3,300.00	
65		MAILINGS/POSTAGE	$ 8,500.00	$ 8,500.00	$ -	
66		UNIFORMS	$ 1,600.00	$ 1,600.00	$ -	
67		MISCELLANEOUS	$ 500.00	$ 500.00	$ -	
68						
69		* * * * * *				
70						
71						
72	SUBTOTAL SERVICES & SUPPLIES		$ 743,400.00	$ 757,800.00	$ 14,400.00	
73						
74	DEPRECIATION		$ 552,000.00	$ 455,000.00	$ (97,000.00)	
75	**TOTAL EXPENSES**		$ 1,741,404.39	$ 1,678,979.84	$ (62,424.55)	
77	**EXCESS OF REVENUE OVER EXPENSES**		$ 1,466,303.53	$ (75,049.92)		
78						
79						

	A	B	C	D	E	F
1			FINAL	FINAL		NOTES
2	**WATER OPERATIONS BUDGET 2026-27**		25-26	26-27	DIFFERENCE	
80	**WATER OPERATIONS BUDGET 2026-27**		FINAL	FINAL		
81			25-26	26-27		
82		Connection fees				
83		(Cash received from bond proceeds)				
84		Debt service principal	($252,500.18)	($142,966.01)	$ 109,534.17	
85		Debt service interest	($38,990.70)	($31,554.13)	$ 7,436.57	
86		Total debt service	$ (291,490.88)	$ (174,520.14)	$ 116,970.74	
87						
88	**Sub cash flow before capital outlay, after depreciation**		**$ 1,174,812.65**	**$ (249,570.06)**		
89						
90						
91						
92	**CAPITAL OUTLAY**					
93		SKIDSTEER	$ 20,000.00			25%
94		CEMENT TRAILER	$ 25,000.00			
95		WATER LEAK DETECTION DEVICE	$ 35,000.00			
96		AMADOR REHAB	$ 1,644,624.00			
97		CAMERA ALL WELLS		$ 50,000.00		
98		IDENTIFY SYSEM DEFICIENCIES		$ 30,000.00		
99		DEVELOP SYSTEM GIS		$ 45,000.00		
100		TRUCK		$ 50,000.00		
101		GROUND PENETRATING RADAR		$ 30,000.00		
102						
103						
104						
105	SUBTOTAL - CAPITAL OUTLAY		$ 1,724,624.00	$ 205,000.00	$ (1,519,624.00)	
106	**Net Cash flow incl depreciation**		**$ (549,811.35)**	**$ (454,570.06)**		
107						
108	**Net Cash flow WITHOUT depreciation, water**		**$ 2,188.65**	**$ 429.94**	**$ (1,758.71)**	
109						

AGENDA ITEM 7.

Discussion and possible action to reimburse Lorre St. Germain for fence replacement costs at 3524 Silverado Drive.
(Homeowner, Lorre St. Germain)

RECEIVED
MAY 11 2026
By: .....

- From Lorre St. Germain 3524 Silverado Drive, Carson City NV 89705
- TO Trustees Indian Hills Gid 3394 James Lee Park Rd, Carson City NV 89705 May 10,2026

Subject: To be Placed on the agenda for the May 20,2026 meeting of Trustees for.the Account LH 11128 Leasehold Improvements account held by Indian hills thru Douglas |County for 3524 Silverado Drive Carson City NV 897095

The leasehold account , which is not a factual lease,does not have a contract, a term, payment, is set up for improvements on the easement of 19000 sq ft. of the 34565 sq ft parcel. This leasehold account has been inplace for in excess of 40 yrs. The improvements consist of a Bonus Room I, and a four foot chain link fence according to the assessors sheet attached. The bonus room is actually the booster station which also called on the plans for a perimeter 6 foot check link fence. That fence was to be installed on the easement line as defined by the plans and the survey. So when the fence installed by Sycon homes was put in in the south side of the the house that was the fence for the GID to maintain,remove,replace repair going forward. So when this 6 foot wooden fence in the front of the parcel, the south side of the house rotted and blew down and I requested that the fence be replaced and tied to the the GID fence, all of that was the legal and fiscal responsibility of the GID. All of that I have uncovered after two years of investigation. So when the county claimed it was a code violation, it was the fence that the GID was liable for under your Leasehold Improvement account.

My home was built on a parcel in 2004 that still had a blanket electric easement on the entire parcel,from NV energy, no one in the entire county verified that. And John Serpa never removed the blanket easement to record the underground specific only line to the transformer. So it is my position that the 10,000 that I have paid both for the fences and utilility removement I should be reimbursed for. And that the code violations should be removed with all costs because the fence that was there originally was a 6 foot wooden fence and put there by the builder,yet the couty had no objection for it being there for 20 plus years. The only structure on the l9000 sq ft parcel is a 540 sq ft bgonus room 1 according to the assessor and a generator and a transformer outside of the fence.And the fence that I put up was not an 8 foot fence as described by Mr. Johnson it was 6 feet, so kindly have him correct the internet with false information which appears to have been placed on the internet by GID

Attachment 1

L. St germain 5/11/2026

Account LH011128

Owners

NDIAN HILLS GENERAL IMP DIST (ASSESSED)
923 MICA DR
CARSON CITY, NV 89705

Account Summary

Account Type	LH - LEASEHOLD IMPROVEMENTS
Location	3524 SILVERADO DR
District	350 - INDIAN HILLS GID
NAICS	
Use	072 - LEASEHOLD IMPROVEMENTS
Parcel Number	
Exemptions	361.060B: CONSERVATION DISTRICT (PURSUANT TO 548.393) (100%)

Value History

	2024	2023	2022	2020
Taxable Value	$13,275	$14,841	$203,873	$179,094
Assessed Value	$4,646	$5,194	$71,356	$62,683
Exemptions	$4,646	$5,194	$71,356	$62,683
Net Assessed Value	$0	$0	$0	$0
Increased (new) Values	$0	$0	$0	$0
Date Billed	05/19/2025	05/16/2024	06/09/2023	

Disclaimer

Please note that property values on this site are continuously being updated and are a work in progress throughout the year.

Equipment Summary

Category	Repl Price	Orig Price	Rend Value	Ovrd Price	Depr Price	Appr Value
xBR1 - BONUS ROOM 1	$20,350	$0	$0	$0	$11,193	$3,918
xCLF4 - CHAIN LINK FENCE - 4'	$3,230	$0	$0	$0	$1,728	$605

Equipment Detail

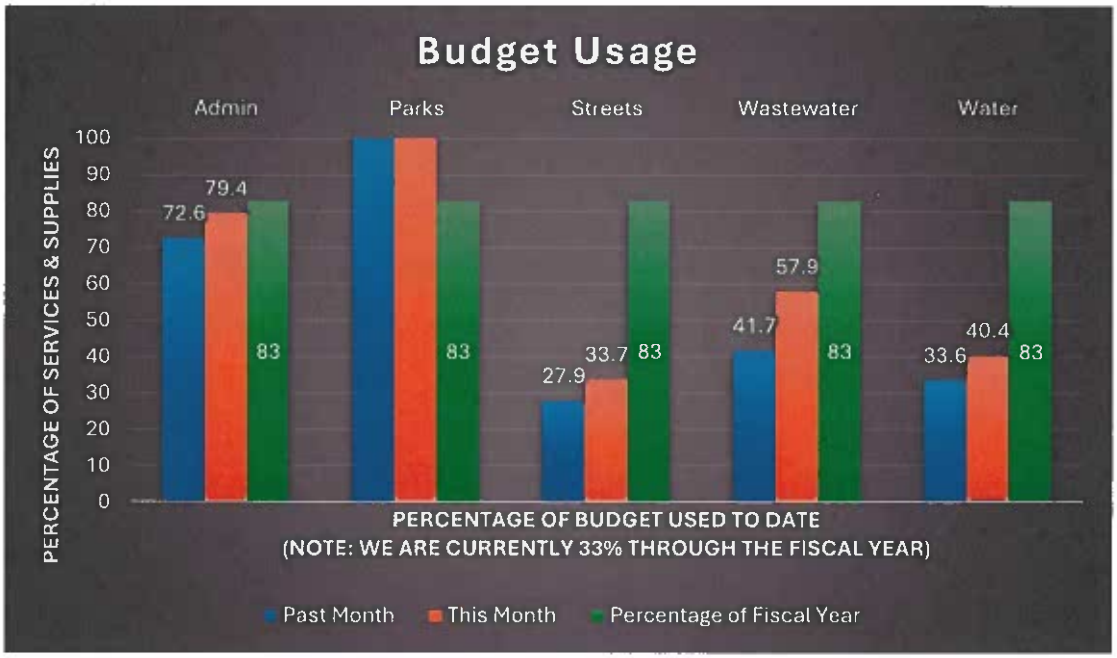
None

AGENDA ITEM 8a.

Reports to the Board:

a. **General Manager Report**

1. **Administrative**
2. **Water**
3. **Wastewater**



***** NOTE: Parks expense is due to the playground replacement.**

Current Grant Research:

Researching opportunity to use RCT funding for more playground upgrades. We considered a splash pad, but it would have been too expensive for available funding.

New Items:

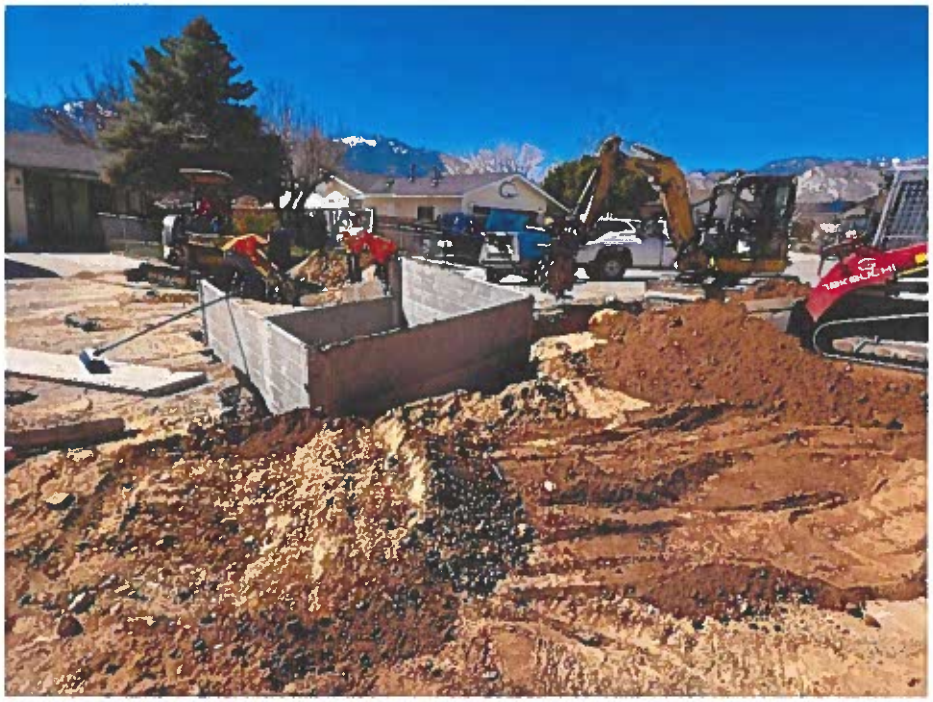
- The Amador Project is moving along. We have run into a few problems, but we have addressed the problems without trouble. We are currently working on a couple of other problems that were unforeseeable. We are still on schedule to finish in June and below budget.

