

**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

**June 17, 2026
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)

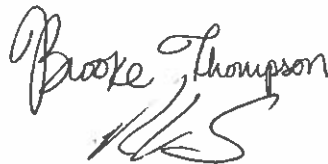
The public may comment on any subject that is pertinent to IHGID. The public may comment on any item that is on this agenda at the time it is discussed. Therefore, the public is encouraged and permitted to make comments on any non-agenda items during the public interest comment period. Comments may be 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. Discussion and possible action to approve a renewal proposal from Nevada Public Agency Insurance Pool (POOL) and approval for payment from fiscal year 2026-2027 funds.
(Jim Norton, Warren Reed Insurance)
 - Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment
6. Discussion and possible action to accept a proposal from Lumos & Associates, Inc., to provide technical assistance for the EPA Lead and Cooper rule in the amount of \$30,000.
(General Manager, Chris Johnson/District Engineer Collin Sturge)
 - Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment
7. Discussion and possible action to accept addendum No. 2 to the consultant agreement with Lumos & Associates, Inc. for the IHGID FY 25/26 Street rehabilitation project.
(General Manager, Chris Johnson/District Engineer Collin Sturge)
 - 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 Draft Minutes from the May 20, 2026 Board Meeting.
 - Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment
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 an item or topic be placed on a future agenda.
11. 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., June 12, 2026, by



Brooke Thompson

AGENDA ITEM 5.

Discussion and possible action to approve a renewal proposal from Nevada Public Agency Insurance Pool (POOL) and approval for payment from fiscal year 2026-2027 funds.

(Jim Norton, Warren Reed Insurance)



1521 Hwy 395 N
 Gardnerville, NV 89410
 Phone: (775) 782-2277
 Fax: (775) 782-8923

Indian Hills GID
Chris Johnson
3394 James Lee Park Rd. #A
Carson City, NV 89705

Invoice # 3453	Page 1 of 1
Account Number	Date
INDIHIL-01	5/12/2026
Balance Due On	
7/1/2026	
Amount Paid	Amount Due
	\$82,932.86

PLEASE TEAR OFF TOP PORTION AND RETURN WITH YOUR REMITTANCE!

General Liability	Policy Number: NPAIP20262027	Effective: 7/1/2026 to 7/1/2027
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Item #	Trans Eff Date	Due Date	Trans	Description	Amount
117108	7/1/2026	7/1/2026	RENB	Renewal of 26/27 POOL policy	\$82,932.86
Total Invoice Balance:					\$82,932.86

Payment due upon receipt of invoice. Please make payable to Warren Reed Insurance.

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poolpact.com
The Power of the POOL

NEVADA PUBLIC AGENCY INSURANCE POOL MEMBER COVERAGE SUMMARY

Prepared For:
Indian Hills General Improvement District

Presented By:
Warren Reed Insurance

**THANK YOU FOR
YOUR
MEMBERSHIP!**



Dear POOL Member:

Thank you for your continuing leadership commitment to serving your communities by fulfilling your public service mission. The POOL continues to offer programs, services and support for Members' financial security and collaborating with you in support of your mission.

This Member Coverage Summary reflects the successful negotiations with multiple markets to obtain cost-effective terms, conditions and pricing for approval by the POOL Board on behalf of all Members.

As owners of the POOL, you approved the extensive risk management services, such as POOL/PACT HR services including its training courses and ELearning modules on important HR topics. Enrollment in POOL's ELearning programs include Target Solutions Fire/EMS training, KnowBe4 email security training and more. ELearning continues to reach an increasing number of employees for convenient and cost-effective learning. POOL also maintains an ongoing focus on law enforcement policies and practices targeted jail and road operations with onsite and virtual assessments and sample policies.

We encourage you to discuss the POOL's services with staff and your agent. We regularly update our website and encourage you to visit www.poolpact.com to utilize a growing base of HR and risk management information in the resource libraries. While there, look for the POOL Coverage documents, board and committee agendas and minutes.

Thanks to all Member volunteers who serve on our boards and committees. These volunteers do a superb job of representing the interests of the Members of your POOL.

Sincerely,

Wayne Carlson
Executive Director
Nevada Public Agency Insurance Pool



NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

RENEWAL PROPOSAL	COVERAGE PERIOD	NAMED ASSURED	MAINTENANCE DEDUCTIBLE
	07/01/2026 – 07/01/2027 Standard Time	Indian Hills General Improvement District	\$1,000

Property Coverage

Coverage	Limit per Loss	
Property	\$500,000,000	Per Schedule of Locations

The following sub-limits apply to Section V. C. Extensions of Property Coverage:

Accounts Receivable	\$5,000,000 per loss
Arson Reward	10% up to \$25,000 per loss
Debris Removal - Mold/ Asbestos	\$100,000
Earthquake	\$150,000,000 aggregate
Flood	\$150,000,000 aggregate \$25,000,000 aggregate - Flood Zone A
Equipment Breakdown	\$150,000,000 per loss
<ul style="list-style-type: none"> Loss of Income & Extra Expense 	included
<ul style="list-style-type: none"> Hazardous Substance Coverage 	\$250,000 per loss
<ul style="list-style-type: none"> Spoilage Coverage 	\$250,000 per loss
<ul style="list-style-type: none"> Data Restoration 	\$100,000 per loss
<ul style="list-style-type: none"> Electrical Risk Improvements 	\$10,000
Expediting Expenses	\$25,000 per loss
Unintentional Errors and Omissions	\$5,000,000 per loss
Money and Securities	\$500,000 per loss
Ordinance or Law – LEED Building	\$500,000
Agreed Value Vehicles	Per Attachment D, if applicable



NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

Liability Coverage

The Limits of Liability are as follows:

Coverage	Limit per Named Assured	Annual Aggregate Limit per Named Assured
Per Event	\$10,000,000	\$10,000,000
<i>All Sublimits are a part of and not in addition to the Limits of Liability.</i>		
<i>Liability Sublimits:</i>		
• Additional Assured (Lessors) (Section I, item 2)	\$2,000,000	
• Weed Spray Property Damage (Section IV, item 3 (B) (2) (ix))	\$250,000	\$250,000
• Emergency Response to Pollution (Section IV, item 3 (B) (2) (v))	\$1,000,000	\$1,000,000
• Criminal Defense Fees and Costs (Section VI, part C, item 4)	\$50,000	\$50,000
• Defense for Regulatory Agency Actions (Section VI, part C, item 16)	\$50,000	
Sexual Abuse Sublimit (Section VI, part C, item 21)	\$2,500,000	\$2,500,000
Retroactive Date	<i>May 1, 1987 except as shown in Attachment C</i>	



NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

Cyber Risk Coverage:

	COVERAGE PERIOD	NAMED ASSURED	MAINTENANCE DEDUCTIBLE
	07/01/2025 – 07/01/2026 12:01 A.M., Standard Time	Per Attachment A	10%, up to \$25,000 *

CYBER SECURITY RISK COVERAGE		
CYBER SECURITY RISK COVERAGE LIMITS	Limit per Named Assured Per PRIVACY OR SECURITY EVENT	Annual Aggregate Limit Per All Named Assureds
Coverage Limits – First and Third Party	\$1,000,000	\$1,000,000 up to \$15,000,000 aggregate all POOL Members combined
<i>The following sublimits are a part of and not in addition to the Limits of Liability:</i>		
Cyber Crime Coverage	\$500,000	
Retroactive Date		July 1, 2013

* Applies for failure to timely implement and comply with vulnerability assessment recommendations.



NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

Environmental Liability Coverage

The Limits of Liability are as follows:

Coverage A	Third Party Claims for Bodily Injury, Property Damage or Remediation Expense
Coverage B	First Party Remediation Expense
Coverage C	Emergency Response Expense
Coverage D	Business Interruption

