

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

Chairman Robert Garcia	Vice Chairman Robert Stulac	Secretary/Treasurer Russ Siegman	Trustee Kathryn Clark-Ross	Trustee Nancy Jones
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**January 21, 2026  
Regular Board Meeting  
6:00 P.M.  
District Board Room  
3394 James Lee Park Road  
Carson City, NV  
89705  
(775) 267-2805**

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**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.*

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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](http://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. Discussion and possible action to elect officers of the IHGID Board of Trustees for calendar year 2026 – Chairman
  - a. Election of Chairman
    - Motion
    - Vote
  - b. Election of Vice Chairman
    - Motion
    - Vote
  - c. Election of Secretary/Treasurer
    - Motion
    - Vote

4. 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.

5. 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
6. Discussion and possible action to approve a one-year agreement for auditing services with Steele & Associates, LLC. (Jonathan Steele/General Manager, Chris Johnson)
  - Board of Trustees Discussion
  - Open Public Comment
  - Close Public Comment
7. CWSD presentation only regarding a 30-Year Regional Drought and Water Sustainability Plan. (Lindsay Marsh, CWSD Water Resources Specialist)
  - 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 only regarding the General Manager goals.  
(Trustee, Siegman)

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

10. Discussion and possible action to approve Draft Minutes from the December 17, 2025, Board Meeting.

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

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 an item or topic be placed on a future agenda.

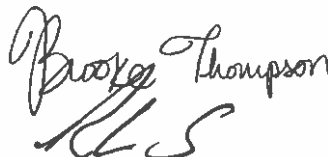
12. Adjournment

- Motion
- Vote

This agenda is posted at [www.indianhillsnevada.com](http://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., January 15, 2026,

by



# **AGENDA ITEM 3.**

**Discussion and possible action to elect officers of the IHGID Board of Trustees for calendar year 2026 – Chairman**

- a. Election of Chairman**
  - **Motion**
  - **Vote**
- b. Election of Vice Chairman**
  - **Motion**
  - **Vote**
- c. Election of Secretary/Treasurer**
  - **Motion**
  - **Vote**

# **AGENDA ITEM 6.**

**Discussion and possible action to approve a one-year agreement for auditing services with Steele & Associates, LLC.**

**(Jonathan Steele/General Manager, Chris Johnson)**



Jonathan S. Steele, CPA CGMA

Vanessa L. Davis, CPA CGMA

December 11, 2025

To Board of Trustees

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

We are pleased to confirm our understanding of the services we are to provide Indian Hills General Improvement district for the year ended June 30, 2026.

### **Audit Scope and Objectives**

We will audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of Indian Hills General Improvement District as of and for the year ended June 30, 2026. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement Indian Hills General Improvement District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to Indian Hills General Improvement District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

#### 1) Management's Discussion and Analysis

We have also been engaged to report on supplementary information other than RSI that accompanies Indian Hills General Improvement District's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditor's report on the financial statements:

- 1) General Fund, Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual
- 2) Enterprise Funds, Statement of Revenue, Expenditures and Changes in Net Position – Budget and Actual
- 3) Supplementary Pension Information
- 4) General Fund Schedule of Expenditures
- 5) Enterprise Fund Schedule of Services and Supplies

611 N. Nevada Street  
Carson City, Nevada 89703  
Phone: (775) 882-7198  
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Members of: CPA Connect  
Nevada Society of Certified Public Accountants  
American Institute of Certified Public Accountants  
Affordable Housing Association of Certified Public Accountants

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

The objectives also include reporting on internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.

### **Auditor's Responsibilities for the Audit of the Financial Statements**

We will conduct our audit in accordance with GAAS and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of your accounting records of Indian Hills General Improvement District and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We have identified the following significant risk(s) of material misstatement as part of our audit planning:

- 1) Management's override of controls
- 2) Estimates associated with allowance for uncollectible accounts

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure

confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of financial statements does not relieve you of your responsibilities

#### **Audit Procedures—Internal Control**

We will obtain an understanding of the government and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

#### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of Indian Hills General Improvement District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

#### **Responsibilities of Management for the Financial Statements**

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with accounting principles generally accepted in the United States of America, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us; for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers); and for the evaluation of whether there are any conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for the 12 months after the financial statements date or shortly thereafter (for example, within an additional three months if currently known). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements, compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by GAAS and *Government Auditing Standards*.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, or contracts or grant agreements that we report.