- The playground is huge!
    - The playground is almost complete. There was a single piece that was faulty, so the project was delayed. Upon receipt of the new piece, the builder discovered it was also faulty, so we are again awaiting a replacement piece.

- I have met with and been working with Sunridge Golf Course on some development they're going to be doing.

Existing Items:

- The Amador Project is coming along nicely.
    - This week's work will see the replacement of the final manhole.



    - Sewer line work will also be completed this week.

- Sewer main lining will begin in the near future, but until then they are moving over to replacing water lines.
- We did have a small change to replace a section of stormwater pipe.
- We are conducting weekly construction update meetings.

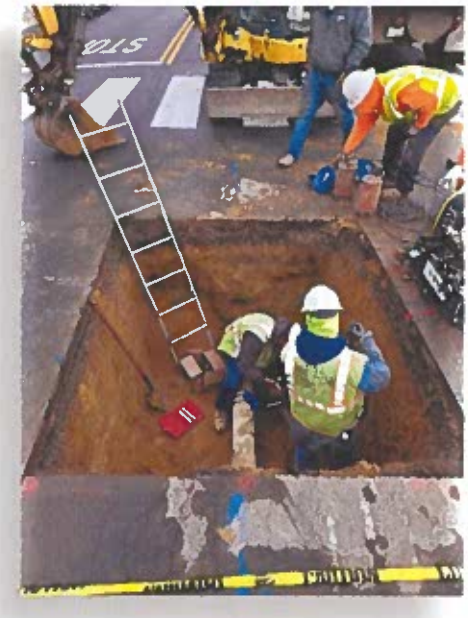
- The playground is huge!
  - The main structure is very big. There were some small defects that they are replacing.

  - They will begin work on the swings in the next week.
  - They are projecting a completion around the end of April.
- We have been working on the sewer cameras. When we bought the trailer, it came with a manual push camera for inspecting sewer laterals. It was not working, so I took a few days to work on it and we got it running. We now have a functioning lateral camera that was given to us with the main sewer camera.
- On the sewer inspection camera, it is an older system that sends an analog signal to a DVD recorder. The recorder makes a DVD (in the movie DVD format). To convert video to a digital file for the computer, I have been using special conversion software. It is a slow and inefficient method. I purchased a small video converter that changes the analog video signal to a digital video signal, so we can replace the DVD recorder in the trailer with a laptop from the office, and record the digital files directly.

- The parks crew has done an outstanding job on the baseball field, revitalizing it for the baseball season. They did some very basic but difficult work. Next year, we are budgeting to completely refurbish the infield of the baseball field.
- As requested by the board, I have purchased a camera and meeting system that will make it possible for board members to video conference in the situation that they are traveling or unable to attend the meeting in person.
- I want to publicly thank Lynn Dement for her dedication and hard work in setting up the community programs that she does. She has dedicated a lot of time and effort, and has established some nice events with Brooke.

Completed / Past Items to be removed next month:

- The Amador Project has started.
    - Water work is being done now and projected to continue through the beginning of March.



    - Sewer work is projected to go through the middle of April.
    - Sidewalks and curbs will be replaced starting in the middle of April.

    - Street work will be done in June.
- The playground replacement is scheduled to begin on March 2nd.
- I have sorted, reviewed, and compiled the man-hour requirements for the Water, Wastewater, Parks, and Streets departments as requested. I combined all similar tasks, and averaged the man-hours over the year. Some tasks and projects are seasonal and cannot be accurately reflected on a monthly man-hour chart, so those hours were averaged over 12 months. Some tasks are irregular, happening at differing intervals over months. Those tasks were averaged and applied to provide a basis for the reported monthly man-hours. The alloted man-hours vs the man-hours available appears out of sync, which is due to the above stated irregularities. The report is attached at the end of my board report. The report is based on a 4-week month, 20 days per month, and 12 months per year. This does not total out to a full year of 52 weeks, but provides a reasonably accurate picture of the man-hours required to maintain the district.
- Coordinating with Douglas County on some regulatory items.
- The Water Supervisor and I did a demonstration and test of the water leak detection system. The system will work, and we were able to get the system for cheaper than we were originally quoted, so he has ordered the system. This will make it possible for us to get a more accurate location of leaks in a situation where the leak is not visibly apparent.
- I have been watching training videos and studying the GIS system.
- Coordinating with Douglas County Community Services for the playground and potential for a splash pad.
- Conducting weekly construction meetings to update on construction status. Doing daily checks of the construction area.
- Coordinating with Parks & Streets Supervisor to establish a plan to rehab the tiers leading in to Sunridge.

Goals Update:

Board Established Goals:

- Evaluate operating expense options vs capital expense options.
    - In progress. Will be using for evaluation of purchasing of new vehicles.
- Master Maintenance Schedule showing man-hours required for each task performed in the district, per department.
    - Done
- Continue to pursue cost-cutting measures.
    - In Progress
- Search & apply for any and all grant opportunities to support the District's infrastructure needs.
    - In Progress
- Enhance Employee Safety Programs and relay improvements to the board.
    - Conducting Quarterly Safety Inspections of Department Facilities.
    - Conducting monthly safety training presented by our Safety Officer.
- Further reduce wildfire fuels around District to enhance the Firewise program.
    - In Progress
- Complete Amador Project to accepted quality standards, at or under budget.
    - 80%. In Progress and projected to finish under budget.

These are my personal goals to accomplish this year:

- Become proficient in the District's GIS system and establish a standard for our maps and GIS.
    - In Progress
- Make certain District maps available for public viewing, where acceptable.
    - In Progress with GIS goal.
- Develop and build the District's Community Wildfire Protection Plan using the newly acquired knowledge from the seminars.
    - In Progress
- Drive more public awareness of our webpage and research ways to distribute information.
    - Using newsletters, events, and other means to promote the webpage.
- Research and establish a volunteer program for help with District public events.
    - Volunteer program is nearly complete.

- Research USDA and other available loans to evaluate the cost / benefit of using loans to fund district projects while keeping reserves.
    - In progress

Administrative Report May 2026

The ACH program continues to be well received. Residents are thankful the district has implemented this option for payments. We currently have 622, 30.792% of residents taking advantage of automatic withdrawal. We continue to receive requests and new authorization forms daily.

In April we sent out twenty-six past-due bills resulting in one disconnection. This property is vacant and up for sale.

We had seven new account sign-ups in April. These are homes that have changed ownership.

On April 16th and 17th, I attended Pool Pacts' annual board meeting. Thursday was a training day which covered AI and practical applications for AI, Pool Pacts appraisal process and Worker's compensation. These sessions were thorough and helpful. The district was recognized and presented with a nice plaque for completing the Phase II HR Assessment. Friday was a day full of meetings and presentations. They covered their Investment Strategies, What the Current Economic Environment Means for Pool Pact, Investment Program Annual Review and Performance Review, Strategic Outlook, Investment Guidelines and Updates, Reports from their Executive Director, General Manager and Risk Management Manage, along with Audit Presentations/acceptance to name a few. It was a jammed packed day and a half but overall, it was highly informative and productive.

On April 23rd I attended a four hour Navigating the Nevada Public Records Act: Compliance, Confidentiality and Litigation Risk training through Pool Pact. This training covered a vast number of topics. Nevada's Public Records Act (NPRA) mandates transparency, but for governmental employers, compliance is a high-stakes balancing act between public access and protecting legitimately confidential information. This valuable presentation provided attendees with a practical, actionable roadmap for mitigating legal risk and ensuring proper adherence to NRS Chapter 239.
We tackled the critical convergence point where public records duties intersect with employment law, covering the necessary protections for employee privacy, document retention policies, and the absolute imperative of issuing and managing litigation holds to prevent spoliation of evidence. We also clarified the often-complex rules of engagement, addressing the key distinctions between public and confidential records, and detailing the specific, legitimate grounds, including statutory exemptions and the required balancing test—to withhold or redact information. I learned how to effectively handle high-volume, vague, or overly burdensome requests that may qualify as "unreasonable."

On May 7th I attended a one-day Influential Leadership training course. I attended this training many years ago, but Pool Pact has since revamped the course, and it was an influential, interactive refresher. While promotions and titles can be aspiring and noble, they alone do not inspire others to follow your lead. It is what you actually do and how you treat employees that will determine if you are an influential leader. In this course, participants will learn the knowledge and skills necessary to become an effective and influential leader in the public

sector. Participants will: Define influential leadership. Demonstrate ways of building credibility as a leader. Understand the importance of effective communication to influence employees. Communicate a compelling vision to engage and motivate employees. Identify different communication styles that may help you effectively communicate with employees. Recognize when various leadership styles may be most effective.

The Safety Committee conducted our annual safety inspection of the maintenance shop. The administration office building is next up. These inspections are going well with very little issues identified. Department Supervisors are on top of correcting anything identified, these are small things like updating signage or replacing burnt out lights.

On May 12th I attended a webinar on De Escalation Skills. Conflict is a natural part of any workplace, yet, when it escalates into aggression, it can disrupt teamwork, productivity, and employee morale. Aggressive behavior, ranging from subtle micro-aggressions to overt outbursts, represents ineffective and potentially destructive responses that require strategic management. Equipping employees with the skills to de-escalate aggression — whether from colleagues or external sources such as customers — empowers them to handle challenging interactions with remarkable confidence and professional composure.
The Learning Outcomes were: Understand responses triggering workplace aggression, including stress responses and communication breakdowns. Develop a framework distinguishing passive, passive-aggressive, and active aggression with targeted intervention strategies. Apply de-escalation strategies across interactions with colleagues, clients, and external sources. Implement evidence-based techniques to respond to aggressive behaviors constructively and supportively.

Also on May 12, all staff attended in-house Safety training on Blood Borne Pathogens.

I have received several inquiries regarding reserving the District's Gazebos for various parties/activities. We had one gazebo reservation in April with several scheduled for the upcoming summer months. Everyone is extremely excited and anxious to enjoy the new playground structure at James Lee Park.

Sierra Lutheran High School's Baseball season has ended.

Excel Athletic Football League will not be having a 2026 fall season.

By the time of our meeting, the Community Yard & Craft Sale, Knick, Knacks, and Crafts, will have concluded. We anticipate an excellent turnout; as of today, May 14, we already have sixty-two homes signed up. We have received significant positive feedback and appreciation from residents regarding the event. I would especially like to thank Lynn for all of her hard work and coordination in ensuring this success.

The district will be holding a yard of the month contest for the months of June, July, and August, this year. The district will be divided into different areas. Judges for each area will determine the winners each month. Winners will receive a sign to place in their front yard for

the month, an announcement in the monthly newsletter and a gift card. Every home is automatically entered.

Douglas County elections office has requested use of the IHGID office for ballot drop box during the Primary Election Early Voting. Election workers will be set up outside the office on Thursday, May 28, 2026, from 3-6:00PM, Monday, June 1, 2026, from 10:00AM-1:00PM and on Friday, June 5, 2026, from 10:00AM-1:00PM. On June 8, 2026, Primary Election Day, voting will take place in the board room. This has been a terrific addition giving North County residents more convenient options to vote.

Water Department Report May 2026

Water Quality:

· The Bac-T sample results for April 2026 came back good.

· The Hobo water plant received 18.2 MG of (Minden) water for the month of April.

· North School Well pump 1.05 MG to the water system. South School Well pumped 0.96 MG for the month of April

· Ridgeview well pumped 2.9 MG of water to the water system for the month of April.

· Hobo well has been shut down for the winter.

