

**Indian Hills General Improvement District
Board of Trustees**

Chairman Robert Stulac	Vice Chairman Robert Garcia	Secretary/Treasurer Russ Siegman	Trustee Vicky Lufrano	Trustee Dale Dunham
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**September 18, 2024
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. Reports to the Board:
 - a. General Manager Report
 1. Administrative
 2. Water
 3. Wastewater
 - b. District Accountant Report
 - c. Engineer Report
 - d. Attorney Report
 - Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment
6. Discussion and possible action to award a construction bid for the North Hobo Tank Painting Project to Viking Painting, LLC. in the amount of \$277,800.00, funding \$120,000.00 from the FY 24-25 budget and the remaining \$157,800.00 from the water reserve fund.
(General Manager, Chris Johnson/ District Engineer, Collin Sturge)
 - Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment

7. Discussion and possible action regarding pedestrian safety on South Sunridge and Mica Drive. (Resident, Lynn Dement)
 - Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment

8. Discussion only regarding Board Members Fiduciary duties. (Trustee, Dunham)
 - Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment


9. Discussion and possible action to approve Draft Minutes from the August 21, 2024, Board meeting.
 - Board of Trustees Discussion
 - Open Public
 - 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

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., September 13, 2024, by




AGENDA ITEM 5a.

Reports to the Board:

a. General Manager Report

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

General Manager Report

September 18, 2024

We picked up the camera trailer. One of the operators from MGSD did training with our wastewater staff to show them the operation of the camera. This is going to be a very valuable tool for the wastewater department, and a valuable tool for us in planning future maintenance.

Our Field Ops 2 contacted the representative for the locks for the tennis courts. We will get them ordered and installed as soon as we can ensure that they will work for us.

We had more vandalism in our parks. North Sunridge Park and South Sunridge Park had sprinkler heads busted off throughout both parks. The agility equipment in the dog park was seriously damaged by what appears to be people jumping up and down on the toys, intentionally bending them. The staff were able to repair the damages. DCSO did come out to do a report and do an investigation. The trail camera that was in the dog park was stolen and thrown out into the grass, with the SD card stolen from it. We have implemented a new surveillance system. When we catch the vandals, we will prosecute them to the fullest extent possible. I have narrowed down a few other options and will present them when appropriate.

I have reached out to DCSO for an increased presence around the intersection we discussed at the last meeting. They are increasing their presence in the area.

The 5k is next month on the 19th! We are looking forward to working with the Carson Valley Trails Association, and being a part of the Carson Valley community. It will be a fun event with vendors, music, and activities. There will be a 5K course as well as a shorter course for families.

I am still actively researching grant opportunities and will keep the board informed.

Administrative Report

September 2024

The ACH program continues to be well received. Residents are thankful the district has implemented this option for payments. We currently have 579, 28.663% of residents taking advantage of automatic withdrawal. We continue to receive requests and new authorization forms daily.

In August we sent out forty past-due bills resulting in zero disconnections.

We had six new account sign ups in August. These are homes that have changed ownership.

The District's Gazebo reservations are in full swing with three reservations for James Lee Park Gazebo in August and two at North Sunridge Park

The last Community Clean Up day of 2024 will be on Saturday, October 12, 2024, from 9:00A.M. and ending when the containers are filled.

I was notified by the Volunteer Coordinator at Common Ground Church that she is stepping down from her position, unfortunately this means that they will no longer be able to have volunteers help with district events. She thanked me for the wonderful partnership over the years and was apologetic. They were such an incredible group of volunteers and were a pleasure to have.

The General Manager of Pool Pact approached me to see if I would be interested in filling a vacant position on their HR Oversight Committee. Of course, I eagerly accepted and am honored they thought of me. I am looking forward to this task and am up for the challenge. The next meeting to appoint me is on September 20, 2024. The OSC provides strategic direction for POOL/PACT HR and is composed of member CEO and HR representatives from all types and sizes of member entities.

Water Department Report

September 2024

Water Quality:

- The Bac-T sample results for August 2024 came back good.
- The Hobo water plant received 34.8 MG of (Minden) water for the month of August.
- North Well pumped 0.7 MG of water for the month of August. South Well pumped 0.8 MG.
- Ridgeview Well pumped 3.6 MG of water for the month of August.
- Hobo well pumped 14.4 MG of water to the golf course for August.

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 residual 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 excavated a water meter pit at 952 Chip Creek Ct. due to a leak in the meter pit.

- The Water department excavated a water meter pit at 897 Meadow Vista due to a leak on the supply line in the pit.

- The Water department has been working on the service line inventory list that is required by the state to ensure that there are not lead service lines located in our district. We have narrowed our list down to around 500 lines that are going to have to be verified in the field.

Wastewater Department Report

September 2024

1: Treatment plant: The #1 blower motor was operational on August 15th.

I finished painting the trim on our office and installed plastic gutter to protect the south wall of the office.

Ryan has been removing sludge from the northeast pond. He has pulled at last half of the sludge out of the pond. Some of it is stockpiled above the pond and will be hauled soon.

I removed 5 loads of tumble weeds out of the west primary pond. We are prepping the pond for future use.

We transferred 55 gallons of bleach for the plant reuse water system.

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

Ryan continues to spray weeds as needed. Tumble weeds and some broad leaf weeds are sprouting up now.

2: Lift Stations: We are removing rags and grease from lift 2 today (9/11/24). We expect to have the new pump by the end of September.

Lift 5 has been operating great after all the repairs we performed.

All 4 lift stations continue to perform satisfactorily.

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

We picked up our CCTV trailer from MGSD. We will be able to video and inspect our collection system. We are training on it tomorrow (9/12/24).

Continue weekly check of sewer hot spots (manholes that develop above average grease buildup) and physically pulling sewer lids, checking for flow, debris, root intrusion and confirming locations in relation to our plot maps. This ongoing maintenance of the sewer system has been very successful; we have identified potential problems long before they develop into messy situations.

AGENDA ITEM 5b.

Reports to the Board:

b. District Accountant Report

**INDIAN HILLS GID
CASH BALANCES
AS OF 8/31/24**

CASH BALANCES	8/31/2024
Operating	\$ 4,436,715.58
Reserved from rate increase	\$ 1,739,618.89
Reserved for Parks	\$ 19,585.14
Reserved for streets	\$ 1,193,196.27
Reserved for water tank	\$ 41,471.65
Operating Available	\$ 1,442,843.63
Payroll	\$ 36,192.38
Money Market-Nevada State Bnk	\$ 1,643,036.69
Reserve for Infrastructure	\$ 747,312.03
Reserve for Connections	\$ 603,636.66
Reserve for storm water mgt	\$ 53,864.89
Reserve for sewer debt reserves	\$ 63,228.20
Reserve for short lived assets	\$ 53,513.70
Money Market Available	\$ 121,481.21
Money Market-Moreton	\$ 3,166,990.80
Reserve for water conservation-Parks	\$ 5,000.00
Moreton Available	\$ 3,161,990.80
Pipeline	\$ 623,023.84
Reserve for USDA debt service	\$ 40,284.00
Reserve for O&M	\$ 67,941.82
Reserve for short lived assets	\$ 367,610.95
Reserve for AB198 capital repl	\$ 130,839.52
Reserve for construction	\$ 16,347.55
Pipeline Available	\$ -
Total Available	\$ 4,762,508.02
Investment Pool	
IHGID	\$ 9,591.55
IHCIP (2m 2007 Bonds)	\$ 133,607.27
Drinking Revenue Bond	\$ 210,925.74
Total	\$ 354,124.56