You are responsible for the preparation of the supplementary information, which we have been engaged to report on, in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to [include the audited financial statements with any presentation of the supplementary information that includes our report thereon OR make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon]. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

#### **Other Services**

We will also assist in preparing the financial statements and related notes of Indian Hills General Improvement District in conformity with accounting principles generally accepted in the United States of America based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

#### **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

We will provide copies of our reports to Indian Hills General Improvement District; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or

containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Steele & Associates, LLC and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to the Nevada Department of Taxation or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for the purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Steele & Associates, LLC personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend or decide to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by the Nevada Department of Taxation. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Steele & Associates, LLC does not host any of Indian Hills General Improvement District's information. SteeleCPAsClientPortal.com is used solely to transmit data and is not intended to store Indian Hills General Improvement District's information. Indian Hills General Improvement District is solely responsible for downloading any deliverables and other records from the Steele & Associates portal that the Indian Hills General Improvement District wishes to retain for its own records at the completion of the engagement. If this engagement occurs over multiple years, Indian Hills General Improvement District should download such information at least annually.

The data and deliverables and other records will either be removed from the Steele & Associates portal or otherwise become unavailable to Indian Hills General Improvement District after one year from the engagement completion date.

Vanessa L. Davis, CPA is the engagement lead and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. We expect to begin our audit as soon as you provide us with the necessary information and to issue our reports no later than the due date required by statute.

Our fee for services will be \$46,500. You will also be billed for out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, confirmation service provider fees, etc.) except that we agree that these expenses will not exceed \$1,000. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 30 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

### **Reporting**

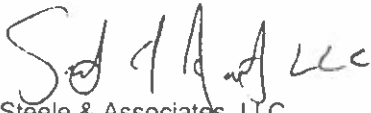
We will issue a written report upon completion of our audit of Indian Hills General Improvement District's financial statements. Our report will be addressed to Board of Trustees of Indian Hills General Improvement District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will state (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results

of that testing, and not to provide an opinion on the effectiveness of the entity's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The report will also state that the report is not suitable for any other purpose. If during our audit we become aware that [Name of Governmental Unit] is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We appreciate the opportunity to be of service to Indian Hills General Improvement District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

Very truly yours,



Steele & Associates, LLC

RESPONSE:

This letter correctly sets forth the understanding of [Name of Governmental Unit].

Management signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Governance signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

# **AGENDA ITEM 7.**

**CWSD presentation only regarding a 30-Year  
Regional Drought and Water Sustainability Plan.  
(Lindsay Marsh, CWSD Water Resources  
Specialist)**

**DISCUSSION:** For the past three years, CWSD has been working with the USGS and Lumos and Associates (Lumos) to develop a 30-Year Regional Drought and Water Sustainability Plan. Due to the federal shutdown the USGS could not complete their modeling efforts for the Upper and Middle Carson River Watershed. In the report CWSD used the preliminary results provided by USGS. This information will be updated when the USGS completes their modeling and publishes their report.

Even without the final USGS modeling results the Lumos report does provide useful information that the various water purveyors and other water users can use for their future water planning. The report also evaluates the future groundwater needs for the major water purveyors upstream of Lahontan Reservoir over the next 30 years. The main take away of the report are:

- **Carson River Flows:** Streamflow data from 1940–2021 show a slight overall decline, driven by climate variability and human influences. Variability in flows has increased, with more extreme peak events and longer drought periods. Shifts in weather patterns have also caused peak runoff to occur earlier in the year.
- **Groundwater Pumping:** Although total groundwater pumping in the Upper and Middle Carson River area has increased, its effect on flows measured at the Fort Churchill gauge remains minimal. Reduced irrigation in the Middle Carson River region, reclaimed-water recharge, and altered runoff patterns may be offsetting impacts. Municipal groundwater use in these areas is projected to increase by less than 5,000 acre-feet over the next 30 years.
- **Conjunctive Management:** Since the adoption of NRS 533.024.1(e) in 2017, the Nevada Division of Water Resources (NDWR) manages all waters of the state conjunctively. For new permits or changes to existing rights, NDWR ensures proposed uses do not conflict with any existing rights, regardless of water source. Where conflicts among existing rights are supported by data, the State Engineer may implement conjunctive management strategies to reduce or eliminate those conflicts.
- **Quill Water Treatment Plant (Quill WTP):** Upon completion of upgrades to Carson City’s Quill WTP, groundwater pumping in the Eagle Valley basin will decline. This reduction will help offset anticipated increases in municipal pumping elsewhere in the Middle Carson River area.
- **Wet/Dry Years (Alpine Decree):** Carson River surface water is administered by the U.S. Federal Water Master in accordance with the Alpine Decree (1980). Through the Alpine Decree, the U.S. Federal Water Master is able to allocate surface water resources in both wet and dry years.
- **Drought:** Due to limitations in the USGS study and high climate variability, the full range of future watershed responses remains uncertain. Nonetheless, historical data suggests droughts will likely become more frequent and prolonged. Because municipal systems largely rely on groundwater, they are expected to meet projected demands over the next 30 years.

- **Regional Systems and Sustainability:** All nine water purveyors included in this study possess sufficient water rights to accommodate future growth. While each faces some water-quality considerations, no one anticipates quality constraints that would limit their ability to meet demand. While most purveyors have sufficient capacity through 2051, system upgrades – particularly to distribution networks and well capacity – may be required. This is especially true for Minden and GRGID, which are estimated to exceed their current pumping capacity by 2051. In Silver Springs and Stagecoach, perennial yield and secondary recharge are limiting factors; major developments in these areas will likely require imported water.

# The Carson River Watershed

## 30-Year Drought and Water Sustainability Plan

Presented By : Ed James, General Manager,  
Carson Water Subconservancy District

December 17th, 2025



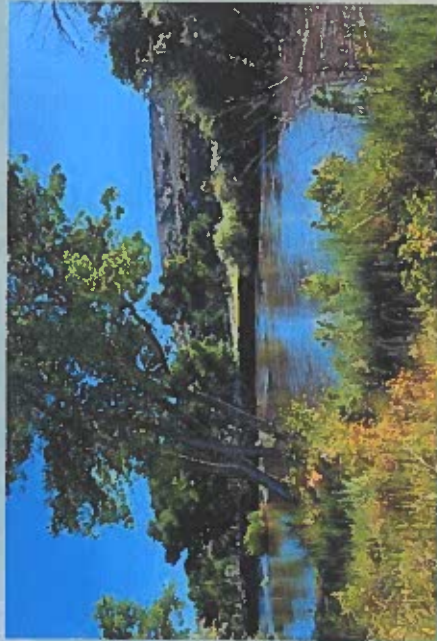
## Presentation Overview

- Regional Systems & Water Sustainability Summary
- Historic Carson River Flows
- Groundwater Pumping
- Runoff Changes
- USGS Models
- Wet & Dry Years – Alpine Decree
- Conjunctive Management
- Potential Mitigation Strategies
- Key Takeaway Points





This project started in 2023 with funding provided by the Nevada Department of Emergency Management. Funding was used to hire Lumos and Associates to do an analysis of 9 purveyors upstream of the Lahontan Reservoir and use that information in partnership with the USGS in the update of the Upper and Middle Groundwater Models. The results of these major efforts fed the 30-year report.



# Partners and Background

# Regional Systems and water sustainability

All 9 purveyors have adequate water rights and water quality to support regional growth in the upper and middle Carson Watershed.