Water Plant Rounds:

· Every morning all operations of the Water plant are checked. Morning rounds consist of,

· The water level and operation of all water storage tanks are checked and recorded.

· The water pressure at the plant and off-site booster stations is checked and recorded.

· All flow and totalizer meters are checked, and the amount of water used is recorded.

· The booster pumps at the plant are checked for proper voltage and current. They are also checked for excessive temperatures at bearings and checked for any water leaks. All information is recorded.

· Water samples are taken from the plant, and we check the water for proper chlorine residuals and calibrate the chlorine analyzer as needed. We also check the water for PH, clarity, and temperature. All information is recorded.

· Trends of the water system are checked through SCADA. Checking these trends for anomalies in the distribution system can give us an early warning of future problems.

Maintenance:

· The Water department issued a boil water notice for Placer Court after the Rapid Construction hit the existing water main while installing the new water main.

· The Water department has collected 16 Bac-t samples over the course of the last month for Rapid Construction putting small lengths of the new water main into service.

· The school wells have been restarted due to higher demand on the water system.

· The Water department has been working with Rapid Construction on the new water main for the Amador Cir. project.

Wastewater Department Report May 2026

1: Treatment plant: I finished installation of the new swamp cooler for the blower room. It has been in operation since 5/7/2026.

We conducted our 3-year dam inspection for ponds 5 & 6 with state officials. Thank you Chris for being part of this inspection.

Mark Kaminski with NDEP did a site visit to show a new employee Marina the WWTP and to discuss Sunridge golf course development considerations.

Ryan has been spraying weeds and vegetation around all storage ponds including the east and west primary ponds and storage ponds 1 through, along with other areas of the WWTP.

Ryan continues to drag our roads and Hobo Hot Springs Road. All roads are in great condition thanks to Ryan's work on them.

The average daily flow to the Wastewater plant for April 2026 was .315 MGD (Million Gallons per Day) or 315,000 gallons per day.

2: Lift Stations: A thunderstorm on Sunday May 3rd damaged lift 3 and 4 SCADA radios and ceased communication from both stations. Sierra Controls replaced both radios and had communication restored Tuesday afternoon May 5th.

All 4 lift stations continue to perform satisfactorily.

3: Sewer Collection: Ryan has been inspecting and Impact constructions work on Amador and Placer Ct. They have installed 7 new manholes to date with some new sections of plastic SDR gravity main and have replaced 4" sewer laterals with plastic SDR pipe from the main to the sidewalk. Ryan has been taking pictures for our GIS program.

We located the gravity sewer line on the last half of Placer court for Lumos for water line alignment. Thanks, Matt, for assisting us with your locator.

Ryan inspected problem manholes and is editing the list as needed. He is up to date on manhole flushing.

Parks & Streets Department Report May 2026

Parks and Streets staff continue to preform weekly checks of all parks and open spaces. Checks are done on Mondays, Wednesdays, and Fridays during the Spring months as usage is increasing with the warmer temperatures. Staff checks and cleans/restocks all of the district's public restrooms, checks all trash cans and dog bag dispensers on district property along with doing a visual inspection of the playground equipment. Staff have also begun the North Park rehab project. Staff has completed the removal of overgrown and dead junipers and various dead shrubs, years' worth of leaves and all the dreaded Russian olive trees. Staff are now spreading DG and placing granite boulders. This will not only improve the aesthetics of North Park as well as saving water with a Xeriscape style of landscaping. Staff have also completed an overhaul of the baseball field at JLP. This included reinforcing the batter's boxes, scraping, and compacting the baselines, adding twenty-five yards of infield dirt, also cut the grass lines straight and thatched and mowed the outfield for SLHS baseball season.

Parks staff continue to spray weeds throughout the district with a roundup/2-4d mixture to get a handle on the weeds. Parks staff have completed turning on water at all District parks and landscape areas. Parks staff have completed the thatching of all the districts parks in preparation for the warmer months ahead. Parks staff have also fertilized all parks and are now mowing on a weekly basis. Additionally, the JLP playground has been removed, and the contractor is currently installing the new playground. We have hit a few snags with damaged pieces that need to be replaced, and we are hoping to have the playground open in the coming weeks.

Streets staff have also begun changing street name signs to bring us up to the MUTCD standard for regulatory signage.

Additionally, staff continues to sweep all streets in the district once a month. The main reason for the reduction in sweeping is to accommodate the construction crew that is working on the Amador rehab project. Street sweeping is done on the west side of 395 on Monday's and the east side of 395 on Friday.

Staff also continue the filling of potholes throughout the district as needed. In the coming weeks staff will be fertilizing and aerating all lawns.

AGENDA ITEM 8b.

Reports to the Board:

b. District Accountant Report

INDIAN HILLS GID
ACCOUNTANTS REPORT
TABLE OF CONTENTS

	PAGE
CASH BALANCES	2
CASH BALANCES BY FUND	3
LONG TERM DEBT BALANCES	4
ATTORNEY EXPENSES	5
ENGINEERING EXPENSES	6
OVERTIME/CALL OUT	7
BUDGET TO ACTUAL (REVENUE/EXPENSES)	8-10

INDIAN HILLS GID
CASH BALANCES
4/30/2026

CASH BALANCES		**4/30/2026**
Operating	$5,332,804.82	
Reserved from rate increase	$2,093,631.94	
Reserved for Parks	$12,392.14	
Reserved for Streets	$1,389,554.27	
Operating Available		$1,837,226.47
Payroll		$80,249.62
Money Market-NV State Bank	$1,646,597.32	
Reserve for Infrastructure	$945,312.03	
Reserve for Connections	$613,896.66	
Reserve for Storm Water Mgt	$71,303.39	
Reserve for Sewer Debt Reserves	$71,422.35	
Reserve for Short Lived Assets	$64,680.95	
Money Market Available		-$120,018.06
Money Market-Moreton	$3,386,049.66	
Reserve for Water Conservation-Parks	$10,000.00	
Moreton Available		$3,376,049.66
Pipeline	$701,412.04	
Reserve for USDA Debt Service	$40,284.00	
Reserve for O&M	$67,941.82	
Reserve for Short Lived Assets	$428,075.95	
Reserve for AB198 capital repl	$148,762.72	
Reserve for construction	$16,347.55	
Pipeline Available		$0.00
Total Available		$5,173,507.69
Investment Pool		
IHGID		$10,315.83
IHCIP(2m 2007 Bonds)		$143,696.39
Drinking Water Bond		$226,853.47
Total		**$380,865.69**

INDIAN HILLS GID
CASH BALANCES BY FUND
4/30/2026

CASH BALANCES	4/30/2026		
	WATER	SEWER	ADMIN
Operating	1,070,123.85	1,773,645.96	2,489,035.01
Reserved from rate increase	1,021,247.35	1,072,384.59	
Reserved for streets			1,389,554.27
Reserved for parks			12,392.14
Operating Available	**48,876.50**	**701,261.37**	**1,087,088.60**
Money Market-Nevada State Bank	432,582.58	749,563.27	464,451.47
Reserve for Infrastructure	248,163.14	291,713.70	405,435.19
Reserve for Connections	319,773.33	294,123.33	
Reserve for storm water mgt			71,303.39
Reserve for sewer debt service		71,422.35	
Reserve for sewer short lived assets		64,680.95	
Money Market Available	**-135,353.89**	**27,622.94**	**-12,287.11**
Money Market-Moreton	**1,128,683.22**	**1,128,683.21**	**1,128,683.23**
Reserve for water conservation-Parks			10,000.00
Moreton Available	**1,128,683.22**	**1,128,683.21**	**1,118,683.23**
Pipeline	701,412.04		
Reserve for debt service (fully funded)	40,284.00		
Reserve for O&M	67,941.82		
Reserve for short lived assets	428,075.95		
Reserve for AB198 capital replacement	148,762.72		
Reserve for construction	16,347.55		
	0.00		
TOTAL AVAILABLE	**1,042,205.83**	**1,857,567.52**	**2,193,484.72**

INDIAN HILLS GID
LONG TERM DEBT
AS OF 4/30/26

DEBT		BALANCE	PAYMENT		FINAL PAYMENT	INTEREST RATE
WATER/SEWER 2007 BOND	*	$ 150,000.00	**	due May and Nov	11/1/2026	4.00%
USDA SEWER		$ 1,049,363.17	4,754.08	MONTHLY	1/1/2052	2.75%
USDA PIPELINE		$ 694,424.14	3,357.00	MONTHLY	8/1/2051	3.25%
PIPELINE 2010 STATE		$ 340,817.25	40,343.06	due Jan and July	7/1/2030	2.57%
		$ 2,234,604.56				

* (35% WATER, 65% SEWER)

** payment amount varies

39

INDIAN HILLS GID
ATTORNEY EXPENSES
APRIL 2026

MONTHLY FEES	3,000.00
TOTAL	3,000.00

INDIAN HILLS GID
ENGINEERING EXPENSES
APRIL 2026

		budget	billed	total paid	% complete
ENGINEERING FEES	2,000.00	24,000.00	16,000.00	16,000.00	66.67%
REMEDY MEDICAL	0.00	10,200.00	9,598.75	9,598.75	94.11%
STREET MAINTENANCE	0.00	81,800.00	70,559.25	70,559.25	86.26%
STREET REHAB (AMADOR)	0.00	249,550.00	263,696.00	237,550.00	95.19%
AMADOR CONSTRUCTION	0.00	309,050.00	87,003.00	87,003.00	28.15%
	2,000.00				

Indian Hills General Improvement District
OVERTIME/CALLOUT HOURS
APRIL 2026

Employee	Hours	pay date 4/3/2026	Hours	pay date 4/17/2026	Hours	pay date	Total Hours	Total Earnings
WATER TECH	1	49.83		0.00		0.00	1	49.83
WATER TECH		0.00		0.00		0.00	0	0.00
PARKS		0.00	3	110.49		0.00	3	110.49
PARKS		0.00		0.00		0.00	0	0.00
STREETS		0.00		0.00		0.00	0	0.00
STREETS		0.00		0.00		0.00	0	0.00
WATER SUPER		0.00		0.00		0.00	0	0.00
WATER SUPER		0.00		0.00		0.00	0	0.00
ADMIN SUPPORT		0.00	7	492.24		0.00	7	492.24
ADMIN SUPPORT		0.00		0.00		0.00	0	0.00
SEWER TECH		0.00		0.00		0.00	0	0.00
SEWER TECH		0.00		0.00		0.00	0	0.00
SEWER SUPER		0.00	2	127.12		0.00	2	127.12
SEWER SUPER		0.00		0.00		0.00	0	0.00
MECHANIC		0.00		0.00		0.00	0	0.00
MECHANIC		0.00		0.00		0.00	0	0.00
TOTALS	1.00	49.83	12.00	729.85	0.00	0.00	13.00	779.68