**INDIAN HILLS GID
CASH BALANCES BY FUND
8/31/2024**

CASH BALANCES	8/31/2024		
	WATER	SEWER	ADMIN
Operating	935,392.84	1,640,373.57	1,860,949.17
Reserved from rate increase	833,795.48	905,823.41	
Reserved for streets			1,193,196.27
Reserved for parks			19,585.14
Reserved for water tank	41,471.65		
Operating Available	60,125.71	734,550.16	648,167.76
Money Market-Nevada State Bank	432,582.58	749,563.27	460,890.84
Reserve for Infrastructure	181,746.54	240,047.00	325,518.49
Reserve for Connections	314,643.33	288,993.33	
Reserve for storm water mgt			53,864.89
Reserve for sewer debt service		63,228.20	
Reserve for sewer short lived assets		53,513.70	
Money Market Available	-63,807.29	103,781.04	81,507.46
Money Market-Moreton	1,055,663.61	1,055,663.60	1,055,663.59
Reserve for water conservation-Parks			5,000.00
Moreton Available	1,055,663.61	1,055,663.60	1,050,663.59
Pipeline	623,023.84		
Reserve for debt service (fully funded)	40,284.00		
Reserve for O&M	67,941.82		
Reserve for short lived assets	367,610.95		
Reserve for AB198 capital replacement	130,839.52		
Reserve for construction	16,347.55		
	0.00		
TOTAL AVAILABLE	1,051,982.03	1,893,994.80	1,785,338.81

INDIAN HILLS GID
ATTORNEY EXPENSES
AUGUST 2024

MONTHLY FEE

3,000.00

TOTAL

3,000.00

INDIAN HILLS GID
LONG TERM DEBT
AS OF 8/31/24

DEBT	BALANCE	PAYMENT	FINAL PAYMENT	INTEREST RATE
WATER 2003 BOND	\$ 171,686.79	59,220.37	1/1/2026	3.46%
WATER/SEWER 2007 BOND *	\$ 425,000.00	**	11/1/2026	4.00%
USDA SEWER	\$ 1,095,135.80	4,754.08	1/1/2052	2.75%
USDA PIPELINE	\$ 723,122.75	3,357.00	8/1/2051	3.25%
PIPELINE 2010 STATE	\$ 445,993.37	40,343.06	7/1/2030	2.57%
	\$ 2,860,938.71			

* (35% WATER, 65% SEWER)

** payment amount varies

**INDIAN HILLS GID
ENGINEERING EXPENSES
AUGUST 2024**

ENGINEERING FEES	2,000.00
PLYMOUTH DRIVE REVIEW	360.00
NORTH HOBO TANK	800.00
	<u>3,160.00</u>

Indian Hills General Improvement District
OVERTIME/CALLOUT HOURS
August 2024

Employee	Hours	pay date 8/9/2024	Hours	pay date 8/23/2024	Hours	pay date	Total Hours	Total Earnings
WATER TECH		0.00		0.00		0.00	0	0.00
WATER TECH		0.00		0.00		0.00	0	0.00
PARKS		0.00		0.00		0.00	0	0.00
PARKS		0.00		0.00		0.00	0	0.00
STREETS		0.00	2	72.76		0.00	2	72.76
STREETS		0.00		0.00		0.00	0	0.00
WATER SUPER		0.00		0.00		0.00	0	0.00
WATER SUPER	4	287.20		0.00		0.00	4	287.20
ADMIN SUPPORT		0.00		0.00		0.00	0	0.00
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	3	167.10		0.00		0.00	3	167.10
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	7.00	454.30	2.00	72.76	0.00	0.00	9.00	527.06

**INDIAN HILLS GID
REVENUE AND EXPENSE
NOT INCLUDING DEPRECIATION
FOR THE PERIOD ENDED AUGUST 31, 2024
WATER**

			(OVER)/	16.67%
INCOME	BUDGET	ACTUAL	UNDER	
FEEs	1,449,585.00	323,574.35	1,126,010.65	22.32%
CONNECTION FEES	0.00	0.00	0.00	0.00%
CRICKET/VERIZON	12,441.60	1,036.80	11,404.80	8.33%
GRANT INCOME	0.00	0.00	0.00	0.00%
INTEREST	60,000.00	10,784.78	49,215.22	17.97%
MISCELLANEOUS	0.00	0.00	0.00	0.00%
TOTAL REV	1,522,026.60	335,395.93	1,186,630.67	22.04%
EXPENSES				
SALARIES/BENEFITS	439,797.62	64,899.45	374,898.17	14.76%
OPERATING EXP	488,450.00	78,346.61	410,103.39	16.04%
DEBT PRINCIPAL	244,519.42	92,251.92	152,267.50	37.73%
DEBT INTEREST	47,146.48	13,693.03	33,453.45	29.04%
CAPITAL OUTLAY	120,000.00	800.00	119,200.00	0.00%
TOTAL EXP	1,339,913.52	249,991.01	1,089,922.51	18.66%
PROFIT	182,113.08	85,404.92	96,708.16	
NON-CASH				
infrastructure depletion (DEPRECIATION)	503,000.00	105,242.41	397,757.59	20.92%

**INDIAN HILLS GID
REVENUE AND EXPENSE
NOT INCLUDING DEPRECIATION
FOR THE PERIOD ENDED AUGUST 31, 2024
SEWER**

INCOME	BUDGET	ACTUAL	(OVER)/ UNDER	16.67% %
FEEs	1,061,954.00	192,400.59	869,553.41	18.12%
CONNECTION FEES	0.00	0.00	0.00	0.00%
INTEREST	41,000.00	10,793.57	30,206.43	26.33%
MISCELLANEOUS	0.00	0.00	0.00	0.00%
TOTAL REV	1,102,954.00	203,194.16	899,759.84	18.42%
EXPENSES	BUDGET	ACTUAL	(OVER)/ UNDER	16.67% %
SALARIES/BENEFITS	450,440.69	66,172.53	384,268.16	14.69%
OPERATING EXP	258,600.00	43,693.28	214,906.72	16.90%
DEBT PRINCIPAL	114,836.79	4,462.86	110,373.93	3.89%
DEBT INTEREST	39,257.17	4,427.84	34,829.33	11.28%
CAPITAL OUTLAY	45,000.00	20,000.00	25,000.00	0.00%
TOTAL EXP	908,134.65	138,756.51	769,378.14	15.28%
PROFIT (LOSS)	194,819.35	64,437.65	130,381.70	
NON-CASH:				
infrastructure depletion (DEPRECIATION)	390,000.00	64,148.82	325,851.18	16.45%

**INDIAN HILLS GID
REVENUE AND EXPENSE
NOT INCLUDING DEPRECIATION
FOR THE PERIOD ENDED AUGUST 31, 2024
GENERAL**

<u>INCOME</u>		<u>BUDGET</u>	<u>ACTUAL</u>	<u>(OVER)/ UNDER</u>	<u>16.67% %</u>
	AD VALOREM	1,196,205.00	70,000.00	1,126,205.00	5.85%
	DOUGLAS CO. CONSOLIDATED TAX	400,793.00	95,876.68	304,916.32	23.92%
	PARK REV	1,000.00	275.00	725.00	27.50%
	GRANT	0.00	0.00	0.00	0.00%
	DONATIONS	0.00	0.00	0.00	0.00%
	MISCELLANEOUS	0.00	0.00	0.00	0.00%
	INTEREST	46,000.00	9,584.25	36,415.75	20.84%
	STORM WATER	21,700.00	3,667.00	18,033.00	16.90%
	TOTAL REV	1,665,698.00	179,402.93	1,486,295.07	10.77%
<u>EXPENSES</u>					
ADMIN	SALARIES/BENEFITS	108,422.24	15,517.84	92,904.40	14.31%
	OPERATING EXP	216,050.00	21,447.21	194,602.79	9.93%
	CAPITAL OUTLAY	0.00	0.00	0.00	0.00%
PARKS	SALARIES/BENEFITS	240,410.24	30,452.31	209,957.93	12.67%
	OPERATING EXP	161,150.00	33,313.73	127,836.27	20.67%
	CAPITAL OUTLAY	38,000.00	25,476.00	12,524.00	0.00%
STREETS	SALARIES/BENEFITS	259,889.44	34,014.79	225,874.65	13.09%
	OPERATING EXP	102,900.00	11,283.89	91,616.11	10.97%
	CAPITAL OUTLAY	490,000.00	0.00	490,000.00	0.00%
	TOTAL EXP	1,616,821.92	171,505.77	1,445,316.15	10.61%
	PROFIT	48,876.08	7,897.16	40,978.92	
NON-CASH:					
	infrastructure depletion (DEPRECIATION)	305,700.00	49,900.00	255,800.00	16.32%