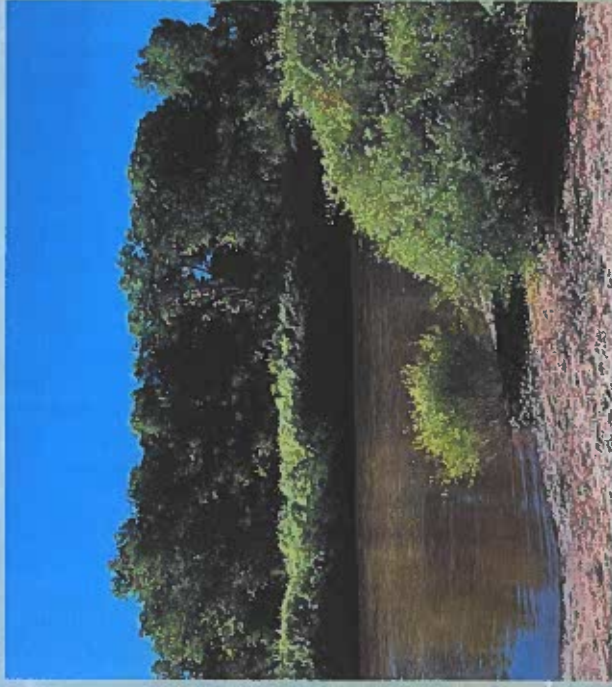
Minden and GRGID are projected to exceed their current pumping capacities and will require additional wells by 2051 to meet their future needs.



This study did not evaluate system constraints so many of the other water purveyors may need additional wells in the future.

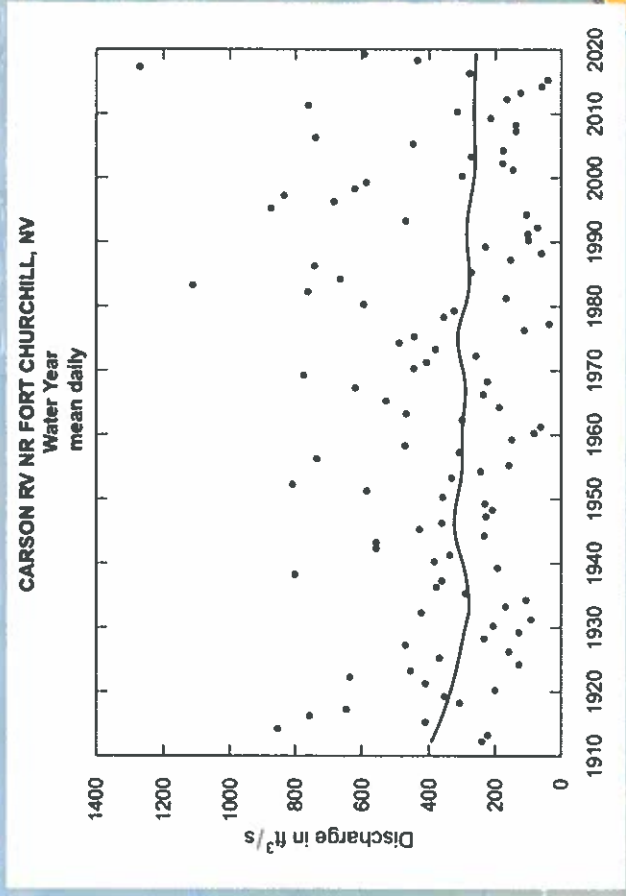
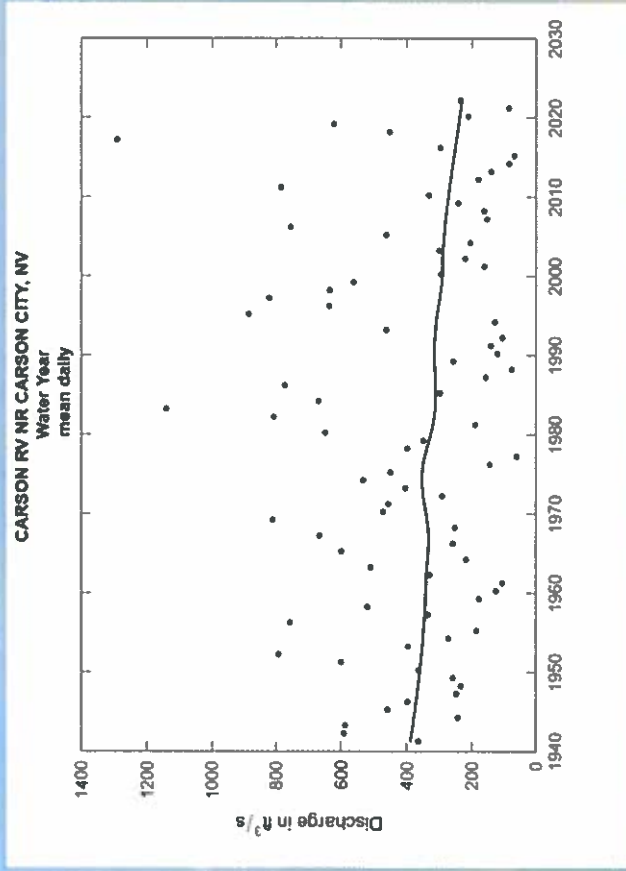