INDIAN HILLS GID
BUDGET TO ACTUAL
NOT INCLUDING DEPRECIATION
FOR THE PERIOD ENDED APRIL 30, 2026
WATER

				(OVER)/	83.33%
INCOME		**BUDGET**	**ACTUAL**	**UNDER**	
	FEES	1,495,778.00	1,292,836.70	202,941.30	86.43%
	CONNECTION FEES	0.00	0.00	0.00	0.00%
	CRICKET/VERIZON	14,929.92	12,441.60	2,488.32	83.33%
	GRANT INCOME	0.00	0.00	0.00	0.00%
	INTEREST	60,000.00	47,368.62	12,631.38	78.95%
	MISCELLANEOUS	0.00	1,279.23	(1,279.23)	0.00%
	TOTAL REV	1,570,707.92	1,353,926.15	216,781.77	86.20%
EXPENSES					
	SALARIES/BENEFITS	446,004.39	320,944.87	125,059.52	71.96%
	OPERATING EXP	503,100.00	349,295.75	153,804.25	69.43%
	DEBT PRINCIPAL	252,500.18	157,263.89	95,236.29	62.28%
	DEBT INTEREST	38,990.70	34,067.76	4,922.94	87.37%
	CAPITAL OUTLAY	1,724,624.00	232,873.20	1,491,750.80	13.50%
	TOTAL EXP	2,965,219.27	1,094,445.47	1,870,773.80	36.91%
	PROFIT (LOSS)	-1,394,511.35	259,480.68	(1,653,992.03)	
NON-CASH					
infrastructure depletion (DEPRECIATION)		552,000.00	381,401.88	170,598.12	69.09%

INDIAN HILLS GID
BUDGET TO ACTUAL
NOT INCLUDING DEPRECIATION
FOR THE PERIOD ENDED APRIL 30, 2026
SEWER

		BUDGET	ACTUAL	(OVER)/ UNDER	83.33%
INCOME					
	FEES	1,115,040.00	1,013,886.59	101,153.41	90.93%
	CONNECTION FEES	0.00	0.00	0.00	0.00%
	INTEREST	45,000.00	34,737.10	10,262.90	77.19%
	MISCELLANEOUS	0.00	0.00	0.00	0.00%
	TOTAL REV	1,160,040.00	1,048,623.69	111,416.31	90.40%
EXPENSES					
	SALARIES/BENEFITS	485,425.90	350,170.65	135,255.25	72.14%
	OPERATING EXP	266,600.00	182,549.91	84,050.09	68.47%
	DEBT PRINCIPAL	118,842.48	114,148.70	4,693.78	96.05%
	DEBT INTEREST	34,926.48	27,948.40	6,978.08	80.02%
	CAPITAL OUTLAY	985,750.00	395,596.10	590,153.90	40.13%
	TOTAL EXP	1,891,544.86	1,070,413.76	821,131.10	56.59%
	PROFIT (LOSS)	-731,504.86	(21,790.07)	(709,714.79)	

NON-CASH:				
infrastructure depletion (DEPRECIATION)	455,000.00	358,798.03	96,201.97	78.86%

INDIAN HILLS GID
BUDGET TO ACTUAL
NOT INCLUDING DEPRECIATION
FOR THE PERIOD ENDED APRIL 30, 2026
GENERAL

					(OVER)/	83.33%
INCOME			**BUDGET**	**ACTUAL**	**UNDER**	
	AD VALOREM		1,245,324.00	1,232,411.98	12,912.02	98.96%
	DOUGLAS CO. CONSOLIDATED TAX		402,412.00	345,019.11	57,392.89	85.74%
	PARK REV		1,500.00	4,315.00	(2,815.00)	287.67%
	GRANT		0.00	307,224.50	(307,224.50)	0.00%
	DONATIONS		0.00	0.00	0.00	0.00%
	MISCELLANEOUS		0.00	4,897.60	(4,897.60)	0.00%
	INTEREST		48,000.00	36,295.89	11,704.11	75.62%
	STORM WATER		21,700.00	18,364.00	3,336.00	84.63%
	TOTAL REV		1,718,936.00	1,948,528.08	(229,592.08)	113.36%
EXPENSES						
ADMIN	SALARIES/BENEFITS		110,741.61	87,259.09	23,482.52	78.80%
	OPERATING EXP		225,850.00	181,636.43	44,213.57	80.42%
	CAPITAL OUTLAY		8,000.00	5,752.75	2,247.25	71.91%
PARKS	SALARIES/BENEFITS		270,660.89	173,446.78	97,214.11	64.08%
	OPERATING EXP		174,000.00	127,434.15	46,565.85	73.24%
	CAPITAL OUTLAY	**	43,000.00	247,857.49	(204,857.49)	576.41%
STREETS	SALARIES/BENEFITS		277,660.89	172,564.60	105,096.29	62.15%
	OPERATING EXP		111,200.00	88,366.22	22,833.78	79.47%
	CAPITAL OUTLAY		1,220,000.00	153,567.54	1,066,432.46	12.59%
	TOTAL EXP		2,441,113.39	1,237,885.05	1,203,228.34	50.71%
	PROFIT		-722,177.39	710,643.03	(1,432,820.42)	

** GRANT RECEIVED FOR JAMES LEE PLAYGROUND

NON-CASH:				
infrastructure depletion (DEPRECIATION)	383,600.00	284,381.95	99,218.05	74.14%

AGENDA ITEM 8c.

Reports to the Board:

c. Engineer Report

LUMOS & ASSOCIATES

Boise • Carson City • El Dorado Hills • Fallon • Lake Tahoe • Reno www.LumosInc.com

Carson City
308 N. Curry Street, Suite 200
Carson City, Nevada 89703
775.883.7077

5/13/2026

Chris Johnson, District Manager
Indian Hills GID
3394 James Lee
Carson City, NV 89705

Subject: Engineer's Report to the Board – May 2026 Board Meeting

Dear Chris:

The following is a list of services that Lumos & Associates (Lumos) has provided to Indian Hills General Improvement District (IHGID), and an update to general District items that have been coordinated over the last month:

- Lumos is working with IHGID and Rapid Construction on the Fiscal Year 25 / 26 Street Rehabilitation Project (Amador) Construction. The Project's construction schedule has increased slightly since the last board meeting, with completion anticipated in June - July of 2026. The schedule has increased a few days due to minor changes in scope of work over the last month. The project is still on-budget, with contract amount at $3,672,754 (including force account).
- Lumos is assisting IHGID with research on the District's water rights, and the potential to shift more water rights into the School Wells.
- Lumos has provided documents for public records requests surrounding the vacant land at Sunridge Golf Course.
- Lumos is working on public record requests for the lots north of Jacks Valley Road.
- Lumos and IHGID staff met with NDEP last month regarding the Lead and Copper Rule. Lumos is working on a proposal to assist IHGID staff in review of record drawings to better understand existing water service materials within the district.

I will be happy to answer any questions during the Board Meeting.

Sincerely,

Collin Sturge, P.E.
IHGID District Engineer

AGENDA ITEM 8d.

Reports to the Board:

d. Attorney Report

AGENDA ITEM 9.

Discussion and possible action to approve changes to the Meeting Room Rental Agreement including the meeting room charges.
(Trustee, Garcia)

INDIAN HILLS GENERAL IMPROVEMENT DISTRICT

3394 James Lee Park Rd. #A
Carson City, NV 89705

MEETING ROOM RENTAL AGREEMENT
(TO ACCOMPANY SPECIAL USE PERMIT AND MEETING ROOM POLICY)

Request to rent the meeting room is as follows:

DATE(s)_____, from (Start Time) _____ to (End Time) _____

Name and phone number of the contact person:

Name _____ Phone #: (___) _____

Fax #: (___) _____

Office/Company _____

Address _____

MEETING ROOM CHARGES

ROOM CAPACITY WITH TABLES & CHAIRS APPROXIMATELY – 90 persons
WITHOUT TABLES APPROXIMATELY – 100 persons

Hourly Rates:

General Public:	**$25 per hour**	~~**$175 over 6 hours**~~
IHGID residents/businesses	**$25.00 per hour**, not to exceed $50.00 for up to 4 hours. After 4 hours, the general hourly rates apply.	

A refundable deposit is required for all reservations. The deposit is in addition to the hourly fees.
Cleaning/Damage Deposit is $200, refundable, whole, or in part.

CANCELLATIONS MUST BE CALLED IN 3 DAYS IN ADVANCE TO AVOID A $75.00 CANCELLATION CHARGE EXCEPT IN EXTENUATING CIRCUMSTANCES, I.E. WEATHER.

PLEASE SIGN AND RETURN A COPY OF THE AGREEMENT/CHARGE FORM, SPECIAL USE PERMIT AND MEETING ROOM POLICY FORM.
A CHECK MUST BE RECEIVED NO LATER THAN TEN (10) WORKING DAYS BEFORE THE RESERVED DATE AND MADE PAYABLE TO INDIAN HILLS GENERAL IMPROVEMENT DISTRICT.

I AGREE TO THE CHARGES,

_____
Signature

_____
Print Name

AGENDA ITEM 10.

Discussion and possible action to approve Draft Minutes from the February 18, 2026, Board Meeting.

Minutes
Indian Hills General Improvement District
Board of Trustees Meeting
District Office
3394 James Lee Park Rd. #A
Carson City, NV 89705
February 18, 2026
Regular Board Meeting
6:00 P.M.

Trustees Present: Chairman Clark-Ross, Vice Chairman Jones, Secretary/Treasurer Siegman, Trustee Garcia, and Trustee Stulac.

Trustees Absent: none.

Staff Present: General Manager Chris Johnson and Administrative Services Supervisor/Human Resources Brooke Thompson.

Others Present: District Engineer Collin Surge, District Counsel Chuck Zumpft, and Resident Lynn Dement.

6:00P.M. - Regular Meeting

1. **Call to Order**
   Request that Cell Phones and Pagers be turned off for recording purposes.
   Vice Chairman Stulac called the meeting to order at 6:00PM.

2. **Pledge of Allegiance:** Led by Secretary/Treasurer Siegman.

3. **Public Interest Comment: none**

4. **Approval of Agenda**

Vice Chairman Jones motioned to approve the agenda. Trustee Stulac seconded. Motion carried unanimously.

5. **Reports to the Board:**
   a. **General Manager Report**
   General Manager Chris Johnson reviewed his report with the board.

   Playground Project Update
   - General Manager Chris Johnson reported that the playground replacement project is scheduled to begin March 2.
   - All new playground equipment was delivered the previous day during a snowstorm.

Manhours Report Explanation

- Chris explained the manpower reports included in the packet, which compile staff hours and tasks across departments (water, wastewater, streets, and parks).
- Similar tasks were grouped together to make the report easier to read.
- Some department totals may not perfectly match because many tasks are averaged across the year.
- Seasonal work (such as street sweeping and weed treatment) was averaged across months to show typical monthly usage.

Clarification on Footnotes

- Trustee Garcia thanked Chris for preparing the report and asked about an asterisk on the Streets Department report (page 10).
- Chris clarified the asterisk should reference the same seasonal footnote used for the Parks Department, noting it remained after an editing change.

Board Comments

- Vice Chairman Jones commented that the report provides a helpful view of the many tasks staff perform.

1. Administrative
2. Water
3. Wastewater
4. Parks & Streets

b. District Accountant Report

General Manager Chris Johnson reviewed the accountant report with the board.

Sewer Technician Overtime

- Trustee Stulac asked about overtime pay for the sewer technician after noticing the hourly calculation appeared high.
- Johnson explained overtime is 1.5× regular pay, while holiday work is paid at double time.
- Some overtime may also be related to on-call duties.

Budget and Financial Status

- Vice Chairman Jones asked about a –$722,000 profit figure shown in the financial report and whether it was a concern.
- Chris explained the district is currently on budget and the negative figure reflects timing differences between expenses and revenue.
- For example, the district purchased a $90,000 skid steer early in the fiscal year, before corresponding revenues had been received.