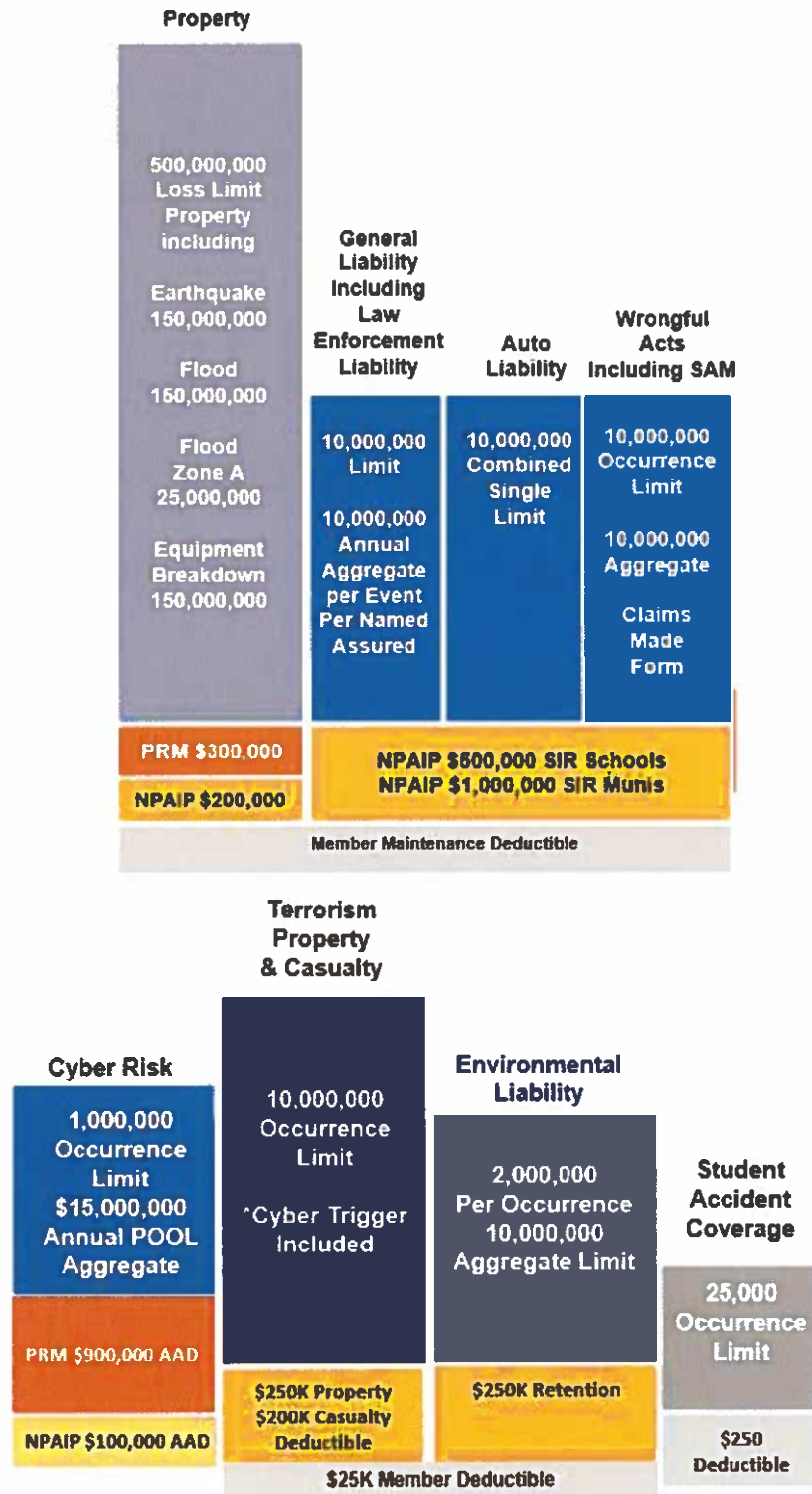
COVERAGE	DEDUCTIBLE	EACH INCIDENT LIMIT	AGGREGATE LIMIT
A,B,C	\$25,000	\$2,000,000	\$10,000,000

COVERAGE	DEDUCTIBLE	BUSINESS INTERRUPTION LIMIT (Days)	BUSINESS INTERRUPTION LIMIT (\$)
D	3 Days	365	\$2,000,000





NPAIP 2026 - 2027 Program Structure





NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

Member Contribution:

Total Cost:	\$77,508.82
Agent Compensation:	\$5,424.04
Total Program Cost Including All POOL Services:	\$82,932.86



NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

Changes within the 2026-2027 Coverage:

1. Property Per Loss Limit Increased to \$500,000,000
2. Equipment Breakdown Limit Increased to \$150,000,000
3. Cyber Liability Changes
 - a. \$1,000,000 Limit/Aggregate Per Member for First- and Third-Party Liability
 - b. \$ 500,000 Sub-Limit for Cyber Crime Coverage
4. Exclusion that is specific to PFAS has been added
5. Definition for Agreed Value has been updated for Clarification
6. Added Requirements for retaining "Salvage" after a loss

Change to the Interlocal Cooperation Agreement:

1. Amended Article 22 to state that a Member giving 120-day Notice of Withdrawal Waives the two-thirds Board vote requirement under Article 23.A

Coverage:

Maintenance Deductible:	\$1,000
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	2025	2026	Percent (%) Change
Program Cost Comparison	\$76,259.72	\$82,932.86	8.75%

Key Exposures:

	2025	2026	Percent (%) Change
Payroll	\$873,167	\$882,167	1.03%
Total Insured Property Values	\$17,789,993	\$22,006,933	23.70%
Auto Count	15	15	0.00%
Law Enforcement	0	0	0.00%
Employees	11	11	0.00%
Student ADA	0	0	0.00%
Teachers	0	0	0.00%



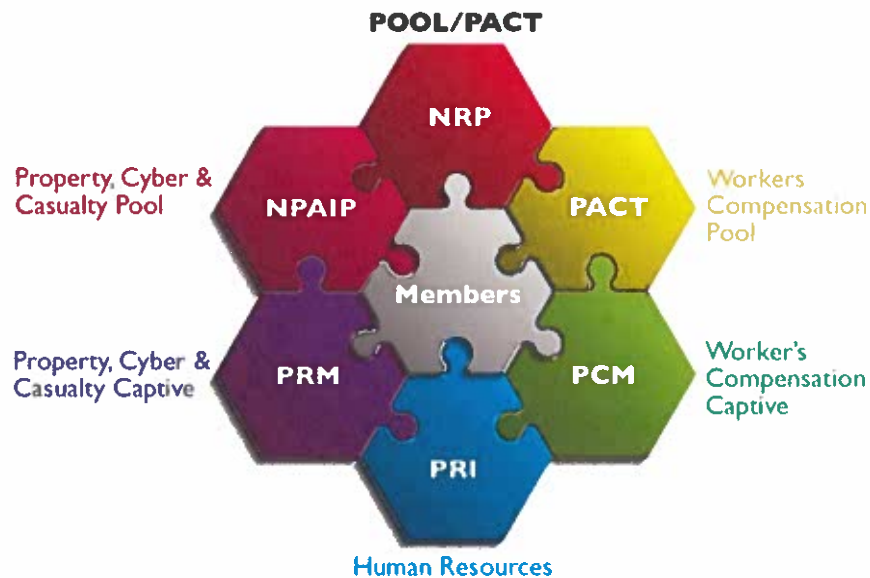
POOL/PACT – HERE FOR YOU

Members Helping Members

In 1987, four Nevada counties formed their own risk sharing pool. Now over thirty years later, the majority of Nevada's public entities remain committed to each other and the mission of their risk pool organization. POOL/PACT continues to excel in providing an unparalleled level of service to our members. Our mission seeks to help members manage their risks so they can serve the public effectively.

The POOL Board is comprised of dedicated, hardworking, and ethical Member leaders focused on public risk management. They continue to do an excellent job of representing the interests of the Member-owners of POOL/PACT.

Our members continue to see great value in being part of POOL/PACT because of extensive services, which keeps membership retention strong. POOL/PACT encourages you to discuss the services we offer with your insurance agent – its valued partner in the POOL program.



POOL Executive Committee

Josh Foli - Chair (Lyon County)
Kim Todd – Director (Eureka County)
Amanda Osborne - Director (Elko County)
Dan Murphy – Vice Chair (Pershing Co.SD)
Weston Noyes – Fiscal Officer (Humboldt Co)
Ann Cyr - Director (Carson City SD)
Curtis Trujillo – Director (Incline Village GID)
Bryce Cranch - Director (Tahoe Douglas FPD)

PACT Executive Committee

Paul Sikora - Chair (Boulder City)
Russell Klein – Vice Chair (Lander CSD)
Amanda Osborne - Trustee (Elko County)
Josh Foli – Fiscal Officer (Lyon County)
Jackie Dunklee – Trustee (North Lale Tahoe FPD)
Alicia Heiser - Trustee (City of Winnemucca)
Joe Westerlund – Trustee (Town of Tonopah)



RISK MANAGEMENT BENEFITS AND SERVICES

POOL/PACT ENTERPRISE RISK MANAGEMENT COMMITTEE

Develops, administers, and supervises Risk Management policy, procedure, and planning • Supports innovative risk reduction and/or mitigation programs • Develops and administers risk control techniques to reduce the frequency and severity of losses

ENTERPRISE RISK MANAGEMENT EXCELLENCE PROGRAM

A voluntary program developed to assist POOL/PACT members achieve operational excellence in the delivery of public service through effective risk management • Develops understanding of Enterprise Risk Management – that risk management efforts of one department have a direct impact, either positive or negative, on the enterprise as a whole

RISK MANAGEMENT GRANT PROGRAM

Educational Grants supporting risk management education and training opportunities • Risk Management Grants for risk management/mitigation projects or acquisitions • Visit www.poolpact.com/risk-grant.asp for more information

ONLINE SAFETY TRAINING

Active Shooter Response • Asbestos Awareness Training • Aversive Interventions • Back Safety in the Workplace • Bloodborne Pathogens Awareness • The Complex Quadriplex of Lifeguard Blindness • Cybersecurity Awareness • Ransomware Awareness • Defensive Driving • FERPA • GHS - Hazard Communication • Heat-Related Illness • HIPAA Privacy Rule • Lock-Out, Tag-Out • Mandatory Child Abuse Reporting Laws • MRSA Awareness for Correctional Employees • MRSA Awareness in Hospitals • Nevada Ethics in Government Law • Office Ergonomics • Open Meeting Law • OSHA – Rights and Responsibilities • Pool Chemical Safety • Slips, Trips, and Falls • Strip Search Training • Students in Transition • Sub-Administrator Training • Surviving an Active Shooter • Teaching Science Safely • Transporting Students with Special Needs • MSDSonline (SDS management)

LAW ENFORCEMENT AND FIRE PROTECTION

Partnership with leading law enforcement experts to provide Best-practice Road and Detention Operation Policies and Procedures • Detention Facility Assessments and Reports • Team Approach to Address Individual Needs Through Network of Subject Matter Experts in Law Enforcement, Jails/Corrections, Public Safety, and Criminal Justice • TargetSolutions Fire and EMS Training Platform • Mental Health – Fit for Retirement Wellness

SWIMMING POOL SAFETY POLICIES, INSPECTIONS, AND TRAINING

Aquatic Facility Assessment and Report • Annual Aquatic Risk Management Seminar • Best-practice Aquatic Facility Policy and Lifeguard Manual Templates

CYBERSECURITY TRAINING AND POLICIES

Onsite Passive Network Assessments (PNA) • Best-practice Data Security Policy Templates • Quarterly Cybersecurity Hot-Topic Webinars • Annual Cybersecurity Summit • KnowB4 Phishing Awareness Campaigns and Training • KnowB4 Cybersecurity Newsletter • Cyber Incident Response Plan Templates • Individualized Data- and Cybersecurity Advice and Support

SCHOOL DISTRICT EMERGENCY OPERATIONS PLANS, TRAINING, AND POLICIES

NRS-required Emergency Operation Plans (EOP) • Annual EOP updates • Emergency Management and Response Training • School Safety Training based on FEMA Guide for High Quality School Emergency Operations Plans • Hazard and Vulnerability Assessments and Reports

SITE SAFETY INSPECTIONS AND TRAINING

Playground & Parks Safety Surveys • Workstation Ergonomic Evaluations • Confined Space Risk Assessments • Facility Surveys • Fire Extinguisher Education • Respirator Fit Testing and Education • CPR/First Aid/AED • Accident Investigation Training • Back Safety and Lifting • Defensive and Distracted Driver Education • Workplace Violence • Personal Protective Equipment • Emergency Preparedness • OSHA Compliance Training • Written Workplace Safety Plan Training • Safety Committee Formation and Operation • Wellness/Health Education and Training

For More Information, Contact:

Marshall Smith, Risk Manager (marshallsmith@poolpact.com) or Jarrod Hickman, Risk Management Specialist (jarrodhickman@poolpact.com); (775) 885-7475; or visit www.poolpact.com.