**INDIAN HILLS GID
WATER FUND SUMMARY
8/31/2024**

CASH BALANCES	LOAN BALANCES	REVENUES / EXPENSES
Operating		User Fees
Reserved from rate increase	Water Bond-2003	\$ 154,038.00
Reserved for water tank	Water Bond-2012 (35%)	\$ 166,809.97
	Pipeline USDA	\$ 2,726.38
Operating Available	Pipeline State	\$ -
		\$ 10,784.78
		\$ 1,036.80
		\$ -
		TOTAL REVENUE
		\$ 335,395.93
Money Market		
Reserve for Infrastructure		Salaries/Benefits
Reserve for Connections		\$ 64,899.45
Money Market Available		Operating Exp
		\$ 78,346.61
		Interest Exp
		\$ 13,693.03
		Capital Outlay
		\$ 800.00
		TOTAL EXPENSES
		\$ 157,739.09
Pipeline		
Reserve for debt service (fully funded)		
Reserve for O&M		
Reserve for short lived assets		
Reserve for AB198 capital replacement		
Reserve for construction		
TOTAL AVAILABLE	TOTAL LOANS	INCOME (LOSS)
-\$3,681.58	\$ 1,489,552.91	\$ 177,656.84

**INDIAN HILLS GID
SEWER FUND SUMMARY
8/31/2024**

CASH BALANCES	LOAN BALANCES	REVENUES / EXPENSES
Operating	Sewer Bond-1999	User Fees
Reserved from rate increase	Sewer Bond-2012 (65%)	Late fees
	USDA sewer bond	Connection fees
		Interest
Operating Available		Misc income
		TOTAL REVENUE
Money Market		
Reserve for Infrastructure		Salaries/Benefits
Reserve for Connections		Operating Exp
Reserve for sewer debt service		Interest Exp
Reserve for sewer short lived assets		Capital Outlay
Money Market Available		TOTAL EXPENSES
	TOTAL LOANS	INCOME (LOSS)
TOTAL AVAILABLE		

User Fees \$189,674.23
 Late fees \$2,726.36
 Connection fees \$0.00
 Interest \$10,793.57
 Misc income \$0.00
TOTAL REVENUE \$203,194.16

Salaries/Benefits \$ 66,172.53
 Operating Exp \$ 43,693.28
 Interest Exp \$ 4,427.84
 Capital Outlay \$ 20,000.00
TOTAL EXPENSES \$ 134,293.65

INCOME (LOSS) \$ 68,900.51

Sewer Bond-1999 \$ -
 Sewer Bond-2012 (65%) \$ 276,250.00
 USDA sewer bond \$ 1,095,135.80

TOTAL LOANS \$ 1,371,385.80

\$1,640,373.57
 \$905,823.41
\$734,550.16

\$749,563.27
 \$240,047.00
 \$288,993.33
 \$63,228.20
 \$53,513.70

\$103,781.04

\$838,331.20

**INDIAN HILLS GID
ADMIN, PARKS, STREETS SUMMARY
(AD VALOREM)
8/31/2024**

<u>CASH BALANCES</u>	<u>ADMIN</u>	<u>REVENUES / EXPENSES</u>
Operating	\$1,860,949.17	Storm water fees
Reserved for streets	\$1,193,196.27	Consolidated Tax
Reserved for parks	\$25,619.87	Ad Valorem Tax
Operating Available	\$642,133.03	Recreation Fees
		Interest Income
		Grant fund received
		Miscellaneous
Money Market	\$460,890.84	TOTAL REVENUE
		\$179,402.93
Reserve for Infrastructure	\$325,518.49	Salaries/Benefits
Reserve for storm water mgt	\$53,864.89	Operating Exp
		Capital Outlay
Money Market Available	\$81,507.46	TOTAL EXPENSES
		\$171,505.77
TOTAL AVAILABLE	\$723,640.49	INCOME (LOSS)
		\$7,897.16

**INDIAN HILLS GID
CASH RESERVES BY FISCAL YEAR
FROM 2011-2024**

DATE	WATER		WASTEWATER		ADMIN	
	RATE RESERVES	DEPR RESERVES	RATE RESERVES	DEPR RESERVES	RATE RESERVES	DEPR RESERVES
6/30/2011	0.00	27,500.00	0.00	27,500.00	0.00	0.00
6/30/2012	0.00	40,700.00	0.00	37,310.00	18,900.00	18,900.00
6/30/2013	0.00	55,196.00	0.00	46,814.00	37,488.00	37,488.00
6/30/2014	0.00	75,500.00	0.00	59,954.00	64,992.00	64,992.00
6/30/2015	38,637.00	48,174.00	27,364.00	74,546.00	93,696.00	93,696.00
6/30/2016	132,336.00	70,170.00	99,152.00	69,691.00	123,588.00	123,588.00
6/30/2017	267,694.00	73,628.00	221,563.00	85,687.00	142,350.00	142,350.00
6/30/2018	483,052.00	94,628.00	386,987.00	103,687.00	173,450.00	173,450.00
6/30/2019	746,866.00	112,020.00	585,105.00	123,687.00	195,650.00	195,650.00
6/30/2020	623,484.00	133,821.00	799,245.00	143,937.00	219,550.00	219,550.00
6/30/2021	921,247.00	164,820.00	1,023,070.00	165,437.00	253,250.00	253,250.00
6/30/2022	1,116,468.00	106,370.00	1,188,439.00	187,337.00	233,335.00	233,335.00
6/30/2023	1,232,994.39	188,566.39	1,269,027.85	207,546.96	274,235.07	274,235.07
6/30/2024	781,920.30	175,179.88	866,853.08	235,047.00	314,835.15	314,835.15
8/31/2024	833,795.48	181,746.54	905,823.41	240,047.00	325,518.49	325,518.49

Reserve amounts will sometimes decrease as we use them for approved expenditures

AGENDA ITEM 5c.

Reports to the Board:

c. Engineer Report

AGENDA ITEM 5d.

Reports to the Board:

d. Attorney Report

AGENDA ITEM 6.

Discussion and possible action to award a construction bid for the North Hobo Tank Painting Project to Viking Painting, LLC. in the amount of \$277,800.00, funding \$120,000.00 from the FY 24-25 budget and the remaining \$157,800.00 from the water reserve fund.

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



CARSON CITY OFFICE
308 N. Curry Street, Suite 200
Carson City, NV 89703

Ph: 775 / 883-7077

Fax: 775 / 883-7114

Memorandum

DATE: 9/11/24

TO: Chris Johnson – IHGID General Manager

FROM: Collin Sturge, P.E. – IHGID District Engineer

PROJECT: 11200.002

SUBJECT: North Hobo Tank Painting Project – Construction Award

The 2024 IHGID North Hobo Tank Painting Project is located on Hobo Hot Springs Road at the IHGID WTP. The project includes cleaning and blasting of existing paint and coatings, recoating the interior, and repainting the exterior of the North Hobo Water Tank. It also includes ancillary work to install a new sample tap, new tank vent, an air gap on the overflow pipe, and a new external liquid level indicator. The North Hobo Water Tank is 188,000-gallons and serves the primary pressure zone within the District.

Two bids for the project were received and opened on September 9th, 2024. The bids and Engineer's estimate are represented on the attached Bid Tabulation. The apparent low bidder is Viking Industrial Painting LLC, at a bid price of \$277,800.00. This bid includes a \$20,000 contingency force account.