- Chris noted he monitors the budget daily and tracks department spending relative to the fiscal year progress.
- At the time of the report, the district was 58% through the fiscal year, with department spending generally below or close to that percentage, indicating spending is within expectations.

c. Engineer Report

District Engineer Collin Sturge referenced his written report on page 28.

Street Rehabilitation Project Update

- District Engineer Collin Sturge reported that work on the FY 2025–2026 Street Rehabilitation Project (Amador area) has been the primary focus over the past month.
- Weather conditions and recent storms will delay work by approximately one week, but the project remains on schedule and within budget.
- Upcoming construction phases include:
  - Sewer improvements over the next month
  - Water system improvements in March and April
  - Sidewalk, curb, gutter, and asphalt work beginning in May
- Collin noted sewer infrastructure is installed first because it operates on gravity and must be set at a fixed elevation, while water lines can be adjusted to avoid conflicts.

Wastewater Pond Emergency Action Plan

- The district is working with Douglas County to update the Emergency Action Plan (EAP) for wastewater ponds five and six, which must be updated every five years. The last update occurred in 2021.
- Updates generally include:
  - Verifying emergency contact information
  - Reviewing calculations and regulatory requirements
  - Updating maps and supporting documentation
- The updated plan will be submitted to the Division of Water Resources.
- General Manager Chris Johnson added that the plan addresses procedures in the unlikely event of pond overtopping or levee failure, though the risk is considered extremely low due to the size and location of the ponds.

Coordination with School District

- Discussions with the Douglas County School District regarding school well water rights have been paused.
- The school district indicated they are currently focused on other priorities and will revisit the issue later.

Sunridge Development Coordination

- The district met with a potential developer at Sunridge Golf Course.
- Proposed plans appear focused on golf course improvements, such as a possible clubhouse or course modifications, rather than residential development.
- The district provided guidance on plan submittal requirements and district standards.

Board Questions

Emergency Action Plan Details

- Vice Chairman Jones asked what changes typically occur in EAP updates.
- Collin explained most updates involve administrative updates and regulatory compliance checks rather than major operational changes.

Wastewater Pond Lining

- Trustee Stulac asked whether the wastewater ponds are lined.
- Collin and Chris clarified:
  - One pond is currently lined
  - The second pond is planned to be lined in the future, likely around 2030, as part of the Capital Improvement Plan.
- The ponds store treated effluent used to irrigate the Sunridge Golf Course, which reduces environmental risk.

d. Attorney Report

District Counsel Chuck Zumpft: No ma'am questions only, nothing to report.

Public comment: none

- Trustee Garcia thanked Administrative Services Supervisor/Human Resources Brooke Thompson and staff for maintaining ADA compliance for the district.
- He noted the summary included in her report clearly demonstrated the importance of the work and acknowledged that the district had previously experienced compliance issues years ago.
- Trustee Garcia emphasized that maintaining ADA compliance is an important requirement for the district.
- General Manager Chris Johnson also recognized Brooke for completing the POOL/PACT Phase II Human Resources Assessment, noting it was a significant project.
- Brooke Thompson reported that funds from the grant associated with the assessment will be used for a staff team-building exercise, with employees participating in an escape room activity.
- Board members commented lightheartedly about the activity, with Chris joking that if the office appears closed for too long, it may mean staff are still "stuck" in the escape room.

6. **Discussion and possible action to approve an estimate from Carson Valley Heating, Inc. in the amount of $14,184.00 for a full system change out at the Water plant to include a new furnace and AC unit.**

General Manager Chris Johnson reported that the furnace at the water treatment plant failed. The unit is over 25 years old, and inspection by Carson Valley Heating found a cracked internal component.

- While repair is possible, Chris explained the cost would be significant for such an old system, so staff recommended replacing both the furnace and air conditioning unit, which were installed at the same time.
- The replacement cost is $14,184, which will be paid from the Water Department's Professional Services budget, where sufficient funds are available.
- Chris emphasized the importance of maintaining reliable climate control because the SCADA system computers are located in the building, and the air conditioning is necessary to keep them operating properly. These systems monitor and alert staff to issues in the water and wastewater systems.

Board Discussion

- Trustee Stulac noted the equipment lasting 25 years is unusually long for HVAC systems.
- Secretary/Treasurer Siegman asked whether the system was properly sized for the building. Chris clarified the unit serves only the front offices, server room, and chlorine room, not the entire plant.
- Trustee Garcia asked about the warranty referenced in the proposal.
    - Staff indicated the warranty is likely the manufacturer's standard warranty, though the exact terms will be confirmed.
    - The district already maintains a separate service contract with Carson Valley Heating for maintenance.
- Trustee Garcia commented that the quoted price appears very reasonable, especially given recent residential HVAC replacement costs.

Public comment: Resident Lynn Dement asked whether the project had been put out for multiple bids or if the district relied on an existing working relationship with Carson Valley Heating.

General Manager Chris Johnson responded that the district maintains an ongoing service contract with Carson Valley Heating, which handles maintenance for all district heating and air conditioning systems.

Chris also noted that the $14,184 cost falls below the threshold requiring a formal bidding process.

Chairman Clark-Ross stated that the quoted price appeared reasonable.

Trustee Stulac motioned to approve an estimate from Carson Valley Heating, Inc. in the amount of $14,184.00 for a full system change out at the Water plant to include a new furnace and AC unit. Secretary/Treasurer Siegman seconded. Motion carried unanimously.

7. **Discussion and possible action to pursue a separate goals form for the General Manager.**

Secretary/Treasurer Siegman is discussing the potential implementation of a SMART criteria-based approach for goal documentation and evaluation concerning the general manager, Chris. They are open to moving forward with this system if the board finds it necessary, emphasizing that the main objective is to create a clear, defensible basis for performance evaluations and related decisions, such as determining whether Chris should receive a raise. Secretary/Treasurer Siegman is flexible about the approach, indicating that their primary concern is ensuring accountability and transparency in the evaluation process.

The text outlines the board's efforts to improve the goal setting and performance evaluation process for general manager, Chris, using the SMART criteria. Here's a summary of the key points discussed:

1. Objective and Format of Goals:
    - Use SMART criteria (Specific, Measurable, Attainable, Realistic, Time-based) for setting goals.
    - Focus on high-level goals aligning with board objectives and Chris's personal goals rather than every minor task.
2. Documentation and Evaluation Process:
    - Consider a specific form/tool for documenting SMART goals.
    - Differentiate between high-level strategic goals and daily operational tasks.
    - Chris to report on goal achievements prior to evaluations.
3. Existing System and Improvements:
    - Current system involves goal setting by the board, reporting by Chris, and evaluations based on this data.
    - Consider simplifying the goals to reduce the administrative burden.
4. Status Reporting and Mid-Year Checkpoints:
    - Discussed interim reporting, such as six-month checkpoints, for progress tracking.
    - Evaluate using existing reports and monthly notes more effectively for easier information gathering.
5. Consensus and Clarity:
    - Emphasis on refining processes and maintaining a consistent goal-setting format.
    - Use existing evaluation forms with goal-setting spaces for more structured evaluations.

In conclusion, the aim is to establish a structured process that uses measurable criteria to better align individual goals with broader board objectives, enhancing performance evaluations.

Public comment: Resident Lynn Dement: I have several issues with this, I guess. Not that my opinion really matters in the grand scheme of things, but I agree with Trustee Jones that I personally is this the standard in business used to evaluate an employee with different criteria you're supposed

to meet on here. And who of you is going to decide that what you, what goal you're going to set for Chris is important enough to be included in this new form. I mean, you may have an idea about roads. You might have an idea about something else. How are you going to decide which ones are given to Chris that need that high level of something really important? You all are going to have what you need about this and decide among you what's important enough to do this. And I have a question for you which I know you can't answer. But in last time evaluation, did you all have difficulty assessing Chris's ability to meet the goals? Were you able to decide upon what vote? What little checkbox you gave him last year without adding yet another new form? I think that's a form of sorry, but micromanaging. I mean, I think Chris has shown that his ability to communicate with you in the in the board, in the manager's report at every board meeting. And he presents what his personal goals are. Why not? Two months before his evaluation, he gives his report to you in that form, so you don't have to look through the whole year. But he doesn't have to fill out yet another form. I mean, to me.

Trustee Stulac: We fill out this form, not him.

Resident Lynn Dement: No, no, I mean, he doesn't. We. I thought Russ was saying he wanted yet another new form for Chris to fill out. Did I misunderstand that? Maybe if I did, I apologize, but I thought it was this form that you would do. And there would be another new form that Chris would do to show that he has completed his goal. To me, it's included in the report. Thank you. Just my opinion.

The exchange captures a discussion among board members about the process of evaluating the general manager, Chris, and the potential use of a structured form to assess goals. Here are the main points:

1. Current Reporting System:
    - Vice Chairman Jones describes the current system as a continuous flow of information about ongoing and completed projects and questions whether project-specific reporting would be more efficient.
2. Goal-Specific Documentation:
    - Secretary/Treasurer Siegman clarifies the intention is to have a concise, meaningful way to document each goal without creating unnecessary work.
3. Purpose of the New Form:
    - The proposed form would serve as an internal tool for board members to ensure goals are valid (specific, measurable, attainable) before inclusion in Chris's evaluation.
    - Trustee Stulac emphasizes that the form would help systematize goal consideration, ensuring goals are appropriate and actionable.
4. Decision and Implementation:
    - Chairman Clark-Ross proposes moving forward without a formal vote, acknowledging some members' views that the process improvement initiative is beneficial.
    - Trustee Garcia suggests that the board's agreement to use the form should suffice without a formal motion, as the form is directed at improving the board's internal evaluation process.

Overall, there is consensus on adopting the form as a mechanism to enhance the evaluation process, ensuring goals are considered systematically before they are formally set for Chris. The discussion concludes with a sense of agreement to move forward without needing further repeated debate or voting on the matter.

8. **Discussion and possible action to pursue changing the Board room usage fee schedule.** Trustee Garcia proposes revisiting the fee schedule to offer preferential treatment to residents, as was done previously for gazebos and tennis courts. The main suggestions include:

1. Preferential Rates: Implementing a cap on the hourly rate for residents to ease the financial burden of maintaining facilities.
2. Weather-Related Cancellations: Allowing residents to reschedule reservations without penalty if canceled due to inclement weather.

Trustee Garcia emphasizes that similar adjustments were beneficial in previous contexts and suggests extending these considerations to this fee schedule as well. The goal is to ensure fairness and affordability for local residents, acknowledging their role in sharing facility maintenance costs.

The exchange reveals a discussion among board members about the fee schedule for facility rentals, specifically regarding preferential treatment for residents of Indian Hills. Here are the main points:

1. Resident Preferential Treatment:
    - Trustee Garcia suggests revisiting the fee schedule for residents to offer preferential treatment, similar to previous considerations for gazebos and tennis courts.
    - The idea includes possibly capping hourly rates for residents and allowing rescheduling without penalty due to inclement weather.
2. Existing Fee Structure:
    - Secretary/Treasurer Siegman feels the current $25 per hour fee with a $175 cap for over six hours is reasonable, especially compared to other local facility rental costs.
3. Scope of Use:
    - The room is primarily used by government bodies or entities like homeowners' associations (HOAs) for meetings, not for private events like birthday parties.
    - It's noted that exceptions or discounts already exist for certain types of nonprofits and government events.
4. Proposed Changes:
    - Trustee Garcia suggests lowering the cap from six to four hours or instituting a cap specifically for residents and local entities at two hours.
    - Discussion also includes adding a formal policy for fee waivers or rescheduling due to inclement weather.