PROGRAMS AND SERVICES AVAILABLE TO POOL/PACT MEMBERS



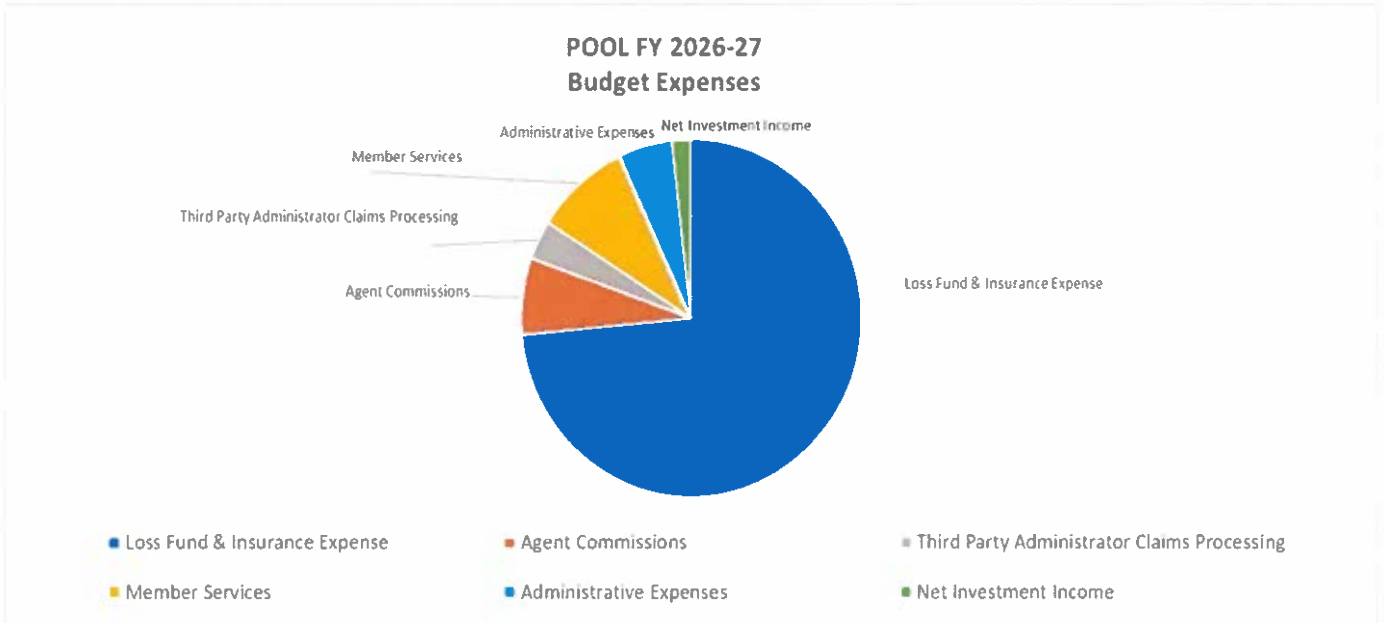
POOL/PACT HUMAN RESOURCES MEMBER SERVICES

A variety of services are offered through POOL/PACT HR. We work with each member individually to address their specific HR-related needs and reduce liability. The basic services include:

- Consultation with members to manage and resolve critical employment-related issues to include identifying options, providing step-by-step guidance, monitoring progress, and answering questions.
- In-person and virtual instructor-led training courses, workshops, and certificate programs.
- eLearning courses available 24/7.
- Webinars on HR-related topics.
- On-site assessments of members' HR practices with recommendations.
- Communication issued as "Alerts" to inform members of significant HR-related law or practice changes.
- On-site HR Briefings tailored to specific needs/requests of members.
- Sample personnel policies which may be adopted for use by members.
- Sample job description templates and numerous HR forms that can be tailored for use by members.
- Salary schedule database available on our website for member reference.
- Summary of HR-related legislation produced each legislative session.
- HR scholarships to assist member HR representatives in attaining nationally recognized HR certifications.
- Annual HR Conference providing HR representatives and CEOs valuable information on communication, leadership, and legal compliance.



POOL 2026-2027 APPROVED BUDGET AND EXPENSES



POOL Budget FY 26-27	Recommended Budget	FY 2026-27	% Allocation
Loss Fund & Insurance Expense	\$ 22,148,029		75.5%
Agent Commissions	\$ 1,974,942		6.7%
Third Party Administrator Claims Processing	\$ 835,280		2.8%
Member Services	\$ 2,668,393		9.1%
Administrative Expenses	\$ 1,524,152		5.2%
Building Cost	\$ 201,753		0.7%
Total Budget	\$ 29,352,549		100.0%



POOL/PACT CONTACTS

Nevada Risk Pooling (NRP) (775) 885-7475

Wayne Carlson, Executive Director, ext 132
waynecarlson@poolpact.com

Alan Kalt, Chief Financial Officer, ext 128
akalt@poolpact.com

Marshall Smith, Risk Manager, ext 104
marshallsmith@poolpact.com

Jarrold Hickman, Risk Manager, ext 133
jarroldhickman@poolpact.com

Mike Van Houten, eLearning Administrator, ext 101
eLearning@poolpact.com

Stephen Romero, Member Relations Manager, ext 110
stephenromero@poolpact.com

Jennifer Turner, Admin Data Analyst, ext 129
jenniferturner@poolpact.com

Beck Freeman, Admin Assistant, ext 125
beckfreeman@poolpact.com

Pooling Resources, Inc. (POOL/PACT HR) (775) 887-2240

Stacy Norbeck, General Manager, ext 107
stacynorbeck@poolpact.com

Ashley Creel, Sr. HR Business Partner, ext 105
ashleycreel@poolpact.com

Lessly Monroy, Sr. HR Business Partner, ext 108
Lesslymonroy@poolpact.com

Sean Moyle, Sr. HR Business Partner, ext 103
seanmoyle@poolpact.com

Andrea Laughlin, HR Analyst, ext 113
andrealaughlin@poolpact.com

Robin Womack, HR Learning & Development, ext 106
robinwomack@poolpact.com

Davies Claims Solutions

Donna Squires, Claims Manager
(775) 329-1181

Donna.squires@us.davies-group.com

Margaret Malzahn, WC Claims Supervisor
(775) 329-1181

Margaret.malzahn@us.davies-group.com



NPAIP MEMBERSHIP

Counties:

Carson City
Churchill County
Elko County
Esmeralda County
Eureka County
Humboldt County
Lander County
Lincoln County
Lyon County
Mineral County
Pershing County
Storey County
White Pine County

Cities:

Boulder City
City of Caliente
City of Carlin
City of Elko
City of Ely
City of Fernley
City of Lovelock
City of Sparks
City of Wells
City of West Wendover
City of Winnemucca
City of Yerington

Towns:

Town of Gardnerville
Town of Genoa
Town of Minden
Town of Round Mountain
Town of Tonopah

School Districts:

Carson City School District
Churchill County School District
Douglas County School District
Elko County School District
Esmeralda County School District
Eureka County School District
Humboldt County School District
Lander County School District
Lincoln County School District
Lyon County School District
Mineral County School District
Nye County School District
Pershing County School District
Storey County School District
White Pine County School District

Fire Districts:

East Fork Fire Protection District
Moapa Valley Fire Protection District
Mt. Charleston Fire Protection District
North Lake Tahoe Fire Protection District
North Lyon County Fire Protection District
Pahranagat Valley Fire District
Tahoe Douglas Fire Protection District
Washoe County Fire Suppression
White Pine Fire District

Others:

Central Nevada Health District
Central Nevada Historical Society
Central Nevada Regional Water Authority
Community Chest, Inc
Consolidated Agencies of Human Services
County Fiscal Officers Association of Nevada
Douglas County Redevelopment Agency
Elko Central Dispatch
Elko Convention & Visitors Authority
Humboldt River Basin Water Authority
Lincoln County Regional Development
Mineral County Housing Authority
Nevada Association of Counties
Nevada Commission for the Reconstruction of the V & T Railway
Nevada League of Cities
Nevada Risk Pooling, Inc.
Nevada Rural Housing Authority
Nevada Volunteers
NevadaWorks
Pooling Resources, Inc.
Regional Transportation Commission of Washoe County
Truckee Meadows Regional Planning Agency
U.S. Board of Water Commissioners
Virginia City Tourism Convention
Western Nevada Regional Youth Center
White Pine County Tourism