SSMWC and Stagecoach GID are projected to have adequate well capacity and water rights to support their limited growth through 2051. However, their growth potential is limited by the perennial yield of their respective basins



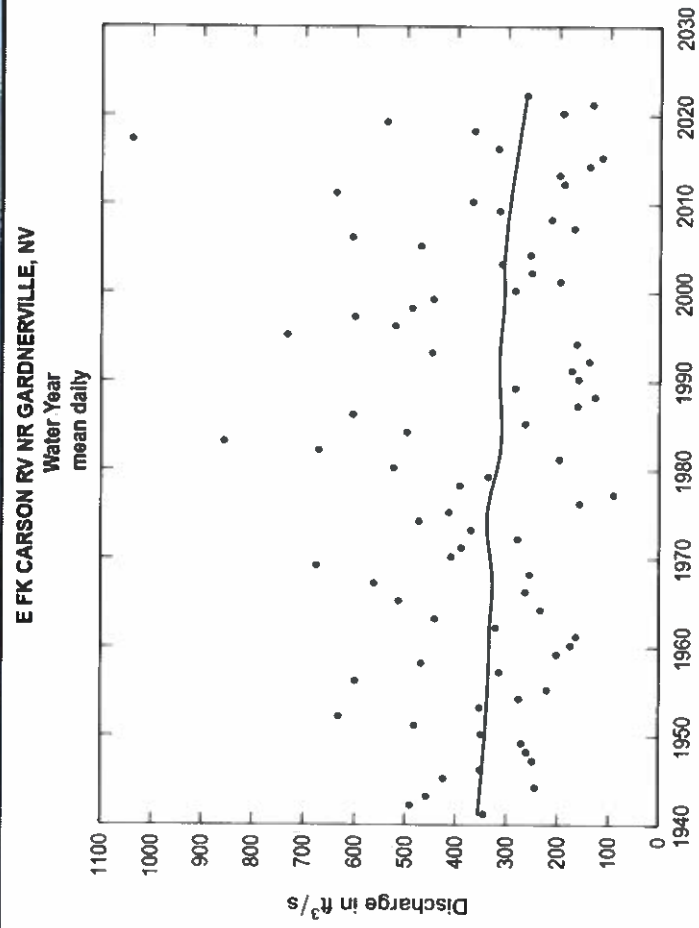
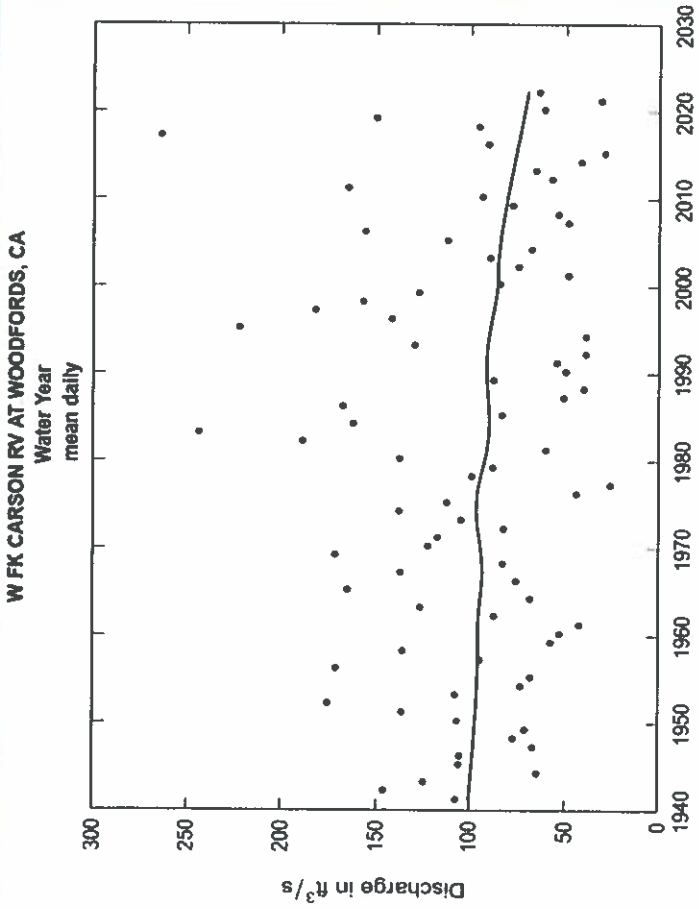
# Historic Carson River Flows