5. Impact Analysis and Consensus:
    - General Manager Chris Johnson and Administrative Services Supervisor Brooke Thompson note that usage by entities typically doesn't exceed two hours, so the proposed cap would have minimal financial impact.
    - There is consensus around the idea of aligning the fee schedule more closely with other policies and maintaining consistency, although the overall impact is expected to be minor.
6. Final Thoughts:
    - Members recognize the need for some formalization of policies on cancellations due to weather but emphasize maintaining the current good relationship with community managers.
    - The discussion aims to improve fee structure transparency and ensure fairness without complicating existing processes further.

The board shows a willingness to adapt and adjust better to serve the local community's needs while recognizing the minimal financial impact such changes might have.

Public comment: none.

The discussion led by Trustee Stulac and General Manager Chris Johnson focuses on refining the facility fee schedule. Here are the main outcomes:

1. Removing Penalty Fees: Trustee Stulac suggests eliminating the $75 cancellation fee for weather-related issues to make the policy more resident-friendly.
2. Adjusting the Cap: Trustee Garcia proposes a cap at two hours for preferential rates, with regular rates applying if usage extends to four hours or more. This aims to prevent extended use without extra cost, ensuring resources like electricity are not overused.
3. Next Steps:
    - General Manager Chris Johnson confirms that the board has directed staff to revise the document based on these discussions.
    - The board members agree that the revised version will be brought back for approval without needing a formal motion at this stage.

By focusing on these changes, the board intends to enhance the fee schedule's fairness and practicality for local residents while maintaining effective resource use.

9. Discussion and possible action to approve Draft Minutes from the January 21, 2026, Board meeting.

Public comment: none

Trustee Garcia motioned to approve Draft Minutes from the January 21, 2026, Board meeting. Secretary/Treasurer Siegman seconded. Motion carried unanimously.

10. Chairman and Trustees Reports, Correspondence

Under this item the Board Members will briefly identify relevant communications received by them before the meeting, or meetings attended, or potential business of the district. No action will be taken on any of these items, but a member may request such item or topic be placed on a future agenda.

In this segment of the meeting, the board members discuss several administrative and logistical matters:

1. Return and Collaborations:
    - Trustee Garcia expresses enthusiasm to be back and ready to work with the board, congratulating the Chair and Vice-President on their positions.
2. Food Drive Initiative:
    - Vice Chairman Jones mentions her daughter's initiative to organize a food drive and seeks permission to place a flyer and a collection box in the building. General Manager Chris Johnson agrees, noting that they've participated in similar initiatives before.
3. Meeting Attendance and Technology:
    - Trustee Stulac informs the board about his absence for the March meeting due to travel.
    - Trustee Garcia raises the idea of integrating better technology, such as an "owl" system, to facilitate virtual attendance by board members, enhancing participation even when members are not physically present.
4. Upcoming Training:
    - Vice Chairman Jones reminds the board about an email from Brooke regarding a Zoom training session by Pool Pact on open meeting laws scheduled for 9 a.m. the next day.
    - Administrative Services Supervisor Brooke Thompson offers to resend the email reminder.
5. Weather and Community Impact:
    - The board discusses the severe weather's impact, with reflections on challenging commuting conditions and community accessibility concerns expressed by Chairman Clark-Ross and Trustee Stulac.

This segment reflects collaborative efforts to address logistical challenges and potential technology upgrades to enhance board operations and member participation.

11. Adjournment

Meeting adjourned at 7:14P.M.

FINAL APPROVED MINUTES AS PRESENTED

Secretary/Treasurer
Russ Siegman

DRAFT

AGENDA ITEM 11.

Discussion and possible action to approve Draft Minutes from the April 8, 2026, Board Meeting.

Minutes
Indian Hills General Improvement District
Board of Trustees Meeting
District Office
3394 James Lee Park Rd. A
Carson City, NV 89705
April 8, 2026
Regular Board Meeting
6:00 P.M.

Trustees Present: Chairman Clark-Ross, Vice Chairman Jones, Secretary/Treasurer Siegman, Trustee Garcia, and Trustee Stulac.

Trustees Absent: none.

Staff Present: General Manager Chris Johnson and Administrative Services Supervisor/Human Resources Brooke Thompson.

Others Present: District Engineer Collin Surge, District Counsel Chuck Zumpft, Douglas County Commissioner Nathan Tolbert, Residents Lynn Dement and Dallas Debatin.

6:00P.M. - Regular Meeting

1. **Call to Order**
   Request that Cell Phones and Pagers be turned off for recording purposes.
   Chairman Clark-Ross called the meeting to order at 6:00PM.

2. **Pledge of Allegiance:** Led by Vice Chairman Jones.

3. **Public Interest Comment:** Resident Lynn Dement 1020 Mica Drive. We're coming up on our third year of yard of the month. And this is a GID sponsored event. And the district has been very generous in providing $510 gift cards to the people we recognize as beautifying the community. And in this day and age, to be honest, $10 isn't. It's the thought that counts. But I'd like to ask for maybe a little assistance if anyone would like to up that amount, maybe to a $15 award just because. Thank you. Thank you all for being so generous for the Halloween and Christmas Lights contest too, because the board has traditionally chipped in for those. So, thank you.

4. **Approval of Agenda**

Trustee Garcia motioned to approve the agenda. Secretary/Treasurer Siegman seconded. Motion carried unanimously.

5. Introduction and County updates from Nathan Tolbert, Douglas County Commissioner.

Douglas County Commissioner Nathan Tolbert attended the meeting to introduce himself, apologize for not attending sooner due to scheduling conflicts, and provide updates on several county matters affecting the district.

Playground Project
Commissioner Tolbert reported that the collaborative playground project is expected to be completed within two to three weeks. He stated he has encouraged the process to stay on schedule.

Vista Grande / Valley Vista Road Extension
Tolbert provided an update on the long-discussed road extension connecting the area near Topsy Lane to Jacks Valley Road and the back side of Walmart. He explained that county funds alone are not enough to complete the project, so three private property owners are working together to contribute the remaining money needed. A traffic study is underway to determine whether the connection should use a roundabout or signalized intersection. If completed, the owners may build portions of the road and transfer it to the county.

Board members noted the road has been promised for many years and expressed cautious optimism that progress is finally being made.

Douglas County Lands Bill
Tolbert reported that the Douglas County federal lands bill has been introduced in both the House and Senate and has already advanced through a House committee. He explained the bill includes several parcels for conservation and a few for public sale/distribution.
One parcel of particular interest is approximately twenty-four acres near the Forest Service property at the bottom of Plymouth Drive, which may eventually be sold at auction. Board members were advised to monitor that parcel because it is surrounded by residential areas and future zoning decisions could affect the district.

WinCo Development
Tolbert confirmed that WinCo has purchased property across from Walmart near the county line. Plans have been submitted to the county, reviewed, and returned with comments, but no revised plans have yet been resubmitted.

County Office Access / Public Service
A trustee asked about complaints regarding county offices requiring appointments before entering certain departments. Tolbert said he had not heard specific complaints but acknowledged general concerns about delays and customer service. He noted many services are now handled online.

Splash Pad Clarification
Tolbert clarified that a recently approved splash pad project is for TRE, not Indian Hills.

Community Arts / Theater Project

Tolbert also shared an update on the former movie theater redevelopment concept. Community feedback supported making the facility welcoming, affordable, flexible, and available for broad community use rather than leased to one operator.

Key ideas included:

- A main theater of approximately four hundred seats
- One or more black box theaters for smaller performances, weddings, concerts, and events
- Revenue opportunities such as concessions, sponsorships, and bar service for events
- Maintaining some movie screens while repurposing others

He added the building is structurally sound but will need roof repairs, HVAC upgrades, plumbing improvements, and updated technology wiring.

Tourism and Economic Growth Discussion

Tolbert commented that Douglas County may soon need to decide whether to attract more visitors and tourism revenue or continue relying mainly on residents to fund services, as county budgets have remained relatively flat.

Board Appreciation

Board members thanked Commissioner Tolbert for attending and noted it had been many years since a county commissioner had directly addressed the board. Tolbert said he hopes to attend more regularly when schedules allow.

6. **Reports to the Board:**

   a. **General Manager Report**

   General Manager Chris Johnson reviewed his report with the board. General Manager Chris Johnson provided updates on district finances, public works projects, parks improvements, equipment upgrades, and upcoming community events.

   Budget and Financial Update

   Johnson explained that the Parks Department appears to be at 170% of budget, but this is due to the new playground project being funded by a grant that was not included in last year's budget. He clarified that the grant fully covers the expense, so the department is not over budget financially.

   He also praised Administrative Services Supervisor Brooke Thompson for successfully obtaining Pool Pact grant funding, which has been used for employee training and district improvements.

   Employee Training

   One recent grant-funded training opportunity includes sending staff member Steve to a playground inspection certification course, which is only offered in limited locations nationwide.

   Amador Project

   Johnson reported that the Amador infrastructure project is progressing well. Construction includes significant excavation, manhole work, and fire hydrant replacements. The project is slightly behind schedule due to weather delays but remains largely on track.

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New Playground Installation

Board members were encouraged to visit the new playground, which Johnson described as one of the largest structures in Indian Hills. Additional sections have recently been installed, and the project received positive feedback.

Sewer Camera Upgrades

Johnson discussed improvements to the district's sewer camera equipment:

- A smaller camera for inspecting residential sewer laterals was repaired and is now operational.
- The main sewer camera system was modernized by replacing an outdated DVD recording process with a direct-to-laptop digital recording system using an inexpensive USB converter.
- The upgraded system successfully inspected a 248-foot sewer line and is expected to improve efficiency and recordkeeping.

Street Sign Replacement Program

Johnson showcased the district's new street signs featuring the district logo. He noted they look excellent once installed and are being replaced gradually based on condition and available funding.

If budget funds remain available near the end of the fiscal year, another round of replacements is planned, including signs in the Sunridge area.

Recognition of Community Volunteer

Johnson publicly thanked Lynn Dement for her extensive volunteer efforts in helping organize district community programs and events. He noted she has spent many hours working with staff to develop successful activities.

Community Events Update

Administrative Services Supervisor Brooke Thompson and resident Lynn Dement presented updates on several community programs.

Easter Egg Hunt

They reported that the recent Easter Egg Hunt was very successful and thanked board members and volunteers who helped.

Knick Knacks and Crafts Event

A new neighborhood-wide event is being planned that combines:

- Craft sales
- Yard sales
- Community participation is similar to the Johnson Lane craft show model.

Residents would sign up to host from their homes, and organizers expect strong interest.

Fall Festival (Replacing Trunk or Treat)

A new Fall Festival is being planned for late September to avoid competing with October Halloween events.

Planned activities may include:

- Pie eating contest.
- Scarecrow making station.
- Pumpkin carving/decorating contest
- Food trucks
- Sidewalk chalk contest
- Scavenger hunt

- Community softball or kickball game

Community Softball Challenge

One featured idea is a fun game between:

Board member and staff vs. community members/residents.

Organizers emphasized it would be lighthearted, inclusive, and focused on bringing residents and the board together.

Entertainment and Demonstrations

Additional ideas include invitation:

- Square dancing groups
- Youth dance schools
- Martial arts demonstrations

Cost-Conscious Planning

Organizers said the Fall Festival should cost no more than the former Trunk or Treat event and possibly less, as many materials will be donated or reused.

Astronomy Event Idea

Resident Lynn Dement also mentioned a possible future evening community event featuring General Manager Johnson's telescope and astronomy knowledge.