Special Districts:

Alamo Water & Sewer District
Amargosa Library District
Baker Water and Sewer
Battle Mountain Hospital
Beatty Library District
Beatty Water & Sanitation District
Beatty GID
Canyon General Improvement District
Carson-Truckee Water Conservancy District
Carson Water Subconservancy District
Cave Rock Estates GID
Churchill County Mosquito, Vector

Special Districts (continue):

Douglas County Mosquito District
Douglas County Sewer
East Fork Swimming Pool District
Elko County Agricultural Association
Elko TV District
Femley Swimming Pool District
Gardnerville Ranchos General Improvement District
Gerlach General Improvement District
Humboldt General Hospital
Incline Village General Improvement District
Indian Hills General Improvement District
Kingsbury General Improvement District
Lakeridge General Improvement District
Lincoln County Water District
Logan Creek Estates General Improvement District
Lovelock Meadows Water District
Marla Bay General Improvement District
Mason Valley Swimming Pool District
McGill Ruth Sewer and Water
Minden Gardnerville Sanitation District
Moapa Valley Water District
MT Grant General Hospital
Nevada Association of Conservation Districts
Nevada Association of School Boards
Nevada Association of School Superintendents
Nevada Tahoe Conservation District
Northern Nye County Hospital District
Pahrump Library District
Palomino Valley General Improvement District
Pershing County Water Conservation District
Sierra Estates General Improvement District
Silver Springs General Improvement District
Silver Springs Stagecoach Hospital
Skyland General Improvement District
Smoky Valley Library District
Southern Nevada Area Communication Council
Stagecoach General Improvement District
Sun Valley General Improvement District
Tahoe Douglas District
Topaz Ranch General Improvement District
Tahoe Reno Industrial General Improvement District
Tahoe Transportation District
Tonopah Library District
Truckee Meadows Water Reclamation Facility
Walker Basin Conservancy
Walker River Irrigation District
Washoe County Water Conservation District
West Wendover Recreation District
Western Nevada Development District
White Pine Television District #1
Zephyr Cove General Improvement District
Zephyr Heights General Improvement District

**THANK YOU
FOR YOUR
MEMBERSHIP!**

AGENDA ITEM 6.

**Discussion and possible action to accept a proposal from Lumos & Associates, Inc., to provide technical assistance for the EPA Lead and Cooper rule in the amount of \$30,000.
(General Manager, Chris Johnson/District Engineer Collin Sturge)**



Boise • Carson City • El Dorado Hills • Fallon • Lake Tahoe • Reno • Roseville

Reno
950 Sandhill Road, Suite 100
Reno, Nevada 89521
775.827.6111

LumosInc.com

June 10, 2026

LA26.549

Chris Johnson, District Manager
Indian Hills General Improvement District
3394 James Lee Park Road #A
Carson City, NV 89705

Subject: IHGID Lead and Copper Rule Technical Assistance

Dear Chris:

Lumos & Associates, Inc. (Lumos) is pleased to provide you with this proposal for technical assistance with adhering to the regulations set forth by the EPA's Lead and Copper Rule.

Project Understanding

On October 8th, 2024 the EPA expanded on the 1991 Lead and Copper Rule by issuing a final mandate requiring drinking water systems across the country to identify and replace lead pipes within 10 years. Indian Hills General Improvement District (IHGID) has been notified of this mandate by the Nevada Division of Environmental Protection (NDEP) Bureau of Safe Drinking Water (BSDW) and is actively working on verifying their existing system for compliance. As part of this effort, IHGID has identified 500+ services as unknown. Per coordination with BSDW Lead and Copper Rule Manager and review of the Lead and Copper Rule Improvements (LCRI), IHGID shall have a completed baseline inventory by November 1st, 2027 that identifies material information on service lines and connectors. It is our understanding that the more unknowns that can be determined during the development of this baseline inventory, the better position IHGID is in when it comes time for the validation process of the LCRI. As such, IHGID and Lumos have discussed the first step to develop a more accurate and complete baseline inventory as a deep dive into all the applicable record drawings for the IHGID. We propose the following tasks to assist you with this effort:

Project Scope

Task 1 – Record Drawing Discovery

Lumos will perform a thorough review of all available and applicable record drawings for construction projects within the Indian Hills General Improvement District with special attention to the 500 + services that are currently identified in the inventory as unknown. Lumos will document all findings from the record drawings as it pertains to drinking water and the LCRI including, but not limited to, the main line, service line, connectors, meter pits, construction year, and applicable standards. Lumos will update the baseline inventory as information is uncovered and will document any assumptions made. For ease of future reference, Lumos will be sure to identify which recorded documentation is linked to the corresponding inventory item.

Task 2 – Project Management and Coordination

Management of this effort will include scheduling of Lumos staff resources, quality assurance reviews, invoicing, and coordination meetings.

As alluded to by the Lead and Copper Rule Manager with BDSW, the EPA is currently developing additional guidance on the LCRI. Hence, as part of this task, Lumos anticipates continued coordination with IHGID and BSDW as more insight and understanding the implications of the LCRI become clear.

Task 3 – Contingency

The Contingency Task is available to capture any additional efforts that Lumos is unable to scope at this time that may become relevant as more information is uncovered. The funds in this task shall be used as needed (at the sole discretion of Chris) to ensure that IHGID remains on track for compliance with the LCRI.

Assumptions / Exceptions

Lumos has made the following assumptions in preparation of this proposal:

- Accuracy of review is dependent on the available record data and planning information.
- No design or topographic survey is included in this proposal.
- No permitting assistance is included in this proposal.
- No construction services are included in this proposal.

Fees

The tasks described in the Scope of Work will be completed for the following fees:

Task	Description	Fee
Task 1	Record Drawing Discovery	\$20,000.00
Task 2	Project Management and Coordination	\$4,000.00
Task 3	Contingency	\$6,000.00
Grand Total:		\$30,000.00

All Tasks identified are time and materials. If this proposal is acceptable, please provide written direction to proceed. Lumos will perform this scope of work under the terms of the existing master service agreement between Lumos & Indian Hills GID. Any additional services requested but not covered by this Scope of Work can be provided by an amendment to this proposal.

Lumos & Associates, Inc. will send monthly progress billings on this project. The amount of these billings will be based upon the percentage of work completed. The terms are 'Due Upon Receipt' and accounts are past due after 30 days. Accounts over 30 days old will be subject to interest at the rate of 1 ½% per month and such collection action as may be necessary to collect the account. In addition, a "Stop Work Order" may be issued on past due accounts. In this case, no further work will be performed until the account is brought current.

Thank you again for allowing Lumos & Associates to provide you with this proposal. Please do not hesitate to call me if you have questions.

Sincerely,



Collin Sturge, P.E.
Indian Hills GID District Engineer

Cc: Mason Phillips, P.E. mphillips@lumosinc.com

AGENDA ITEM 7.

Discussion and possible action to accept addendum No. 2 to the consultant agreement with Lumos & Associates, Inc. for the IHGID FY 25/26 Street rehabilitation project.

(General Manager, Chris Johnson/District Engineer Collin Sturge)

ADDENDUM No. 2 TO CONSULTANT AGREEMENT

Extra Work Authorization Form

The consultant agreement dated April 1, 2025 for professional services between LUMOS & ASSOCIATES, INC., and Indian Hills GID for IHGID FY 25/26 Street Rehabilitation Proj.
(project name)

is hereby amended as follows:

- Move Task 7 "Contingency" to (Proposed) Task 14 - \$12,000 (T&M)
- Add Task 14 "Additional Construction Management" - \$15,000 (T&M)
- Add Task 15 " Additional Construction Services" - \$68,000 (T&M)
- To account for Extended Project Schedule, Extended Duration of Full Time Inspection for Underground Work, and Substantial Construction Changes / Coordination Effort

COMPENSATION ARRANGEMENT

Time and materials payment per current fee schedule (attached) not to exceed \$83,000

Lump sum payment _____

Other (specify) _____

Backcharge: Yes No. To Whom: _____

Job No.: 11600.004 Task No./Description: _____

ORIGINAL CONTRACT AMOUNT:	<u>\$249,550</u>
TOTAL PREVIOUS ADDENDUMS:	<u>\$309,050</u>
TOTAL THIS ADDENDUM:	<u>\$83,000</u>
REVISED CONTRACT AMOUNT:	<u>\$641,600</u>

All other terms and conditions remain unchanged.

LUMOS & ASSOCIATES, INC.