To provide some additional background on pricing (specifically between the Engineer's estimate and the bids received): Lumos used the 2022 Ridgeview Tank Painting job (performed by Olympus and Associates) as a gauge for the potential construction price on this project. For context, the Ridgeview Tank is 420,000 gallons while the North Hobo Tank Project is 188,000 gallons. Lumos assumed that the decreased size of this tank as compared to Ridgeview (45% the size) would account for the increase in pricing over the last two years, and the price of this project would be approximately the same (Ridgeview was approximately \$160,000). However, Lumos' estimate was still lower than the apparent low bidder. Lumos also called a few other competent Contractors (who did not bid on this project), and confirmed that pricing has increased significantly.

Viking Painting, LLC has submitted a responsive and responsible bid for the project; therefore, Lumos & Associates recommends that Viking Painting, LLC be awarded the full Contract in the amount of \$277,800.00.

Sincerely,

A handwritten signature in blue ink that reads 'Collin Sturge'.

Collin Sturge, P.E.
IHGID District Engineer

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Item No.	Description	Unit	Quantity	Engineer's Estimate		Viking Painting, LLC		Resource Development Co.	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization/Demobilization	L.S.	1	\$ 15,000.00	\$ 15,000.00	\$ 23,600.00	\$ 23,600.00	\$ 23,000.00	\$ 23,000.00
2	Cleaning/Power Wash/Prep Exterior	L.S.	1	\$ 25,000.00	\$ 25,000.00	\$ 6,000.00	\$ 6,000.00	\$ 2,700.00	\$ 2,700.00
3	Installation of New Paint System on Exterior	L.S.	1	\$ 20,000.00	\$ 20,000.00	\$ 39,500.00	\$ 39,500.00	\$ 70,600.00	\$ 70,600.00
4	Cleaning / Power Wash / Removal of Interior Coating System	L.S.	1	\$ 50,000.00	\$ 50,000.00	\$ 54,300.00	\$ 54,300.00	\$ 2,700.00	\$ 2,700.00
5	Installation of New Coating System on Interior	L.S.	1	\$ 30,000.00	\$ 30,000.00	\$ 93,400.00	\$ 93,400.00	\$ 157,000.00	\$ 157,000.00
6	Installation of New Air Gap per Detail	L.S.	1	\$ 7,500.00	\$ 7,500.00	\$ 9,500.00	\$ 9,500.00	\$ 9,700.00	\$ 9,700.00
7	Installation of New Tank Vent per Detail	L.S.	1	\$ 5,000.00	\$ 5,000.00	\$ 12,000.00	\$ 12,000.00	\$ 10,500.00	\$ 10,500.00
8	Installation of New Liquid Level Indicator	L.S.	1	\$ 2,500.00	\$ 2,500.00	\$ 9,000.00	\$ 9,000.00	\$ 6,700.00	\$ 6,700.00
9	Installation of New Sample Tap on Tank	L.S.	1	\$ 2,500.00	\$ 2,500.00	\$ 10,500.00	\$ 10,500.00	\$ 3,000.00	\$ 3,000.00
10	Force Account	L.S.	1	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
TOTAL					\$ 177,500.00	\$ 277,800.00	\$ 277,800.00	\$ 305,900.00	\$ 305,900.00

24

AGENDA ITEM 7.

Discussion and possible action regarding pedestrian safety on South Sunridge and Mica Drive.

(Resident, Lynn Dement)

**INDIAN HILLS GENERAL IMPROVEMENT DISTRICT
BOARD OF TRUSTEES MEETING
AGENDA ITEM REQUEST FORM**

Please provide the following information for an item to be placed on the Agenda for a Board of Trustees Meeting:

Today's Date: 9/9/24

Date/Month of Meeting: Sept 2024

Meeting Type: 3rd Wednesday Business

Your Name and Title: Lynn Dement

Your Company or Organization Name: Resident

Phone Number: 443-702-6911

Check One: Discussion Only Item Discussion and Possible Action Item

Agenda Item Title: Pedestrian Safety ~~at Sundridge~~

Agenda Item Description: _____

Restriping of crosswalks, adding one at N. Sundridge into Mica

Add Flasher on median pole coming up from S. Sundridge into Mica.

Speed vehicle in use 24/7 and moved around frequently

Add Signs radar in use

Build out turn lane show N. Sundridge turning right onto Mica

Can speed car be programmed to small

REQUIRED: Please attach background information regarding your requested Agenda Item to be included in the Board of Trustees' Board Meeting Packet. (Letter, Proposal, etc.)

flash when speed over 25 to mimic a camera flash

IHGID is an Equal Opportunity Provider

→ 26

partake rumble strips that are just
rolled out are a possibility as
an alternative to any humps/bumps

Redesign S. Sumridge hill



← Mica Dr

→ Vazward

N. Sunridge.

See photos A+B
for solutions

28

PUSH TO
OPEN TO
AVOID AIR
BAGS
WORKING
LIGHTS





Mica →

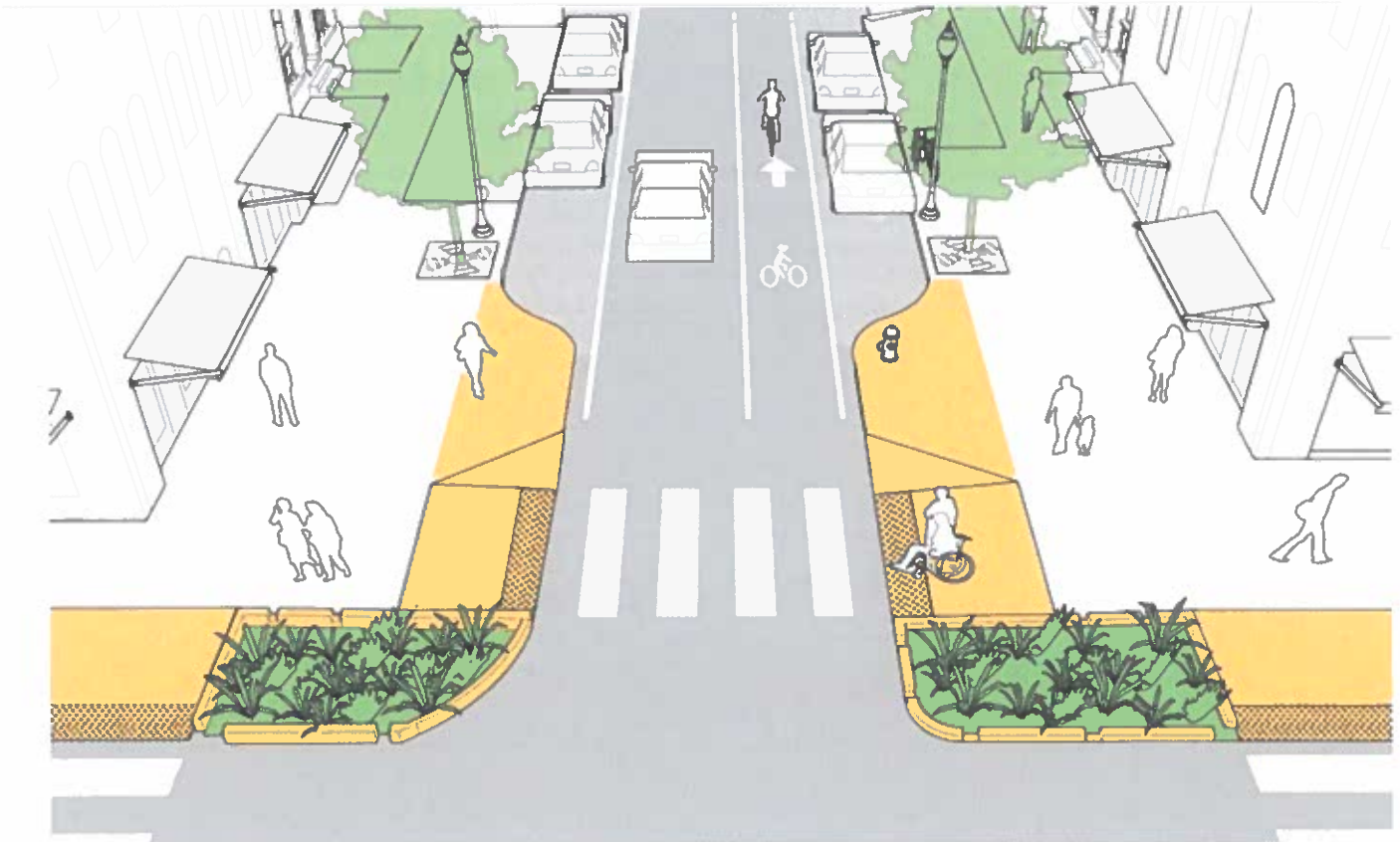
← Sourridge

new cross walk

N. Sourridge ←

From: Lynn Dement BLDEMENT@gmail.com
Subject: Mica and N Sunridge
Date: Sep 4, 2024 at 2:57:03 PM
To: gmansolutions.rg@gmail.com