Community Star Party Event

General Manager Chris Johnson expanded on the idea of hosting a Star Party, where telescopes would be set up for residents to observe the night sky. He said the event would be best scheduled in the fall or winter months when darkness arrives earlier. Johnson noted that viewing objects such as the rings of Saturn through a telescope would be a highlight. Board members and residents responded positively to the idea.

Summer Kickoff Event

Trustee Stulac asked for clarification on the date of the district's Summer Kickoff Event. Staff confirmed it is scheduled for June 20, likely to run from 11:00 a.m. to 2:00 p.m.

Ball Field Maintenance and Sierra Lutheran Partnership

Trustee Stulac asked whether the district receives any financial help or support for maintaining the baseball and softball fields.

Johnson and staff explained that while Sierra Lutheran does not directly pay rental fees, they provide significant in-kind support and maintenance, including:

- Repairing and rebuilding the pitcher's mound
- Assisting with field upkeep
- Volunteering through required student community service hours
- Helping with future dugout painting and improvements

Staff described Sierra Lutheran as effectively the district's home team.

Baseball Field Improvements

Johnson reported that the baseball infield currently uses decomposed granite (DG), which is not ideal for players. Full replacement with proper clay material is planned for the next budget year.

As a temporary improvement, district staff and Sierra Lutheran worked together to upgrade the running paths between the bases using clay, improving player safety and field quality.

Dugout Improvements

Sierra Lutheran plans to paint the dugouts in school colors, further enhancing the field and reinforcing their connection to the facility.

Softball Field Reuse

Administrative staff noted that Sierra Lutheran has started a girls softball team for the first time and is now using the district's softball field for practice.

The softball field had been mostly unused for many years, so its renewed use was seen as a positive development. The long-term goal is to eventually host games there as the program grows.

Positive Community Feedback

Trustee Garcia shared that a coach reported the girls softball team has been highly successful this season, and he also complimented the condition of the field after visiting it personally.

1. Administrative
2. Water
3. Wastewater
4. Parks & Streets

b. District Accountant Report

General Manager Chris Johnson reviewed the accountant report with the board.

c. Engineer Report

District Engineer Collin Sturge presented engineering updates covering the Amador project, wastewater compliance work, potential Sunridge Golf Course development, and district water system planning.

Amador Project Update

Sturge noted that engineering reports for both March and April were included in the board packet because the prior meeting had been canceled.

Regarding the Amador infrastructure project:

- The contractor received a 12-day extension due to February snowstorms.
- Despite the delay, the project remains on budget.
- Sewer and water line installation are currently underway.
- Work is expected to be completed in June.

Wastewater Pond Emergency Action Plans

Collin reported that he has been coordinating with the NDEP regarding emergency action plans for Wastewater Ponds 5 and 6.

- Plans were formally submitted recently.
- The state has already returned comments and additional requests.
- Staff are now working on revisions and responses.

Sunridge Golf Course Development Proposal

Sturge discussed early-stage planning activity involving the Sunridge Golf Course property.

The developers first requested public records, which the district provided. They have now submitted preliminary planning documents.

Current Preliminary Proposal Includes:

- Approximately seventy-eight single-family homes
- Fourplex residential units
- Significant clubhouse improvements
- RV spaces / RV park area

Sturge emphasized that the proposal is still very preliminary and the developer is conducting due diligence before deciding whether to proceed.

Possible Location

The proposed residential area appears to be on the south side of the golf course near South Sunridge Drive.

Infrastructure Impact of New Development

General Manager Chris Johnson added that a development of this size would likely require major upgrades to district water and sewer infrastructure. He explained the district's current systems may not be able to accommodate the additional demand without developer-funded improvements.

Sturge confirmed that part of his upcoming engineering proposal to the developer includes:

- Water system modeling
- Sewer capacity analysis
- Determining what district improvements would be required to support the project.

Golf Course Water Quality / Fishing Pond Discussion

Johnson and trustees also discussed the golf course owner's interest in creating fishing ponds on the property. This would require higher quality reclaimed water standards than the district currently operates under.

Johnson explained:

- The district may already be producing better water quality than current permit requirements.
- Testing will occur throughout the year.
- The district wants to avoid triggering expensive regulatory requirements that would force upgrades to a higher treatment classification.

Fence Repairs at Golf Course

Johnson reported that the golf course owner has purchased metal materials and hired a welder to repair the property fence. Work is expected soon.

Water Rights Optimization

Sturge also reported he has been working with district staff on potentially shifting existing water rights allocations to improve system efficiency.

He clarified:

- No new water rights are being added.
- Existing rights would simply be reallocated to better support certain wells and pressure zones.

Johnson explained the goal is to improve water availability in the upper service zone, including areas near Target/Home Depot and future growth corridors.

Well Water Quality Clarification

Trustee Stulac asked about past concerns regarding school wells and nitrates. Johnson clarified:

- The district's school wells are functioning properly.
- Nitrate concerns were associated with nearby residential private wells north of Jacks Valley Road, not district wells.

Future Development Capacity

Secretary/Treasurer Siegman asked whether shifting water rights could improve the district's ability to serve future development near Vista Grande. Johnson confirmed that it would help improve service potential in that area.

d. Attorney Report

District Counsel Chuck Zumpft: No ma'am questions only, nothing to report.

Public comment: Resident Lynn Dement stated in the grand scheme of things, this isn't really a big issue. But I had the pleasure of watching a Sierra Lutheran baseball game. And there appears to be some sort of little snack bar there, which I was not aware that we had. And I don't know if it's run privately, if it's run by the GID if it's run by Sierra Lutheran.

Administrative Services Supervisor/Human Resources: It's run privately. If they want to,

Resident Lynn Dement: Okay. Because I think we're missing an opportunity there, especially if there's now a softball team because traditionally the teams travel and play on the same field. So, there'd be a softball game at the same time as a baseball game because they travel from way far away.

Administrative Services Supervisor/Human Resources: Softball is only practice than they're not playing.

Resident Lynn Dement: I mean, in the future but I think it's an opportunity that we could expand on. Because that little snack bar thing over there, they didn't even have Diet Coke. So, it wasn't much. And I think we could expand and do something more to bring in some revenue for the district, maybe.

Chairman Clark-Ross: Go ahead. Dallas.

Resident Dallas Debatine: Dallas and I live on Amador Circle and there's a little activity going on over there, and it's really impressed. The construction process has been really clean every night. It's The whole. The streets open from both directions. The workers have been more have been really cooperative. And people have had questions. I don't, I don't know that a lot of people really understand what a big deal this is for the neighborhood. And I want to thank you all for getting that job done there.

Recess 7:06
Reconvene 7:16

7. **Discussion and possible action to adopt the Tentative Budget for Fiscal Year 2026-2027.**

General Manager Chris Johnson presented an overview of the district's upcoming budget and capital improvement plan, explaining funding sources, planned projects, and long-term infrastructure investments.

Budget Structure Overview

Johnson walked through the budget pages:

- Page 34–36: Administration budget
- Page 37–38: Parks & Recreation budget
- Page 39–40: Streets budget
- Pages 41–43+: Water and Sewer budgets

He explained the key distinction:

- General Fund: Administration, Parks, and Streets
- Enterprise Funds: Water and Sewer (self-funded through user revenues)

Capital Improvement Plan (CIP)

Johnson emphasized that nearly all major expenses are tied to the district's long-term **Capital Improvement Plan (through 2035).**

Key planned projects include:

Facilities & Equipment

- Kitchen/workroom flooring replacement
- Fireproof file cabinet
- Replacement of a UTV (side-by-side vehicle)
- Replacement of a parks truck
- Replacement of a parks/streets buggy

Parks & Recreation

- Tennis court resurfacing
- Basketball court resurfacing and conversion to include basketball and pickleball striping.
- Ball field infield reconstruction
- Additional playground-related upgrades

Streets & Maintenance

- Major road maintenance project
- Maintenance shop roof replacement

Basketball & Pickleball Courts

Johnson clarified:

- Basketball courts will be resurfaced due to poor conditions.
- The surface will also include temporary pickleball markings and portable nets.
- A full pickleball complex is not currently funded (estimated at ~$600,000 for full buildout)

He noted:

- Many regional pickleball courts already exist, making grants harder to obtain.
- The district is focusing on a cost-effective hybrid solution.

Fleet Replacement

- One district truck replacement was moved forward one year due to age (18–19 years old)
- Government pricing allows purchase of work trucks at reduced cost.

- Vehicles are utility-focused (basic work configuration, not consumer features.

Ground Penetrating Radar (GPR) & Utility Location

Johnson proposed purchasing ground penetrating radar equipment to locate underground utilities.

Purpose:

- Reduce costly and time-consuming potholing during construction.
- Identify underground water/sewer lines more efficiently.
- Support federal/state lead and copper pipe identification requirements.

Regulatory Requirement:

- NDEP requires identification of potential lead/copper service lines (homes built before 1989)
- Roughly 500+ older homes may require investigation.
- Current rules may require multiple potholes per home (up to four per property), which would be extremely costly and disruptive.

Proposed Solution:

- Use GPR to distinguish metal vs. plastic pipe signatures.
- Combine with record drawings and sampling to reduce excavation work.

Discussion:

- Staff and engineering caution that GPR has limitations (soil type, interpretation, accuracy)
- Engineers will attempt to minimize potholing through multiple methods.
- District will only proceed with purchase if regulators accept the method as valid evidence.

Water System Planning

Johnson explained:

- Water rights are not increasing but may be reallocated internally.
- Goal is to improve system efficiency and pressure in higher elevation zones.
- Could improve service reliability for future development areas (including Vista Grande)

Infrastructure Capacity & Future Growth

- Large developments (like Sunridge proposal) would require developer-funded upgrades to water and sewer systems.
- District would not absorb those costs without mitigation agreements.

Splash Pad Update

Splash pad concept is reconsidered due to:

- High construction cost (~$400K–$500K total)
- Ongoing maintenance and staffing needs
- Water usage concerns

Staff are leaning toward other park improvements instead.

Fleet Leasing Discussion

- District is exploring **vehicle leasing options** for heavy-use fleet equipment.
- Could help reduce long-term replacement costs.
- Trucks are used heavily within the district despite short travel distances \

Overall Budget Position

Budget is described as **stable with minor adjustments.**

- No major unexpected increases
- Focus remains on:

- Infrastructure replacement
- Efficiency improvements
- Long-term capital planning through 2035

Public comment: Resident Dallas Debatin: I just made one comment about the lead issue. I own a couple of three houses in Toledo, Ohio, and those houses back there are 150 years old. So, it is a lot older than houses here. But they're going through an examination of the lead that's in the house and individual houses, and they're taking just a part of Toledo at a time because it's such a huge issue. And the cost of getting each one was done, they're charging it to the owner for $250. If nothing, if no lead is found and they don't have to retest it can be $500 can be, you know who knows? So, so I don't know, maybe saving the, the information that you have on the pipes might be helpful to eliminating some costs for owners at some point down the road when we have, if we have to start testing individual houses, lay it on window sills and you know, the kind of thing. So, it's okay.

Trustee Garcia motioned to adopt the Tentative Budget for Fiscal Year 2026-2027. Vice Chairman Jones seconded. Motion carried unanimously.

Trustee Stulac raised a question regarding an apparent discrepancy in the district expense report, specifically on the Street Rehab (Amador project) line item.