CLIENT

PRINT Collin Sturge, P.E.
SIGN *Collin Sturge*
TITLE Group Manager / District Engr.
DATE 06/10/2026

PRINT _____
SIGN _____
TITLE _____
DATE _____

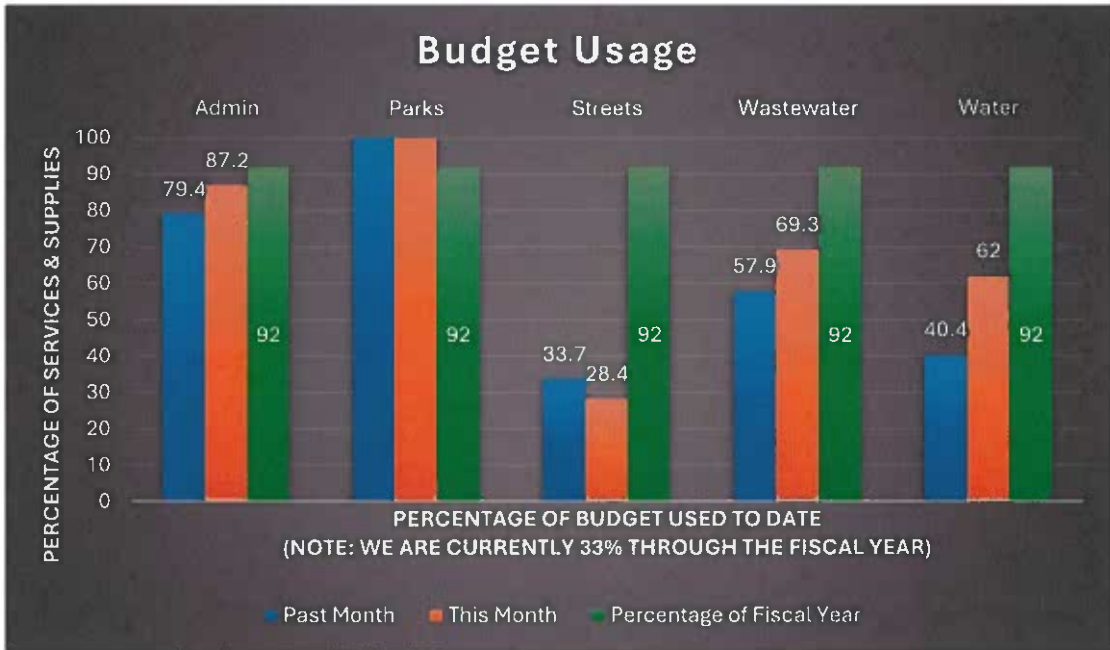
Copies to Client for signature; return one to Lumos & Associates, Inc.

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 still moving along. We have encountered some pretty big issues that were unforeseen, as you will notice in our funding request. We have had to add a month to the completion time with a projected completion by the end of July. A big part of this is the water main abandonment on Princeton and Impala. The slurry encasement of power lines added to this, as well as a few changes we've made for water and sewer lines being out of place.
 - The one thing that I want to point out on the project that is very important to me is that we are doing things RIGHT! On all of our projects we have ran into things that were done to cut corners, and it is now causing us problems. I refuse to cut corners and leave surprises for future staff and managers. With every decision, we are doing the things that are right to do, and not cutting any corners.
 - The district has been focused primarily on the Amador Project and the new playground.
 - I've spent considerable time meeting with and planning with our engineers on the Amador Project, overcoming some of the issues that have popped up.
 - One important note is that with the new issues and extra engineering costs, we should be close to staying within the force account. The worst case scenario puts us around \$35k over the force account, but that would result only from us working into August. Even should the extra work go over the force account, we will still be \$450k under budget for the project.
- The playground is done!
 - The new playground is done and fully functional. It has been really fun watching all of the kids on that playground. Jacks Valley School had their field day with the kids walking all the way to the park. It was cute watching the line of kids walking like ants until they hit the entrance to the park. Once they hit the entrance, it was a blast of kids scattering all over the new playground.



Existing 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.

Completed / Past Items to be removed next month:

- 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.

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

The ACH program continues to be well received. Residents are thankful the district has implemented this option for payments. We currently have 632, 31.287% of residents taking advantage of automatic withdrawal. We continue to receive requests and new authorization forms daily.

In May we sent out thirty-six past-due bills resulting in one disconnection. They have since paid in full and service has been restored.

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

I have received several inquiries regarding reserving the District's Gazebos for various parties/activities. We had three gazebo reservations in May with several scheduled for the upcoming summer months. Everyone is thoroughly enjoying the new playground structure at James Lee Park.

Our annual Summer Kick off is scheduled for Saturday, June 27, 2026, at James Lee Park from 11:00AM-2:00PM. As always, I am looking for volunteers to BBQ and help gather participants for the activities. Please let me know if you would like to volunteer.

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.

The next Community Clean Up day is scheduled for Saturday, July 18, 2026.

Water Department Report

June 2026

Water Quality:

- The Bac-T sample results for May 2026 came back good.
- The Hobo water plant received 20.9 MG of (Minden) water for the month of April.
- North School Well pumped 3 MG to the water system. South School Well pumped 2.4 MG for the month of May
- Ridgeview well pumped 2.9 MG of water into the water system for the month of May.
- 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 order for Princeton Ave. and Lehigh Cir. as part of the Amador project. The main was shut off on Princeton to abandon a water main between Princeton and Amador.
- The Water department has collected 28 Bac-t samples over the course of the water project for Rapid Construction, putting small lengths of the new water main into service and testing for boil water orders.
- The Water department has been working with Rapid Construction on the new water main for the Amador Cir. project.
- The Water department excavated a meter pit at 956 Lehigh Cir. due to a leak inside the pit.

Wastewater Department Report

June 2026

1: Treatment plant: I removed approximately 6 pick-up loads of weeds out of the west primary pond.

We trailered the track steer loader with the masticator. Ryan has been mowing down the latest round of weeds around the plant.

Ryan repaired a shallow hole on the east end of the west primary pond with the backhoe and did some finish up work for the sludge removal project on the northeast pond.

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.

We had a major water leak in the chlorine room that flooded the entire blower building and our office. We have repaired the leak removed water. We need to replace the laminate floor in the office as a follow-up.

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 May 2026 was .310 MGD (Million Gallons per Day) or 310,000 gallons per day.

2: Lift Stations: All 4 lift stations continue to perform satisfactorily.

3: Sewer Collection: Ryan has been inspecting and Impact constructions work on Amador and Placer Ct. All underground sewer work has been completed along with pipelining by Insituform.

Rapid will be raising the manholes to grade with new manhole rings and manhole lids.

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

Parks & Streets Department Report

June 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 Summer 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.

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 also fertilized all parks and are now mowing on a weekly basis.

Additionally, the JLP playground has been completed! The new playground opened on Friday May 29, 2026. In addition to the new playground the parks supervisor completed the class and passed the test to become a certified playground safety inspector. This knowledge and certification will lessen the districts liability with the knowledge and ability to spot playground hazards and correct safety issues on the playgrounds throughout the district.

Streets staff have also been changing out street name signs to bring us up to the MUTCD standard for regulatory signage. As of June 4, 2026, we have put in another order of street signs to complete the Sunridge side of the district.

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
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**INDIAN HILLS GID
CASH BALANCES
5/31/2026**

CASH BALANCES		5/31/2026
Operating	\$4,903,264.95	
Reserved from rate increase	\$2,586,795.84	
Reserved for Parks	\$12,392.14	
Reserved for Streets	\$1,389,554.27	
Operating Available		\$914,522.70
Payroll		\$22,774.33
Money Market-NV State Bank	\$1,646,767.40	
Reserve for Infrastructure	\$955,487.03	
Reserve for Connections	\$613,896.66	
Reserve for Storm Water Mgt	\$73,138.39	
Reserve for Sewer Debt Reserves	\$71,422.35	
Reserve for Short Lived Assets	\$65,268.70	
Money Market Available		-\$132,445.73
Money Market-Moreton	\$3,395,186.16	
Reserve for Water Conservation-Parks	\$10,000.00	
Moreton Available		\$3,385,186.16
Pipeline	\$705,331.45	
Reserve for USDA Debt Service	\$40,284.00	
Reserve for O&M	\$67,941.82	
Reserve for Short Lived Assets	\$431,099.20	
Reserve for AB198 capital repl	\$149,658.88	
Reserve for construction	\$16,347.55	
Pipeline Available		\$0.00
Total Available		\$4,190,037.46
Investment Pool		
IHGID		\$10,348.02
IHCIP(2m 2007 Bonds)		\$144,144.77
Drinking Water Bond		\$227,561.32
Total		\$382,054.11

**INDIAN HILLS GID
CASH BALANCES BY FUND
5/31/2026**

CASH BALANCES	5/31/2026		
	WATER	SEWER	ADMIN
Operating	763,891.26	1,667,657.11	2,471,716.58
Reserved from rate increase	1,302,940.01	1,283,855.83	
Reserved for streets			1,389,554.27
Reserved for parks			12,392.14
Operating Available	-539,048.75	383,801.28	1,069,770.17
Money Market-Nevada State Bank	432,582.58	749,563.27	464,621.55
Reserve for Infrastructure	251,521.47	294,123.33	409,585.19
Reserve for Connections	319,773.33	294,380.37	
Reserve for storm water mgt			73,138.39
Reserve for sewer debt service		71,422.35	
Reserve for sewer short lived assets		65,268.70	
Money Market Available	-138,712.22	24,368.52	-18,102.03
Money Market-Moreton	1,131,728.72	1,131,728.71	1,131,728.73
Reserve for water conservation-Parks			10,000.00
Moreton Available	1,131,728.72	1,131,728.71	1,121,728.73
Pipeline	705,331.45		
Reserve for debt service (fully funded)	40,284.00		
Reserve for O&M	67,941.82		
Reserve for short lived assets	431,099.20		
Reserve for AB198 capital replacement	149,658.88		
Reserve for construction	16,347.55		
	0.00		
TOTAL AVAILABLE	453,967.75	1,539,898.51	2,173,396.87

INDIAN HILLS GID
 LONG TERM DEBT
 AS OF 5/31/26

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	\$ 1,047,018.97	4,754.08 MONTHLY	1/1/2052	2.75%
USDA PIPELINE	\$ 692,948.06	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%
	<u>\$ 2,230,784.28</u>			

* (35% WATER, 65% SEWER)
 ** payment amount varies

**INDIAN HILLS GID
ATTORNEY EXPENSES
MAY 2026**

MONTHLY FEES	3,000.00
WORKERS COMP QUESTIONS	187.50
TOTAL	<u>3,187.50</u>

**INDIAN HILLS GID
ENGINEERING EXPENSES
MAY 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%
	<u>2,000.00</u>				

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Indian Hills General Improvement District
OVERTIME/CALLOUT HOURS
MAY 2026