In 2023, the USGS published their Middle Carson River Basin Report. Included in the study was Streamflow data from 1940–2018 which showed a slight overall decline, driven by climate variability and human influences.

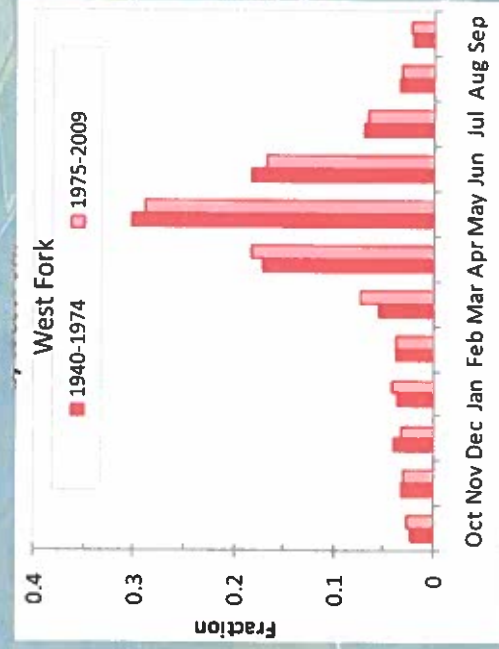
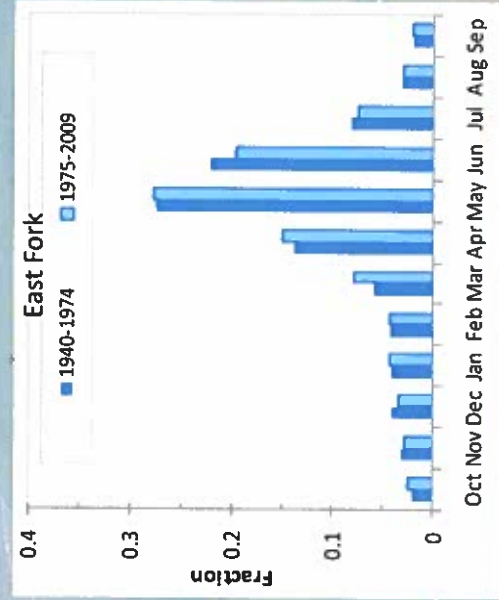
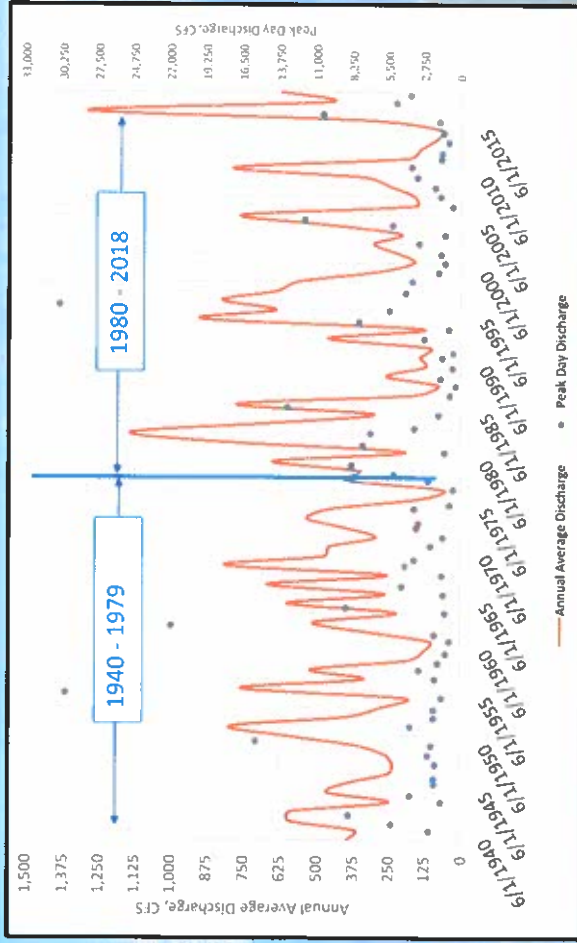