A



Sent from my iPad

I'd like the solution better and I would volunteer to do the plantings if the G.I. D did the border and excavation

From: Lynn Dement BLDEMENT@gmail.com
Subject: Mica and N Sunridge
Date: Sep 4, 2024 at 2:54:08 PM
To: gmansolutions.rg@gmail.com

B



\$138.95

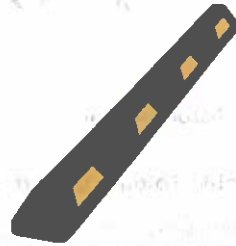


Portable Speed Bump Specifications (/pdfs/PAB-Portable-Speed-Bumps-Specifications.pdf)

	(/Portable-Folding-Speed-Bump-with-Carry-Bag/productinfo/PAP-PSP-1/)	(/Roll-Up-Portable-Speed-Bump/productinfo/PAB-PSP-2/)
Description	Portable Folding Speed Bump (/Portable-Folding-Speed-Bump-with-Carry-Bag/productinfo/PAP-PSP-1/)	Portable Roll-Up Speed Bump (/Roll-Up-Portable-Speed-Bump/productinfo/PAB-PSP-2/)
Item Number	PAP-PSP-1 (/Portable-Folding-Speed-Bump-with-Carry-Bag/productinfo/PAP%2DPSP%2D1/)	PAB-PSP-2 (/Roll-Up-Portable-Speed-Bump/productinfo/PAB%2DPSP%2D2/)
Dimensions (open)	118" L x 10" W x 1" H	118" L x 9.8" W x 1.7" H
Dimensions (rolled/folded)	14.17" L	21.25" D
Dimensions (bag)	14.5" x 10" x 13"	21.5" D
Weight	26.4 lbs.	28.6 lbs.
Color	yellow with HI reflective arrows	yellow with HI reflective tape
Temperature range	13°F - 140°F	13°F - 131°F
Bearing capacity	22,000 lbs./axle	
Material	thermoplastic polyurethane (TPU)	
Alternate part	PAB-PSP-1	N/A

[More Speed Bumps and Humps \(/Speed-Bumps-and-Humps/products/130/\)](#)

You May Also Like



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 (<https://www.trafficssafetywarehouse.com/productinfo/STN%2D6Y/>)
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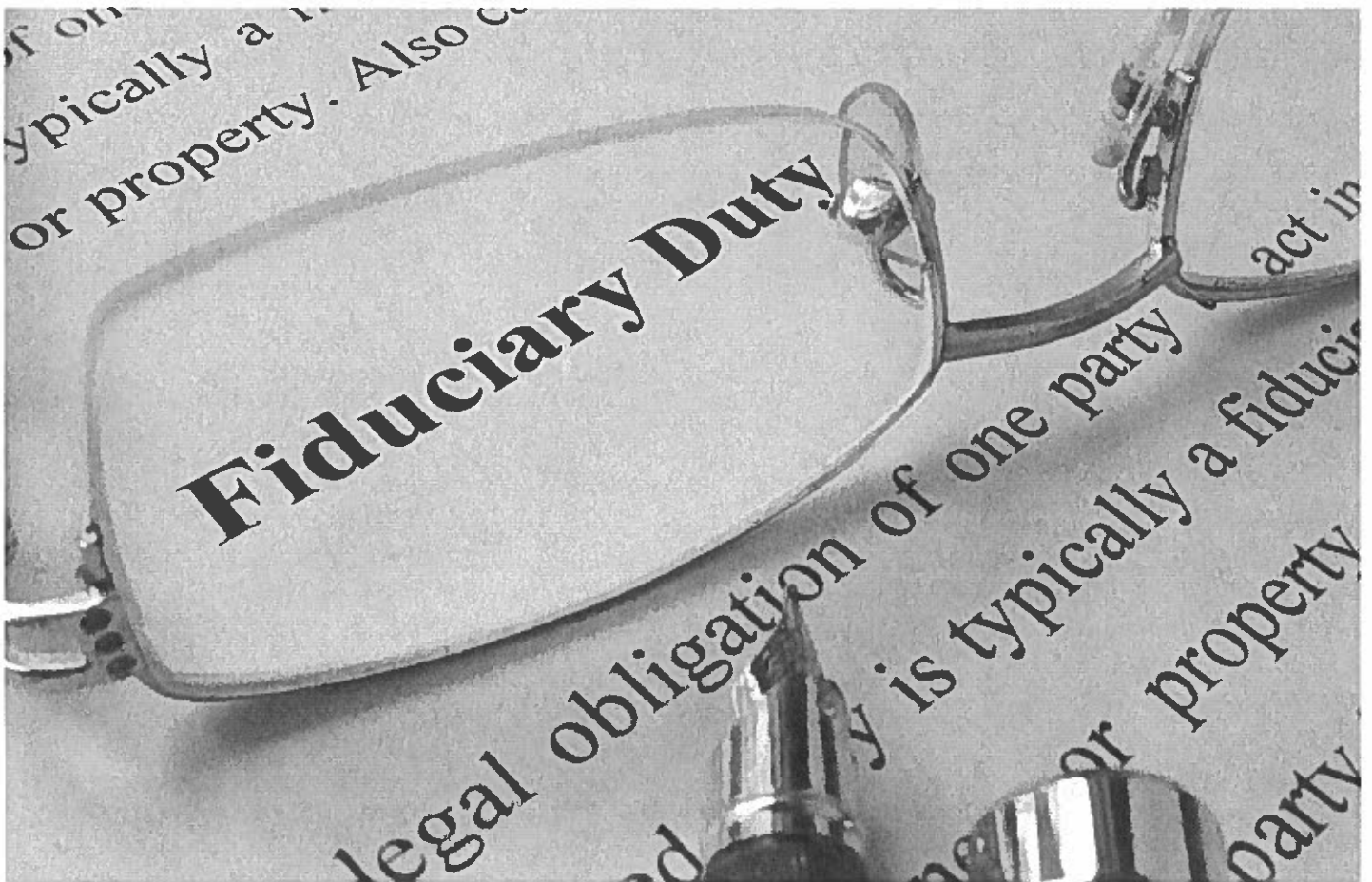
32

AGENDA ITEM 8.

**Discussion only regarding Board Members
Fiduciary duties.
(Trustee, Dunham)**

ISAACSON LAW BLOG

A Board Member's Fiduciary Duty. What





A Board Member's Fiduciary Duty. What Does It Mean?

In Nevada, community association Board members owe a fiduciary duty. When working with Boards, I often point them to NRS 116.3103 which, in part, provides that they act on behalf of and are fiduciaries to the association. But what does it mean to be a fiduciary?

Legally speaking, a fiduciary owes another:

A duty of utmost good faith, trust, confidence, and candor owed by a fiduciary (such as a lawyer or corporate officer) to the beneficiary (such as a lawyer's client or a shareholder); a duty to act with the highest degree of honesty and loyalty toward another person and in the best interests of the other person (such as the duty that one partner owes to another).

Rowe v. Educ. Credit Mgmt. Corp., 559 F.3d 1028, 1033 (9th Cir. 2009). As can glean from the above statement, a fiduciary owes another several duties including the duty to act in good faith, with loyalty and putting the interests of another ahead of their own.