Employee	pay date		pay date		pay date		Total	Total
	Hours	5/1/2026	Hours	5/15/2026	Hours	5/29/2026	Hours	Earnings
WATER TECH	4	193.76		0.00	7	334.62	11	528.38
WATER TECH		0.00		0.00		0.00	0	0.00
PARKS	3.5	128.91		0.00		0.00	3.5	128.91
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	1	71.41	1	71.41
WATER SUPER		0.00		0.00		0.00	0	0.00
ADMIN SUPPORT	1.5	105.48		0.00		0.00	1.5	105.48
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	1	49.73	4.00	216.84	5	266.57
SEWER SUPER		0.00	5	315.20		0.00	5	315.20
SEWER SUPER		0.00		0.00		0.00	0	0.00
MECHANIC	3.5	182.77		0.00		0.00	3.5	182.77
MECHANIC		0.00		0.00		0.00	0	0.00
TOTALS	12.50	610.92	6.00	364.93	12.00	622.87	30.50	1,598.72

**INDIAN HILLS GID
BUDGET TO ACTUAL
NOT INCLUDING DEPRECIATION
FOR THE PERIOD ENDED MAY 31, 2026
WATER**

INCOME	BUDGET	ACTUAL	(OVER)/ UNDER	91.67%
FEES	1,495,778.00	1,429,766.32	66,011.68	95.59%
CONNECTION FEES	0.00	0.00	0.00	0.00%
CRICKET/VERIZON	14,929.92	13,685.76	1,244.16	91.67%
GRANT INCOME	0.00	0.00	0.00	0.00%
INTEREST	60,000.00	51,581.62	8,418.38	85.97%
MISCELLANEOUS	0.00	1,279.23	(1,279.23)	0.00%
TOTAL REV	1,570,707.92	1,496,312.93	74,394.99	95.26%
EXPENSES				
SALARIES/BENEFITS	446,004.39	363,186.19	82,818.20	81.43%
OPERATING EXP	503,100.00	380,092.84	123,007.16	75.55%
DEBT PRINCIPAL	252,500.18	158,739.97	93,760.21	62.87%
DEBT INTEREST	38,990.70	35,832.17	3,158.53	91.90%
CAPITAL OUTLAY	1,724,624.00	819,879.84	904,744.16	47.54%
 TOTAL EXP	 2,965,219.27	 1,757,731.01	 1,207,488.26	 59.28%
 PROFIT (LOSS)	 -1,394,511.35	 (261,418.08)	 (1,133,093.27)	
NON-CASH				
infrastructure depletion (DEPRECIATION)	552,000.00	427,401.88	124,598.12	77.43%

**INDIAN HILLS GID
BUDGET TO ACTUAL
NOT INCLUDING DEPRECIATION
FOR THE PERIOD ENDED MAY 31, 2026
SEWER**

INCOME	BUDGET	ACTUAL	(OVER)/ UNDER	91.67%
FEEs	1,115,040.00	1,116,037.89	(997.89)	100.09%
CONNECTION FEES	0.00	0.00	0.00	0.00%
INTEREST	45,000.00	37,803.52	7,196.48	84.01%
MISCELLANEOUS	0.00	0.00	0.00	0.00%
TOTAL REV	1,160,040.00	1,153,841.41	6,198.59	99.47%

EXPENSES	BUDGET	ACTUAL	(OVER)/ UNDER	%
SALARIES/BENEFITS	485,425.90	392,754.37	92,671.53	80.91%
OPERATING EXP	266,600.00	191,853.92	74,746.08	71.96%
DEBT PRINCIPAL	118,842.48	116,492.90	2,349.58	98.02%
DEBT INTEREST	34,926.48	30,141.91	4,784.57	86.30%
CAPITAL OUTLAY	985,750.00	562,882.55	422,867.45	57.10%
TOTAL EXP	1,891,544.86	1,294,125.65	597,419.21	68.42%

PROFIT (LOSS)	-731,504.86	(140,284.24)	(591,220.62)
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NON-CASH: infrastructure depletion (DEPRECIATION)	455,000.00	365,643.64	89,356.36	80.36%
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**INDIAN HILLS GID
BUDGET TO ACTUAL
NOT INCLUDING DEPRECIATION
FOR THE PERIOD ENDED MAY 31, 2026
GENERAL**

<u>INCOME</u>		BUDGET	ACTUAL	(OVER)/ UNDER	91.67%
	AD VALOREM	1,245,324.00	1,245,210.46	113.54	99.99%
	DOUGLAS CO. CONSOLIDATED TAX	402,412.00	382,706.31	19,705.69	95.10%
	PARK REV	1,500.00	3,825.00	(2,325.00)	255.00%
	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	39,511.47	8,488.53	82.32%
	STORM WATER	21,700.00	20,192.00	1,508.00	93.05%
	TOTAL REV	1,718,936.00	2,003,567.34	(284,631.34)	116.56%
<u>EXPENSES</u>		BUDGET	ACTUAL	(OVER)/ UNDER	91.67%
ADMIN	SALARIES/BENEFITS	110,741.61	98,813.16	11,928.45	89.23%
	OPERATING EXP	225,850.00	196,807.47	29,042.53	87.14%
	CAPITAL OUTLAY	8,000.00	5,752.75	2,247.25	71.91%
PARKS	SALARIES/BENEFITS	270,660.89	195,977.80	74,683.09	72.41%
	OPERATING EXP	174,000.00	137,589.22	36,410.78	79.07%
	CAPITAL OUTLAY	43,000.00	247,857.49	(204,857.49)	576.41%
STREETS	SALARIES/BENEFITS	277,660.89	194,833.03	82,827.86	70.17%
	OPERATING EXP	111,200.00	-49,607.26	160,807.26	-44.61%
	CAPITAL OUTLAY	1,220,000.00	139,115.40	1,080,884.60	11.40%
	TOTAL EXP	2,441,113.39	1,167,139.06	1,273,974.33	47.81%
PROFIT		-722,177.39	836,428.28	(1,558,605.67)	

** GRANT RECEIVED FOR JAMES LEE PLAYGROUND

NON-CASH:

infrastructure depletion (DEPRECIATION)	383,600.00	315,766.13	67,833.87	82.32%
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AGENDA ITEM 8c.

Reports to the Board:

c. Engineer Report



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

6/10/2026

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

Subject: Engineer's Report to the Board – June 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 final completion anticipated at the end of July, 2026. The schedule has increased due to changes in scope of work over the last month. The construction project is still on-budget, with contract amount at \$3,672,754 (including force account).
- Lumos is developing change applications for the Division of Water Resources (DWR), to shift water rights within the District.
- Lumos has developed a proposal to assist IHGID with the Lead and Copper Rule (agenda item).
- Lumos has been in coordination with Chris regarding renewal of the Valley Vista 7 Development Agreement and LMA that is in place.

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 Draft Minutes from the May 20, 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
May 20, 2026
Public Hearing & 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 District Accountant Stacie Cobb.

Others Present: District Engineer Collin Surge, District Counsel Chuck Zumpft, Residents Lynn Dement and Lorre St. Germain.

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 Trustee Garcia.
3. **Public Interest Comment:** Resident Lorre St. Germain: Yeah. I'm Lorre St. Germain 3524 Silverado. I read in the minutes. Excuse me. Not the minutes. The agenda for the last meeting that Mr. Talbot was going to speak. And I just perused the minutes, I believe, of April, last month's meeting. And there doesn't seem to be any acknowledgment that other than that he was here about what he discussed or talked to about the whatever he talked about. So, I'm clueless about I would think that there should be something in the minutes about why he was here for. Thank you.

Resident Lynn Dement 1020 Mica Drive. I'll be quick, because I know everybody's probably tired of hearing about our yard sale, but I just wanted to say thank you to Brooke, to Kathryn, and to Robert. Brooke, she's the most help with anything we can ever try to do. She's the backbone of a lot of things around here. And thank you to Robert for making sure every resident of La'dagio had a copy of the yard sale flier. And Kathryn, who has 1 million contacts, and she spoke to every single one of them to spread the word. That's it. I just want to say thank you. And it was successful. And I plan on next year. There were people that made \$700.

4. Approval of Agenda

Trustee Stulac motioned to approve the agenda. Chairman Clark-Ross seconded. Motion carried unanimously.

5. PUBLIC HEARING for the adopted Tentative Budget as amended for Fiscal Year 2026-2027, no action will be taken.

Public comment: none

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 reported that only minor adjustments were made to the budget after the preliminary version was presented. The final budget remains consistent with the Capital Improvement Plan and contains no significant changes.

Vice Chairman Jones requested clarification regarding reserve funds allocated for the Amador Street maintenance project. Staff explained that the project spans two fiscal years and that most of the reserve funding was withdrawn in the previous fiscal year. The lower reserve amount shown in the current budget represents the remaining funds needed to complete the project. Staff also noted that Water and Sewer funds contribute to the project's overall cost.

Trustee Garcia thanked staff for their work in preparing the budget and maintaining the Capital Improvement Plan, noting that it helps the Board plan for future capital expenditures.

Trustee Stulac asked about a figure displayed in red on the financial statements, questioning whether it represented a loss.

District Accountant Stacie Cobb clarified that the red figure was simply the bottom-line total and did not indicate a loss. Staff further explained that negative amounts would be shown in parentheses, while the figure in question represented a positive balance.

Following the discussion and clarification of budget and financial reporting items, the Board prepared to consider a motion regarding the budget.

Public comment: none

Trustee Garcia motioned 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. Trustee Stulac seconded. Motion carried unanimously.

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

Resident Lorre St. Germain addressed the Board regarding her request for reimbursement related to two issues: the replacement of a fence near an Indian Hills GID easement and costs associated with rerecording an underground electrical easement. She argued that historical easements, permits, and utility infrastructure on her property created obligations that ultimately resulted in her incurring approximately \$10,000 in expenses.