Issue Identified

Stulac noted that:

- The budgeted amount for Street Rehab (Amador) was approximately $249,000.
- The reported billed amount appeared higher than expected.
- This created confusion because he believed the project was actually under budget overall.

Engineering Clarification

District Engineer Collin Sturge explained:

- The issue is likely a reporting or categorization error (typo or misallocation)
- The Street Rehab (Amador) project includes both:
  - Design work
  - Construction work
- Some costs may have been incorrectly assigned between those categories.

He confirmed:

- The design portion was completed under budget by about $12,000.
- The project overall remains financially sound.
- There is still approximately $12,000 remaining in contingency funds.

Financial Confirmation

General Manager Chris Johnson added:

- The total amount paid (~$237,000) reflects the actual spending.
- The discrepancy is likely due to a report formatting or coding issue, not overspending.

Resolution

Vice Chair Jones and staff agreed:

- The numbers likely reflect a line-item misplacement rather than an actual overage.
- The correct totals should align with the reported paid amount (~$237K)

Outcome

- No budget overrun occurred.

- The Amador Street Rehab project remains within budget and on track.
- Staff will ensure future reporting correctly separates design and construction costs.

8. **Discussion and possible action to purchase a gear reduction screw drive for the South Basin at the Sewer plant from CH Bull Company in the amount of $8,605.00.**

General Manager Chris Johnson presented a request regarding replacement of critical wastewater equipment, specifically **Lift Station 2, Pump 2 components,** and related mechanical parts.

Budget Context and Funding Source

Johnson explained that:

- A related pump rebuild project came in significantly under budget (approximately $14,000–$16,000 saved)
- Those savings are being redirected to fund this replacement.
- The district is therefore able to address the issue without impacting overall budget levels.

Equipment Description

The item being replaced is part of the **wastewater basin decanter system**, described informally as a "screwdriver" mechanism.

- The system raises and lowers components that control wastewater processing levels in two basins.
- There are two basins total (north and south)
- The north unit has already been replaced.
- The south unit is now showing wear and minor leakage.

Need for Replacement

- The equipment is approximately 18–20 years old.
- It is not currently in failure mode but is showing early signs of deterioration.
- Replacement is recommended proactively to avoid emergency failure.

Lead Time Concern

- The replacement part has a long lead time (~22 weeks)
- Staff emphasized ordering now is necessary to avoid future service disruption.

Staff and Board Discussion

- Engineers confirmed this is standard specialized wastewater equipment with long procurement timelines.
- Board members agreed the replacement is appropriate given available savings and preventive maintenance needs.
- It was confirmed that district staff (Dave and operations team) will perform the installation once parts are received.

Outcome

- Board consensus supported proceeding with the purchase.
- Funding will come from savings within the existing wastewater equipment budget line.
- Action is intended as preventative maintenance rather than emergency repair.

Key Takeaway

The district is using cost savings from other maintenance work to proactively replace aging wastewater infrastructure, avoiding future system failure and long downtime risk.

Public comment: none

Trustee Stulac motion to purchase a gear reduction screw drive for the South Basin at the Sewer plant from CH Bull Company in the amount of $8,605.00. Chairman Clark-Ross seconded. Motion carried unanimously.

9. Discussion and possible action to approve changes to the Meeting Room Rental Agreement including the meeting room charges.

Trustee Garcia explained that the policy update mainly:

- Aligns rental rules with prior changes that give residents some preference.
- Clarifies cancellation fee language so users understand when fees apply, especially in extenuating circumstances.
- Improves overall clarity and fairness for anyone reserving district facilities.

Vice Chairman Jones raised a concern about how the hourly rate structure is written, specifically whether the policy clearly explains pricing beyond four hours of use.

Administration confirmed:

- Standard use is typically 2 hours or less.
- The rate structure allows for longer bookings, but the language needs to clearly state how charges apply after four hours.

To resolve confusion, General Manager Chris Johnson suggested adding explicit wording:

- After four hours of use, the rate is $25 per additional hour.

The board discussed whether to delay approval again, but Trustee Garcia proposed approving the policy with the added clarification language instead of tabling it. The group generally agreed that the revision should be included so the policy is easier to understand and doesn't require repeated verbal explanations.

Public comment: Resident Dallas Debatin One of the things that's not on here is, well, that you brought up is concerning pricing for residents here and Gardnerville to use part of the senior center there has a gratis for nonprofits, not every nonprofit, but some nonprofits. And I think there's, well, for example, square dancing, we don't have any square dancing here. Square dancing in Carson City. I go to Genoa out of town. And so. And those charges are it's weekly and it's anywhere from $5 to $10 if you're not a member of the club. So, there were two squares in Carson City last week and also two squares in Genoa and in Dayton, they'll probably have 4 or 5 squares. So that generates a lot more money. So, but there's other non-profits that might use it. I belong to a club called Tops take off pounds sensibly, sensibly. I used to weigh 180, 285 pounds and they meet, it's a 75-year organization. The dues are the membership dues are like $40 a year. And you know, $0.50 a week. So, there's just no money available. And we don't get charged. Well, there's no organization here in Carson City. So, I'm driving to Gardnerville to go to that once a week. And it's, it's just a lot more reasonable than it's a one hour, one hour use. And there's different, different setups each time. Sometimes the group is required to put up chairs or put away tables or, or, or do whatever. So, I don't know how to set that up because each group that I go to is some of them. I don't know what they're doing. Some of them I do know what they're doing. So, it's. I don't know, this one page is pretty short to include these nonprofits are really short profit groups, especially if there's members in the neighborhood here. And with 1500 houses, there might be a lot.

The senior center today was completely full here. There were only 3 or 4 empty seats for lunch. So twice a week. Good deal. It's getting really well attended.

The board focused on clarifying the wording for the rental fee structure to make it easier for the public to understand.

Vice Chairman Jones initially suggested language stating that:

- Indian Hills residents or businesses would have a capped rate (up to $50) for 2–4-hour rentals.
- Additional hours would be charged at the regular rate.

General Manager Chris Johnson refined this idea, proposing a clearer structure:

- $25 per hour after four hours
- Total charges not to exceed $175.

After discussion, the group worked through wording adjustments for clarity and consistency.

Trustee Garcia confirmed the intent was to ensure the policy is straightforward and not confusing for users.

However, instead of finalizing the revised language immediately, Trustee Garcia proposed tabling the item so the wording can be cleaned up and brought back in a clearer final form at the next meeting. The board agreed to table it for further revision rather than approve it with ongoing edits during the meeting.

This item was tabled, the Board gave staff direction, and this item will be brought back to the board at the May meeting.

10. Presentation only proclaiming May 3rd - 9th, 2026 as Children's Mental Health Action Week.

The item presented was a proclamation requested by Nevada PEP (a mental health advocacy organization) recognizing Children's Mental Health Action Week (May 3–May 9, 2026).

General Manager Chris Johnson read the proclamation, which emphasized:

- The importance of children's mental health to healthy development
- The need to move beyond awareness into action and support.
- Early identification of behavioral health challenges through family, school, and community involvement
- The importance of family participation in treatment for better outcomes
- Concerns about inequities in access to mental health care for youth
- The broader social impact of untreated mental health needs in children

The proclamation declares the district's support for Children's Mental Health Week and encourages community awareness and acceptance of children and families dealing with mental health challenges.

Board discussion:

- The Chair clarified that no formal vote is required; it is a proclamation/presentation item.

- Members agreed it is a positive and appropriate recognition.
- Trustee Stulac and others noted the increasing importance of youth mental health issues in the broader community.
- Vice Chair Jones expressed interest in understanding more about the requesting organization.
- Chris Johnson identified the organization as Nevada PEP.

The board generally supported the proclamation and intended to post or share it publicly, without taking formal action.

Public comment: Lynn Dement: I think it calls attention to much needed attention to this issue. And I'm wondering if we couldn't go a step further and provide maybe under frequently asked questions on the website, some resources, a couple of phone numbers for people to call that may have children in difficulty and need some help. I think that would be really a good thing to do.

11. Discussion and possible action to approve Draft Minutes from the February 18, 2026, Board Meeting.

Vice Chairman Jones initially moved to approve the minutes, with Chairman Clark-Ross seconding. During discussion, Trustee Garcia stated he would abstain because he had not attended that February meeting.
It was then noticed that the draft minutes incorrectly listed Trustee Garcia as present.

Vice Chairman Jones withdrew and amended her original motion to:

- Correct the minutes to show Trustee Garcia was absent.
- Approve the amended February 18, 2026, draft meeting minutes.

Chairman Clark-Ross seconded the revised motion.

The board then proceeded to vote again on the corrected motion, with staff reminding Trustee Garcia that once the minutes accurately reflected his absence, he could vote yes on approving the corrected record.

Vice Chairman Jones motioned to approve Draft Minutes from the February 18, 2026, Board meeting with the amendment reflecting Trustee Garcia's absence. Chairman Clark-Ross seconded. Motion carried unanimously.

After reviewing the February meeting minutes and the recording, I have confirmed that Trustee Garcia was in fact present at the February meeting. He was actually absent from the January meeting.

As a result, the February minutes will be brought back to the Board for approval at the May meeting.

12. **Chairman and Trustees Reports, Correspondence**

Under this item the Board Members will briefly identify relevant communications received by them before the meeting, or meetings attended, or potential business of the district. No action will be taken on any of these items, but a member may request such item or topic be placed on a future agenda.

During trustee reports and closing comments, several updates and community ideas were discussed.

Remote Attendance / Meeting Technology

General Manager Chris Johnson announced the district has purchased and tested new camera equipment that will allow trustees who are absent to participate remotely through a Zoom-style setup. Features include:

- Camera view of the full board room
- Automatic focus on whoever is speaking.
- Laptop connection for remote trustee participation
- Potential future use for recording meetings and remote presentations

The Chair expressed concern based on older COVID-era Zoom experiences, but Chris said the technology has improved significantly.

Easter Egg Hunt Feedback

Vice Chairman Jones suggested improvements for future Easter egg hunts:

- Reuse donated plastic eggs instead of buying pre-filled eggs.
- Use volunteers to stuff eggs.
- Stagger age group start times by a few minutes so families with multiple children can participate more easily.
- Extend the event slightly rather than having it end so quickly.

The board responded positively to these ideas.

Yard of the Month Support

Trustee Garcia praised the continued success of the Yard of the Month program, noting it had reached three years. He offered to double his financial contribution for the program this year.

Splash Pad Clarification

Trustee Garcia clarified that a resident had told him a splash pad had already been approved. He wanted the record to show:

- He was only asking for clarification.
- He is not advocating for the splash pad.
- He understands the costs and maintenance concerns previously discussed.

Chairman Clark-Ross added that she had originally supported the idea but changed her mind after learning the high installation and staffing costs.

Tennis Court / Pickleball Concern

Trustee Garcia said a resident asked whether tennis courts would be repainted with pickleball lines. He told them, to the best of his knowledge:

- No immediate plan exists to convert the tennis courts.
- The tennis community actively uses and helps maintain the courts.

He clarified he was not speaking officially for the board.

Playground Praise
Chairman Clark-Ross praised the new playground, saying it was one of the biggest she had seen. Chris added it is now the tallest playground in Douglas County.

13. Adjournment

Chairman Clark-Ross motioned to adjourn the meeting. Vice Chairman Jones seconded. Motion carried unanimously.

Meeting adjourned at 8:17P.M.

FINAL APPROVED MINUTES AS PRESENTED

Secretary/Treasurer
Russ Siegman

DRAFT