Board members are considered fiduciaries because they are charged with the obligation to care for the community's property and finances, and therefore, are in a position of trust. Homeowners often assert that the Board members individually owe them a "fiduciary" duty, but this is not the case. Rather, the Board members' fiduciary obligation is owed to the association as an entity and not to the individual homeowners.

As can further be seen from the above definition, a fiduciary obligation involves more than just the duty to put the association's interests first. It also involves the duty to act in good faith, meaning you believe the decision you make as a Board member is in the best interests of the association. While your individual decision on an issue may differ from what the Board as a whole decides, that does not mean you or the other Board members are wrong and have breached the fiduciary duty. Rather it can simply mean you have a disagreement on what is best for the community.

Indeed, Board members frequently have disagreements. Be it who to use as the community association manager or what plants should be used within the community, different Board members will have differing views on each subject – and that is ok.

Where Board members vote differently on matters, those who may have been outvoted can sometimes believe they must push the issue further or take the matter to the membership. However, given the Board member's duty is to the association, and the association through its Board has made a decision, their duty of loyalty requires that they support the decision and not inhibit the association's ability to carry it out.

As mentioned, Board members have a legal obligation to put the interests of the Association first. When Board members decide to serve their own individual interests, liability may exist given a breach of the duty of loyalty. That is, for their failure to put the association's interests ahead of their own.

As an example, if the association's expenses exceed its anticipated revenue, then the Board members have an obligation to increase the revenue. Given the not-for-profit status of community associations, this generally requires an increase in the assessments charged. A common question is what should a Board do when additional revenue is needed, but homeowners cannot afford the increase? This question has become even more important where the ongoing COVID-19 pandemic has added to the costs to operate a community association. Added burdens on community associations may include the costs to properly disinfect for viruses to protect those using common-area amenities. But so many homeowners, possibly even Board members, due to no fault of their own, are out of work and struggling. So how can a Board justify an increase in the assessments? In this rather basic example, it simply is that the Board's fiduciary duty to the association requires that assessments be increased to meet the community's budgetary needs.

To the extent individual homeowners, and perhaps even Board members, cannot afford the increase, payment plans can be worked out or other arrangements considered to accommodate those homeowners who need assistance. But in all instances, the Board must make those decisions necessary to protect the overall community and not to serve any particular individual or group.

But the Board members duty to put the association's interests first, goes even further. Other examples may include not divulging homeowner's personal information to other members of the community. If done in furtherance of association business, such disclosures (which are prohibited by NRS 116.31175 & 116.31083), can create liability to the association and may subject a Board member to personal liability and/or action by the Real Estate Division, which has broad power to discipline Board members for any improper actions.

When making decisions on the association's behalf, Board members also have a duty to act on an informed basis. Where additional information might be needed to make a certain decision, the Board should be encouraged to seek out the appropriate advice. This could be from the community association manager, an attorney, accountant, landscaper, or any individual (including a Board member), who has knowledge of the subject. However, a good Board member should also understand that where they are providing advice on a particular issue, in that moment they are not acting as a Board member, but as a consultant. Bad advice can expose that individual to liability if that advice proves bad for the community.

While serving as a Board member, one's fiduciary duty to act in good faith, with loyalty to the association and putting the interests of another ahead of their own are considerations that should be taken into account with every decision made. Failure to recognize these implications could result in liability to the association and/or individual Board member(s).

Should you or your community need legal guidance on a matter, please call Troy Isaacson at (702) 763-6767 (<http://tel:7027636767>) who has nearly 25 years of experience working with community associations.

Want to see a video version of this article? Click Here (<https://youtu.be/jia8V8s10ac>)

AGENDA ITEM 9.

Discussion and possible action to approve Draft Minutes from the August 21, 2024, Board meeting.

Minutes
Indian Hills General Improvement District
Board of Trustees Meeting
District Office
3394 James Lee Park Rd. #A
Carson City, NV 89705
August 21, 2024
Regular Board Meeting
6:00 P.M.

Trustees Present: Chairman Robert Stulac, Vice Chairman Garcia, Secretary/Treasurer Siegman, Trustee Dunham, and Trustee Lufrano.

Trustees Absent: Trustee Dunham.

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

Others Present: District Counsel Chuck Zumpft, District Engineer Colin Surge, Residents Lynn Dement, Kathy Waters, Lorre St. Germaine, and Peter Beekhof with Westridge Homes.

6:00P.M. - Regular Meeting

1. Call to Order

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

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

3. Public Interest Comment: Resident Jeff Galloway stated that he lives at 1014 Ridgeview. He wants to talk about the rate increase and the way it was applied. Jeff stated that he did his homework, back in 2004 October the base rate was \$6.39 per month and \$1.95 per 1000, there have been four or five rate increases not including the 2014 one. Today it is \$43.81 for the base fee and \$1.95 for usage. Over 25 years we can agree that prices have increased but there have been zero increases for the commodity rate, we need to increase the usage fees. The board needs to look at that again and reevaluate it is out of whack. People using fewer gallons are paying more than they should.

Resident Ronny Lynch stated that he lives on Blueridge he is here addressing item 8, he is a caretaker for his wife and can't stay until that item. The speeding on Sunridge and Smoketree is horrible. Ronny stated that he wears his orange outfit with his hat, he was walking home on South Sunridge, he wears his outfit for crossing Mica when he crosses, he pushes the flashing light but sometimes it doesn't stop traffic. He asked John Lufrano for this flashing light, when Chris came on, he asked for the Mica and North Sunridge one not only did he put it up he installed a big sign to let people know, but it's also big and not obstructed everyone should see it. Believe it or not at least once a week people do not stop for the flashing light at the

Minutes of the August 21, 2024, Regular Board of Trustees Meeting

crosswalk, people speed like crazy. Yesterday someone was driving like a zombie, not even noticing, they park in the crosswalk too. What he is trying to say is that people are causing problems too. Ronny stated that he hopes he is wrong, but someone will get hit, it will happen at Mica and North Sunridge. Ronny stated you can't use speed bumps, it interferes with snow plowing but something needs to be done. Ronny stated thank you for your time, it would be nice for someone to acknowledge citizens when they speak.

Resident George Alvarez stated that he is the HOA president for L'Adagio. George stated that he wanted to come over here and personally thank Brooke for everything she does. They have had a lot of issues with spring water, every time she takes care of it. Last time the water supervisor came out and took care of it. George stated thank you for the partnership, it is great. The yard of the month is awesome, it created a positive environment. Thank you everyone he felt that needed to be acknowledged.

4. **Approval of Agenda**

Chairman Stulac stated absent objection he approves the agenda. No objection. Item passed, agenda approved.

5. **Reports to the Board:**

a. **General Manager Report**

General Manager Chris Johnson reviewed his report with the Board.

1. **Administrative**

General Manager Chris Johnson reviewed the report to the Board.

2. **Water**

General Manager Chris Johnson reviewed the report to the Board.

3. **Wastewater**

General Manager Chris Johnson reviewed the report to the Board.

b. **District Accountant Report**

General Manager Chris Johnson reviewed the report to the Board.

c. **Engineer Report**

District Engineer Colin Sturge stated that he does not have a whole lot more than the Hobo north tank constriction. He has coordinated with NDEP and Chris on the storm water permit.

d. **Attorney Report** District Counsel Chuck Zumpft stated he has nothing to report.

Public comment: Resident Jeff Galloway stated that listening to discussions about expenses and losses on page 16, the revenue column should not include accounting for depreciation.

6. **Discussion and possible action to approve a proposal from Lumos and Associates in the amount of \$65,500 for roadway inspection and implementation of street saver pavement management system for the whole district.**

General Manager Chris Johnson stated that we discussed this last time we met, we brought it back because questions came up about the street saver database, it is \$1,200 annually other than that the discussion is the same. Chris stated that he recommends we do the entire

District because the PCI is going to play into our CIP, this software will help keep it up to date. In the past we have only done our PCI on paper.