Ms. St. Germain contended that a fence associated with the booster station permit should have been maintained by the district and that she should not have been responsible for replacing it. She also stated that she incurred costs correcting an electrical easement that she believed should have been modified decades earlier following installation of an underground power line.

General Manager Chris Johnson disagreed with her interpretation, explaining that the district's only fence is the existing six-foot chain-link fence surrounding its booster station and utility facilities. He stated that the wooden fence replaced by Ms. St. Germain was a private residential fence associated with her property, not District infrastructure. He further explained that the district holds an easement on the property, not a leasehold interest, and that the "leasehold" terminology appearing in county records is simply an accounting classification used by Douglas County.

District Counsel Chuck Zumpft stated that county records do not create maintenance obligations for the district and that, based on the information presented, he was unaware of any legal obligation requiring the district to repair, maintain, or reimburse the fence replacement costs. He noted that while plans may have referenced fencing around District facilities, the district's chain-link fence remains in place.

Board members questioned Ms. St. Germain regarding the timing and nature of the expenses. She explained that the fence replacement occurred in 2024 after wind damage and deterioration of the existing wooden fence. During the replacement process, she received a Douglas County code violation because the new fence exceeded the permitted height along the front of the property, prompting her to further investigate the property's easement history.

Several trustees expressed the view that the issues raised involved historical property records, easements, county actions, developers, and utility companies rather than responsibilities of the district. Trustee Garcia summarized that Douglas County controls the easement records, that historical easement conditions are not necessarily relevant to the current recorded easement, and that the district has no obligation to reimburse a property owner for a privately installed fence.

Secretary/Treasurer Siegman stated that he did not believe the district had any responsibility to pay for either the fence replacement or the electrical easement costs and suggested that if Ms. St. Germain wished to pursue the matter further, it should be handled through legal counsel rather than through the Board.

Vice Chairman Jones acknowledged the complexity of the property's history and asked whether the district had any obligation to maintain perimeter fencing around its easements. District Counsel responded that he could not determine based on the information available and noted that map references and legal requirements can differ.

Before concluding the discussion, General Manager Johnson clarified for the record that the agenda item was prepared exactly as submitted by Ms. St. Germain and rejected any suggestion that staff had omitted information from her request.

Overall, the Board discussion centered on whether the district had any legal responsibility for the fence replacement or electrical easement expenses. The consensus expressed by Board members and legal counsel was that no such obligation had been established.

Public comment: Resident Lynn Dement: I am fairly unfamiliar with our rules of order and how this meeting is supposed to be run, but I thought I remembered there is not to be a discussion between a board and a presenter with question and answer back and forth. This was unbearable to listen to.

Following the discussion with resident Lorre St. Germain, Board members deliberated on her request for reimbursement of fence replacement and electrical easement-related expenses.

Trustee Stulac expressed concern about the timing of the reimbursement request, noting that the costs were not brought before the district when they were incurred. He found it unusual that reimbursement was being sought only after Ms. St. Germain received county code violations related to the fence. He also questioned why District staff had not been consulted before the fence project was undertaken if reimbursement was expected. Additionally, he noted that the reimbursement request lacked supporting documentation, such as invoices, receipts, or a detailed breakdown of the claimed costs, making it difficult for the Board to evaluate.

Ms. St. Germain responded that there was no fence directly in front of her house and argued that the fence was located along the easement area. She also stated that she had attempted on multiple occasions to bring her concerns before the Board but felt she had been prevented from doing so.

General Manager Chris Johnson and District Counsel Chuck Zumpft disputed that assertion, explaining that agenda placement decisions are made by the Board Chair and that neither counsel nor staff had authority to prevent agenda items from being considered. Johnson further clarified that the only occasion an item was not placed on the agenda was when it was considered a repeat request and was declined by the Chair.

Trustee Garcia refocused the discussion on the agenda item itself, stating that the request concerned reimbursement for replacement costs and that, based on the information presented, the matter appeared to be primarily a county issue rather than a District responsibility. He noted that District counsel had advised that no obligation existed for the district to provide reimbursement.

Minutes of the May 20, 2026, Regular Board of Trustees Meeting

District Counsel Zumpft advised the Board that it should take formal action on the request rather than simply allowing the discussion to conclude without a decision.

Vice Chairman Jones stated that while she sympathized with Ms. St. Germain and recognized the complexity and frustration of the situation, she did not believe the district had a legal responsibility to reimburse the claimed expenses. She therefore made a motion to formally deny the request for reimbursement.

Key Points of Board Discussion:

- Trustees questioned why reimbursement was not requested when the expenses were incurred.
- Concerns were raised regarding the lack of supporting documentation for the claimed costs.
- Staff and counsel stated that neither had prevented the matter from being brought before the Board.
- Several trustees viewed the issues as matters involving Douglas County records, property history, and code enforcement rather than District responsibilities.
- District counsel recommended formal Board action.
- Vice Chairman Jones moved to deny the reimbursement request based on the district's lack of legal obligation.

Vice Chairman Jones motioned to deny the request to reimburse Lorre St. Germain for fence replacement costs at 3524 Silverado Drive. Trustee Garcia seconded. Motion carried unanimously.

Recess: 6:56

Reconvene: 7:02

8. Reports to the Board:

a. General Manager Report

General Manager Chris Johnson provided updates on park projects, grant activities, staff development, and ongoing construction efforts throughout the district.

Parks and Grant Funding

General Manager Chris Johnson explained that park expenditures currently appear over budget because the new playground project was not included in the original budget. However, the project is being funded through grant money, so the additional spending is offset by grant revenue.

Staff continue to pursue grant opportunities for future park improvements. One option under consideration is a splash pad, but Johnson reported that preliminary estimates place the cost at approximately \$500,000. The district is currently seeking about \$300,000 in grant funding for other park improvements, making a splash pad financially challenging. He also noted that maintenance demands are a significant concern, as District staff are already operating near capacity maintaining parks and streets.

Staff Recognition and Training

General Manager Chris Johnson publicly recognized Administrative Services Supervisor/Human Resources Manager Brooke Thompson for successfully completing Phase Two of the Human Resources Assessment Program, resulting in the district receiving formal recognition and a commemorative plaque.

He also praised Brooke for securing numerous grants that have funded:

- Team-building activities for staff.
- Replacement of a fire-resistant records cabinet.
- Employee training programs.
- Playground safety and inspection certification training for the Park Supervisor.

The Park Supervisor recently completed a three-day course on playground safety, inspections, maintenance, and certification, with all associated costs covered through grant funding from Pool Pact.

General Manager Chris Johnson further reported that the district continues to strengthen its safety program through regular safety meetings, monthly and quarterly inspections, bloodborne pathogen training, and the efforts of the district's designated safety officer.

Playground Construction Update

General Manager Chris Johnson reported that the playground project has experienced delays due to manufacturing defects and supply issues.

A damaged component was initially replaced by the manufacturer, but installers later discovered that a critical structural support piece had been incorrectly drilled, preventing installation of an upper bracket. After waiting two weeks for a replacement, the new part arrived with the same defect. The district is now awaiting a second replacement part before final completion can occur.

Once the correct component arrives and installation is completed, the district plans to hold a ribbon-cutting ceremony, potentially during a summer kickoff event.

General Manager Chris Johnson also noted that the district unexpectedly had to obtain a county building permit for the playground because of its size and height. The playground is believed to be one of the tallest playground structures in Douglas County.

Construction and Development Updates

General Manager Chris Johnson reported that major construction projects remain underway and are now expected to be completed around the second week of July. He noted that crews have encountered numerous challenges while working around infrastructure that was originally installed approximately 50 years ago, leading to unexpected complications during excavation and construction.

He also informed the Board that the Sunridge development is exploring significant future expansion plans. District staff have been meeting with developers to discuss water and sewer capacity requirements and

infrastructure needs. While no formal plans have been finalized, staff continue to evaluate potential service impacts and will provide additional information as projects advance.

Goals Tracking

Vice Chairman Jones complimented Johnson on a new one-page goals tracking report included in the board packet. She noted that it provided a simple and effective way to monitor progress on District objectives and appreciated the concise format.

General Manager Chris Johnson stated that he intends to periodically provide updates using the new format to keep the Board informed on progress toward established goals.

Baseball Field Maintenance Discussion

Trustee Stulac asked about planned expenditures to refurbish the baseball field infield and questioned the district's responsibility for maintaining baseball facilities.

General Manager Chris Johnson explained that there is no requirement for a park to have a baseball field, but the field is one of the most heavily used facilities in the park. It serves as the home field for local school athletics and receives extensive community use.

He explained that the current infield consists primarily of dirt and decomposed granite, which is less suitable for baseball activities. Ideally, the infield should be reconstructed with specialized clay material to improve playing conditions and safety. Due to cost constraints, staff recently improved only the base paths and sliding areas by installing clay pads between bases, but the long-term goal remains full infield replacement.

General Manager Chris Johnson also noted that local schools contribute significantly to the maintenance of the facility. For example, school personnel recently rebuilt the pitcher's mound and continue assisting with upkeep of both the baseball and softball fields.

Key Takeaways

- Playground costs are offset by grant funding despite appearing over budget.
- Splash pad construction is currently considered too expensive and maintenance intensive.
- Brooke Thompson was recognized for HR program achievements and successful grant acquisition.
- Staff safety training and certification efforts continue to expand.
- Playground completion has been delayed by manufacturing defects and permitting requirements.
- Construction projects remain on track for completion in July.
- Sunridge development proposals may require future water and sewer infrastructure planning.
- The Board responded positively to a new goals-tracking reporting format.