District Engineer Collin Sturge stated the pavement condition index (PCI) will have samples taken from all over district analyzing condition and put it into the data base and then they are able to determine a value between 1-100 categorizing the condition of each road. It is not always best to maintain a road with a low PCI so this will give us a good target on the roads.

General Manager Chris Johnson stated one of the questions that comes up is can't our staff walk out and look at the street and determine this, there is a lot more that goes into it than walking out there and looking at it, they core different areas of the roads.

District Engineer Collin Sturge stated the cool thing about the software is that it keeps updating it over time.

General Manager Chris Johnson stated this will come out of streets projects, we have \$480,000 in the budget so we will be able to do the PCI and a small maintenance project and then still save for a big street project.

Chairman Stulac stated that he likes this option. When you look at doing half the District each time you are looking at \$75,000, we will be saving \$10,000 if we do the whole District now.

Public comment: none.

Vice Chairman Garcia motioned to approve a proposal from Lumos and Associates in the amount of \$65,500 for roadway inspection and implementation of street saver pavement management system for the whole district. Trustee Lufrano seconded. Motion carried unanimously.

- 7. Discussion and possible action to approve a proposal Lumos and Associates in the amount of \$37,500 for roadway inspection and implementation of street saver pavement management system for half of the district, west of 395.**

No discussion or action was taken on this item as item 6 was passed.

- 8. Discussion only regarding excess speeding residents are experiencing on Mica Drive, North Sunridge Drive and South Sunridge Drive.**

Resident Sharon Buckley stated she wants to revisit the project that was brought to the attention of the board in 2023. She sent this email to Brooke to get this on the agenda. First, she did want to take a minute to thank Chris and his team and everyone who has done great work, she has been here a long time, and South Sunridge park maintenance is the best she has ever seen it, the dog park additions are awesome. Thank you for the installation of the flashing signals. Sharon stated that she has noticed an increase in the flashers, but it is a work in progress. Sharon stated that Bob brought the speed humps idea not speed bumps she does not know where that ended up. The volume of traffic that has increased on Mica is insane. People use Mica and South Sunridge to go to the new subdivision. Sharon stated that

Minutes of the August 21, 2024, Regular Board of Trustees Meeting

she read Chris' report, and she was amazed, she was glad to see that. The thing that really concerns her is she just does not believe the number of cars that are driving in the 35-mph range, we don't have radar.

General Manager Chris Johnson stated yes, we do have radar.

Resident Sharon Buckley stated that is averaging, it is not taking into consideration people slowing down to avoid it. Sharon stated she does believe the volume has increased significantly; we need some type of speed radar. Sharon stated that her request and purpose is that we do another study. Is there another place to put the radar sign. Sharon stated you can hear them coming up, but you can't even see their license plate to get it and report it to the Sheriff's office. It is really very unnerving. Sharon stated she knows we have the radar trailer, but she doesn't think we have ever had a radar sign on the bottom of South Sunridge.

General Manager Chris Johnson stated we have one, a permanent one, there.

Sharon stated can we get more of those radar signs and gather hard data to get this done. To get some type of mitigation for this community. The statistics show that at 31 mph there is a 71% fatality rate and people are going way more than that and she knows it. That is her request, the other is to reevaluate the possibility of installing a speed mitigation device. Her colleague has provided some information for you that is less expensive that we can maybe try, she is more than willing to be part of a task force to help protect the community. If there are speed humps people might find alternate routes. Maybe there are some other options that is where she is with this. Between 3:30 and 6:00 it is really rugged out there, you cannot go ten seconds without seeing a car fly by. That is her request as a concerned citizen.

Resident Lynn Dement stated a week apart she tripped on a rock and fell in the street on her hands and knees, two cars stopped to help her while she was on the ground laying in the street a car zooms up Mica at 90-mph and was a foot away from running over her head. The next week she was halfway across at the flashers two cars zoomed up around her while she was in the crosswalk and past her. It is dangerous, we all know they are speeding. Lynn stated she did some research; she went through the paperwork she brought. Lynn stated that they are always told we can't afford them, or we can't snowplow with speed bumps. We can't afford not to get them, are we waiting for someone to die. North Sunridge and Mica are a death trap. One option is \$388. We should have overflow in the streets like you just said we have \$400,000 in that fund, why would we risk a life over \$400. There are ways we can come up with the money. You spoke to John Herb and Tim Russell saying South Sunridge being an emergency route it is not, so we don't have to worry about. There are rubble strips she suggests putting right before the crosswalks to catch their attention and make them slow down before they get to it. Amazon has these, she will chip in half of the \$185. The \$350 one will handle school buses. She will chip in half; she is serious, and we can do the installation. It is unconscionable, she is leaving it in your hands. If two people come up with half the money, can we do it and give it a try.

Trustee Dunham stated that he believes there are more problems than we can shake a stick at. Several years ago, they were moving dirt from valley vista he sees this almost every day,

issues with the motorcycle guys, there is such a traffic problem here. He agrees 100% with coming up with some type of diversion.

Vice Chairman Garcia stated he smiled when you said we have money left over what you have shown us is not cost prohibitive, but the cost is only one factor, snowplows is only one factor, you have brought something new to the table so thank you for that. He does not think they have considered rumble strips. Robert stated there are studies that show speed bumps actually don't slow anyone down. He owns a truck and the faster you go on a speed bump or hump in a truck the less you feel it. There are some studies that show speed humps are not that effective. We don't have extra money, every cent we have is to catch up on 30 years of deferred maintenance on roads that we are trying to catch up on so there is no money left over. He appreciates the fact that the community wants to get involved. The Springs does not plow the roads they spray stuff on the streets that lessens the lifespan of the streets. With the speed bumps in people were clocked going 50mph with the speed pumps so they do not always work. With the cross walk by the golf course, he coordinated with the golf course, the springs, the district, and residents to fund that he did the same with the speed radar sign on south Sunridge drive. The best way to stop something like this is word of mouth travels around here. If the community is willing to put money into something like this. that would be great. There are opportunities, public participation is key. Robert stated thank you for being willing to be a community activist and to get the community involved because public participation is key, we can't expect the district to fix everything without community buy in.

Trustee Lufrano stated she believes this is not the district's responsibility, she would like to know what prompts a stop sign to be installed and is that an option on that road. Out on that street there is no stop sign off 395 all the way up. Vicky stated from her perspective she thinks what would make her slow down or will grab her attention. Is that an option on that road.

General Manager Chris Johnson stated that he does not have that answer, we can't just throw stop signs out on a straight away maybe we can put one at the intersection and see if that would slow them down. We would have to check into it.

Vice Chairman Garcia stated you would have to contact the department of transportation.

Trustee Lufrano stated yeah, she was just thinking what would make her slow down and also that would be something that would make her not travel that road.

Chairman Stulac stated when he did his report a year ago, he spoke with Jon Erb he stated that the district cannot just put in a stop sign we can do speed humps and strips and things if we desire. However, on a stop sign, he looked into it, we have to get a traffic study which is expensive then it goes to Jon Erb if he decides it is worth then it goes to the county board of commissioners where it could get nixed there, it is quite a process to get a stop sign so that is why he aborted that and went with the speed hump idea. He brought this up because he felt it was his due diligence he campaigned on that to help people, so he appreciates you bringing this back up. Like Tim said, you look at the whole day of speeding and it may or may not justify anything. By all means talk to Jon Erb. You talk about paying for a study that is what Jon Erb would need. Unfortunately, a lot of intersections what he has seen at the

sate working there for a number of years don't get any attention until something happens. It is quite a thing to get a stop sign.

Trustee Lufrano stated Chris we also have the trailer she knows she is not everywhere within the district, but she hasn't seen it recently, is the trailer out. When you do have the trailer out historically you would have it out and then provide the data to the undersheriff. Can we get the trailer out again, get some data to the sheriff's office and get some patrol out again do all that again. If we could at least get the deputies out it may help, it is a temporary solution but. Last Collin do you know of any effective speed deterring devices.

General Manager Chris Johnson stated yes, the trailer is out it is just in different areas of the district.

Trustee Lufrano stated for her she becomes more aware as word gets around, can we at least get the deputies out.

District Engineer Collin Sturge stated he does not know of any others.

Trustee Dunham stated they did set up something down that hill and they got a lot of people, how many.

General Manager Chris Johnson said yes, they got a good number, but he wouldn't tell him how many.

Trustee Dunham stated not getting speeding tickets he thinks the number one deterrent is getting police set up and catching people.

General Manager Chris Johnson stated he needs you guys to entertain this, if your electricity goes out who do you call, if your internet goes out who do you call, if someone is speeding down the street who do you call. There you go and that is the problem, you can call us all day long and complain. We cannot do anything about it, we are not traffic enforcement. DCSO has miles and miles to cover, they dispatch deputies where they hear the highest demand if there are no calls, they don't know it's happening. If you see someone speeding call DCSO and they will send someone out more. Every morning, they meet and come up with a game plan, same with the issues in the park. Again, it is the squeaky wheel that gets the oil. When dispatch is getting calls, they will send a deputy out there. He hears what you guys are saying we have to tell DCSO, but we get these calls at the district, and we have no enforcement.

Vice Chairman Garcia stated so are you saying that should be part of a multi prong approach, community involvement, along with these other things. He wanted to make sure the public knew to do this instead of that. It is part of a multi prong approach.

Chairman Stulac stated he agrees with Trustee Lufrano he has not seen the trailer out lately; it catches his eye when driving to make him watch his speed. They are a visual deterrent too. You mention the snow plowing, plows go right over it. These kinds of devices can damage the plows. Speed humps can be put in by GID's there are a lot of them throughout the

County and just not on major arteries. Bob stated that he brought that up to the board in April, so we can do it. How effective they are, we don't know but it is our due diligence to continue to talk about this and look at ways to mitigate things. Legality wise Chuck can you add anything. Bob stated that he brought this issue up before, he is glad this is on the agenda again. Chris did a great job responding to it.

Vice Chairman Garcia stated the emergency route, South Sunridge is not an emergency route, but it is an alternate route not an emergency route. That was his understanding through the previous General Manager. Can we get that clarified.

Chairman Stulac stated when he looked into this a year ago, he was told it is not considered an emergency route but is an alternate route. He agrees with Chris, the squeaky wheel does get the grease, so you need to call the sheriff's office.

Vice Chairman Garcia stated removable needs to be clarified a mobile home is movable, but you don't want to move it, so these are the reasons why we need more information.

Recess 7:49

Reconvene 7:54

Public comment: Resident Lynn Dement stated they are removable yes; it is a pain to remove them because you have to take the asphalt screw out and is very difficult to do the other that is \$358 that one does not need to be removed. The company assured her that a snowplow would not have a problem, it is two inches off the ground you just have to lift the plow up. It would make it more difficult for the plow driver, but they state it is acceptable to use a snowplow. We agree that the solution starts with the sheriff's office, but she has called them a ton of times to report it they might get around to coming out but most times they don't. The rumble strips can be removable too or permanently attached. We can look at a million what ifs, maybe we can set up a committee to work on this to find a way to come up with money. She and Sharon both said they are willing to pay for it, she doesn't see why we can do it.

Resident Jeff Galloway stated he experiences the same problems, but he is on the other end. He would like to focus on solutions, he has heard too much about what the district can't do. It is nice to hear there are some solutions now. He called the cops sometimes they come out sometimes most of the time they don't. Maybe we could put a notice on the bill that if people are having problems call the sheriff's office. The people in the substation are not for enforcement. Jeff stated that he likes the idea of speed bumps too. You need them in more locations than just Mica, you need one by the substation as well. They speed like 45 or 50 coming down the hill. You also need one coming north on South Sunridge to deter people from using that as a way around using 395.

Chairman Stulac stated you will need to bring this back with some ideas and solutions that you want to throw out for the board to consider and act on.

9. Discussion and possible action regarding tennis court lockage.

Resident Koko Green stated the majority of deposits for most reservations is \$100 but it is \$200 for a key. Koko stated this schedule she has was in 2018, can you update this.

Administrative Services Supervisor/Human Resources Brooke Thompson stated it is on there, you must have an old one.

Koko stated that she saw in the general manager's report something about automatic locks for the tennis court gates, she likes the idea of the keypad idea. She is not very good with mechanical stuff; she is assuming you enter numbers, and it would activate the gate to open. Inside the gate there would be a button to exit. Her opinion is that because there is so much vandalism it might behoove the board to install cameras to offset some of this vandalism. That would be a good deterrent, it would give the police something to substantiate the crime. She would like to get into what she went through in July, what she had to go through on July 22nd she was told that there was a new procedure in place for tennis courts, no longer were there combination locks but they were key locks now and that staff would open gates at 7:40AM and lock them at 3:45PM and only the north gate would open, she was also told about the \$200.00 deposit for the key to have weekend access. On July 24th she went to the courts. It was 7:47 and no one was there, she went to the office and a gentleman followed her back to unlock the gate, she appreciated that. On July 29th she was there at 8:00 so she went to the office someone went over and opened it. A gentleman told her that they told everyone the gates would open at 8:00 which she didn't know a group of ladies came in she asked them what time the gate opens, and they said 7:40 so they were not aware of the new time either. Can't we put something in the display glass over there letting people know the gates are locked and unlocked at those times. Carson city has combination locks with a sign telling them to call the office. She was also told by a lady that the gates would be open at 8:30. We could put more signage over there, it would be good, it would be nice to have more information about what you are doing. Include the keypad if that is approved. All she is saying is it would be nice to know and have more signage about what you are doing. On the general manager report you say you will do this, but she doesn't know what that means. General Manager Chris Johnson stated exactly what you just said.

Vice Chairman Garcia stated it sounds like the issues presents are being addressed as quickly as possible and the district is working on trying to get security cameras.

Chairman Stulac stated we have had issues before with vandalism everywhere, what is the status of the cameras. He loves the keypad idea it would solve all the issues you are talking about.

General Manager Chris Johnson stated that he is working on it, he is looking at different systems, but it is in the budget.

Koko stated that she really likes the display case thing.

Public comment: none

10. Discussion and possible action to approve Draft Minutes from the June 26, 2024, Board meeting.

Chairman Stulac stated absent objection he approves the draft minutes from the June 26, 2024 Board meeting. No objection. Item passed, Draft Minutes from the June 26, 2024 Board meeting approved.

Minutes of the August 21, 2024, Regular Board of Trustees Meeting

Public comment: none

11. 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.

Trustee Lufrano stated at the last meeting she has a question about how often we do maintenance/mitigation on the trail and fences behind homes. General Manager Chris Johnson stated that he hasn't found anything about that yet. He will put that at the top of his list.

Secretary/Treasurer Siegman stated he had a resident stop by his house and showed him pictures of a bear hanging out in the drainage ditch by James Lee Park. It is a good size bear. She called the sheriff, and they told her it was being taken care of. General Manager Chris Johnson stated it is also tagged. It is a big bear.

Vice Chairman Garcia stated many thanks to staff he has had everything from the doggy bags, the leaks on Dog Leg and the weeds have been knocked down that grow in cracks between sidewalk and streets, so the crew is doing a bang-up job, and the community is recognizing it. Please pass that along to your crew. He is telling residents to call the district directly and please pass that on to the staff.

Chairman Stulac stated yes, they did a great job on the meridian on mica, they cleaned it up nicely please tell them thank you.

Trustee Dunham stated he was fortunate enough to be in the new section behind home depot and saw them crack sealing, they did a great job. He would like to please add to the September agenda is understanding a board members fiduciary duty what does it mean. NRS 11.3103, he started reading that tonight. He thought that would be good for not only the board but the public.

12. Adjournment

Vice Chairman Garcia motioned to adjourn the meeting. Trustee Lufrano seconded. Motion carried unanimously.

Meeting adjourned at 8:25P.M.

FINAL APPROVED MINUTES AS PRESENTED

**Secretary/Treasurer
Russ Siegman**

DRAFT