- The baseball field remains a heavily used community asset, with maintenance supported by local schools and District staff.

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

b. District Accountant Report

c. Engineer Report

District Engineer Collin Sturge provided an update on ongoing engineering projects, water rights research, development inquiries, and regulatory compliance efforts.

Annual Construction Project

District Engineer Collin Sturge reported that the district's annual construction project remains on budget and is progressing well. While the schedule has experienced a slight delay due to minor changes in the scope of work, the project is still expected to be substantially complete by the end of June, with final work extending into the second week of July.

He noted that the contract amount remains unchanged from what was previously approved by the Board.

Water Rights Research

District Engineer Collin Sturge completed a comprehensive review of the district's water rights and finished the research on the day of the meeting. He stated that he will be working with General Manager Chris Johnson and District Counsel Chuck Zumpft to evaluate potential adjustments or transfers of water rights within the district's system to better support operational needs.

Public Records Requests and Development Activity

District Engineer Collin Sturge reported that he has been assisting with multiple public records requests related to development inquiries, including:

- Vacant land associated with the Sunridge Golf Course area.
- Properties located north of Jacks Valley Road.
- Requests submitted by various engineers and developers evaluating potential development opportunities.

The volume of requests suggests continued interest in future development projects within the district's service area.

Lead and Copper Rule Compliance

District Engineer Collin Sturge also met with staff from the Nevada Division of Environmental Protection (NDEP) and District personnel regarding compliance with federal and state Lead and Copper Rule requirements.

As part of that effort, he will prepare a proposal to assist the district in compiling and organizing record drawings and documentation required by

NDEP. The work will help ensure that the district maintains compliance with evolving drinking water regulations and reporting requirements.

Key Points

- Annual construction project remains on budget despite a slight schedule extension into July.
- Water rights research has been completed and may lead to adjustments in how District water rights are allocated.
- Multiple public records requests continue to be received from developers and engineers interested in local properties.
- Staff are working with NDEP to address Lead and Copper Rule compliance requirements.
- Additional engineering support may be provided to organize records and documentation needed for regulatory reporting.

d. Attorney Report

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

Public comment: Resident Lorre St. Germain: Lorre Saint Germain 3524 Silverado I do have a question for the engineer. When there is a utility easement on a parcel and I've asked for reimbursement, why is it that the surveyor and the county cannot find an easement on a piece of property that they need to deal with the engineer?

Trustee Stulac: Isn't that what you said?

General Manager Chris Johnson: So, if I may clarify, this is public comment.

District Counsel Chuck Zumpft: Public comment.

General Manager Chris Johnson: Yeah.

Resident Lorre St. Germain: Isn't he isn't he your engineer.

Trustee Garcia: It's comment not question and answer.

Trustee Stulac: Comments on all the reports that we just covered. And that wasn't what Chris talked about.

Resident Lorre St. Germain: Well, I specifically asked for a utility review. I should be reimbursed for now if that doesn't clarify what I'm asking for, I don't know what else does.

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

Trustee Garcia presented revisions to the Community Center fee schedule that were included in the board packet. He noted that the changes were highlighted and thanked Vice Chairman Jones for suggesting that the hourly rental rates be separated and clarified to make the fee structure easier to understand.

The revised fee schedule maintained the existing rental rates of \$25 per hour for Indian Hills residents and local businesses. However, the language was modified to clarify that rentals of up to four hours would be capped at a maximum charge of \$50, while rentals exceeding four hours would be subject to the standard hourly rate structure.

Additional revisions included:

- Clarification that a refundable security deposit is required for all reservations.
- Language specifying that the deposit is separate from rental fees.
- Addition of an exception to cancellation fee provisions for extenuating circumstances, such as inclement weather.

Trustee Garcia stated that the revisions more closely align the Community Center fee schedule with the district's existing policies for gazebo rentals and other facility reservations.

Board members expressed support for the changes:

- Vice Chairman Jones stated that the revised language was much clearer and that users would better understand their financial obligations.
- Trustee Stulac agreed that the revised fee structure was clear and easy to understand.
- Secretary/Treasurer Siegman also indicated his support, noting that the revised language was straightforward.

Chairman Clark-Ross concluded the discussion by expressing hope that the revisions would fully address prior concerns and eliminate the need for the item to return for further discussion.

Key Points

- Fee schedule language was revised for greater clarity and consistency.
- Resident and business rental rates remain unchanged at \$25 per hour.
- Rentals of up to four hours are capped at \$50.
- A refundable security deposit is required in addition to rental fees.
- Cancellation fee exceptions were added for circumstances such as bad weather.
- Board members generally agreed that the revised policy is clearer and easier for users to understand.

Public comment: none

Vice Chairman Jones motioned to approve changes to the Meeting Room Rental Agreement including the meeting room charges. Trustee Garcia seconded. Motion carried unanimously.

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

The Board reviewed draft meeting minutes from February 18, 2026, and discussed a correction needed before approval.

Trustee Garcia began by apologizing to the Board and staff for previously creating confusion regarding his attendance at a prior meeting. He acknowledged that he had

Minutes of the May 20, 2026, Regular Board of Trustees Meeting

mistakenly believed he was absent from the meeting in question and clarified that Administrative Services Supervisor Brooke Thompson had correctly recorded him as present. Garcia apologized to both the Board and Brooke for the misunderstanding.

During the review of the February 18 minutes, Trustee Stulac identified an error on page 52. The minutes stated that "Vice Chairman Stulac" called the meeting to order. Stulac noted that this could not be correct because he was not serving as chairman at that time and therefore would not have called the meeting to order.

Vice Chairman Jones further clarified that although she served as Vice Chair at the time, she also would not have called the meeting to order because Chairman Clark-Ross was present at the meeting. The Board concluded that the minutes should instead reflect that Chairman Clark-Ross called the meeting to order.

Trustee Garcia thanked Stulac for catching the error and modified his proposed amendment accordingly.

Key Points

- Trustee Garcia apologized for previously causing confusion regarding his attendance at a February meeting.
- Brooke Thompson's original attendance record was confirmed to be correct.
- Trustee Stulac identified an error in the February 18, 2026, draft minutes.
- The minutes incorrectly stated that Vice Chairman Stulac called the meeting to order.
- Board discussion determined that Chairman Clark-Ross should be listed as having called the meeting to order.
- Trustee Garcia amended his motion to reflect the correct correction before approval of the minutes.

Public comment:

Trustee Garcia motioned to approve Draft Minutes from the February 18, 2026, Board meeting with one change on page 52, Chairman Clark-Ross called the meeting to order. Chairman Clark-Ross seconded. Motion carried unanimously.

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

Vice Chairman Jones commented on the February 18, 2026, meeting minutes, expressing appreciation for the level of detail captured in the record. She specifically highlighted the presentation by Nathan Tolbert and noted that his participation provided valuable information regarding the relationship between the District and Douglas County.

Vice Chairman Jones stated that hearing directly from Tolbert gave her useful information that she could share when speaking with community members and residents about how the District and County interact. She also noted that having the discussion documented in the official meeting minutes would serve as a helpful reference in the future.

Key Points

- Vice Chairman Jones praised the detailed nature of the meeting minutes.
- She specifically appreciated Nathan Tolbert's attendance and presentation.
- The information provided helped improve understanding of the relationship between the District and Douglas County.
- Jones noted that the documented discussion would be a valuable reference when communicating with residents.
- Chairman Clark-Ross opened the floor for public comment on the minutes before moving forward.

Public comment: Resident Lorre St. Germain: Absolutely. It sounds to me like Mr. Tolbert had something very important to give on to the community. And obviously, you don't have a great presence here in the public when you have the meetings, but I think your minutes should absolutely have something about what he was here for and what he was proposing or suggesting, or any information that you could pass on to the community. You haven't done a new job there. Thank you.

General Manager Chris Johnson: Page 65. I might point out.

Chairman Clark-Ross: Page 65. Chris,

General Manager Chris Johnson: Page 65 is precisely what Miss Saint Germain is saying is not.

Trustee Stulac motioned to approve Draft Minutes from the April 8, 2026, Board meeting. Chairman Clark-Ross seconded. Motion carried unanimously.

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.

Chairman Clark-Ross shared her personal reflections on the success of the Indian Hills garage sale event held that Saturday. She described the event as highly successful and meaningful, emphasizing that it helped strengthen community connections and gave her a new appreciation for different areas within Indian Hills that he had not previously been familiar with.

She credited resident Lynn Dement for her significant role in organizing the event, noting her extensive effort in coordinating signage and registering approximately 75 participants. She also acknowledged staff support, including Brooke Thompson, while emphasizing the exceptional level of dedication demonstrated by Dement in particular. She stated that the event was one of the most successful community-building efforts she had seen during his time in Indian Hills.

Trustee Garcia followed with several brief comments:

- He reported that District parks are in good condition and well-maintained, particularly highlighting improvements in the South Sunridge park area.
- He suggested continuing efforts to “dry cape” unused portions of the South Sunridge park to reduce water usage.

Minutes of the May 20, 2026, Regular Board of Trustees Meeting

- He expressed appreciation for community events such as the crafts and garage sale, and thanked staff member Linda for her work in organizing community programs.
- He also thanked candidates running for office, noting the importance of community involvement and voter choice in local elections.

Resident Lynn Dement then addressed the Board, expressing appreciation for the recognition. She stated that her goal has always been to foster a stronger sense of community in Indian Hills rather than a collection of individual homes, and she shared that the recent event successfully achieved that goal.

Chairman Clark-Ross agreed, reinforcing that the garage sale event was one of the most effective community-building efforts to date.

13. Adjournment

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

Meeting adjourned at 7:31P.M.

FINAL APPROVED MINUTES AS PRESENTED

**Secretary/Treasurer
Russ Siegman**