# Historic Carson River Flows

CWSD staff conducted the same analysis for the East and West Forks



# Historic Carson River Flows



# Groundwater Pumping

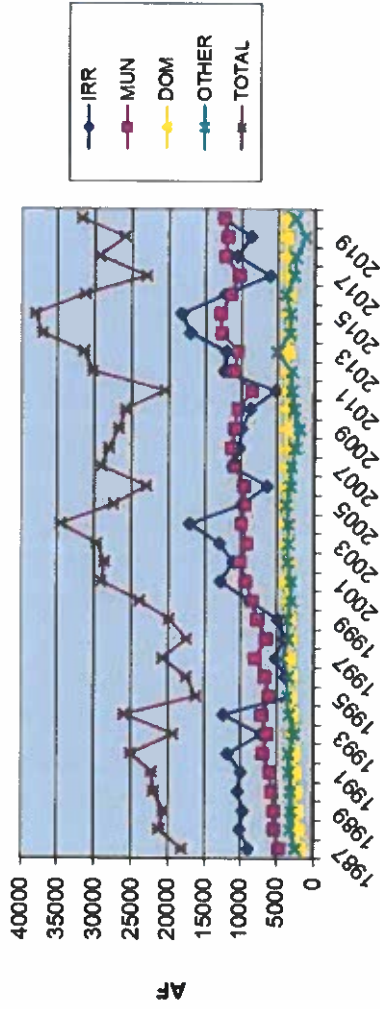
## Summary on the Nine Major Water Purveyors

- Gardnerville Ranchos General Improvement District (GRGID) 0.54% growth
- Gardnerville Water Company (GWC) 0.54% growth
- Town of Minden 0.54% growth
- Douglas County 0.54% growth
- Indian Hills General Improvement District (IHGID) 0.8% to 0.0% growth
- Carson City Water Utility 0.7% to 0.1% growth
- Lyon County Utility 0.8% growth
- Stagecoach General Improvement District (Stagecoach GID) 0.43% growth
- Silver Springs Mutual Water Company (SSMWC) 0.43% growth

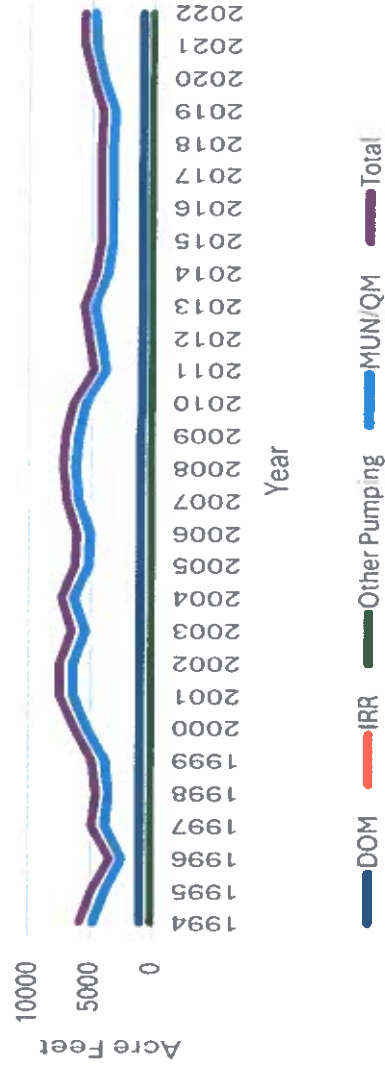


# Groundwater Pumping

CARSON VALLEY GROUNDWATER PUMPAGE



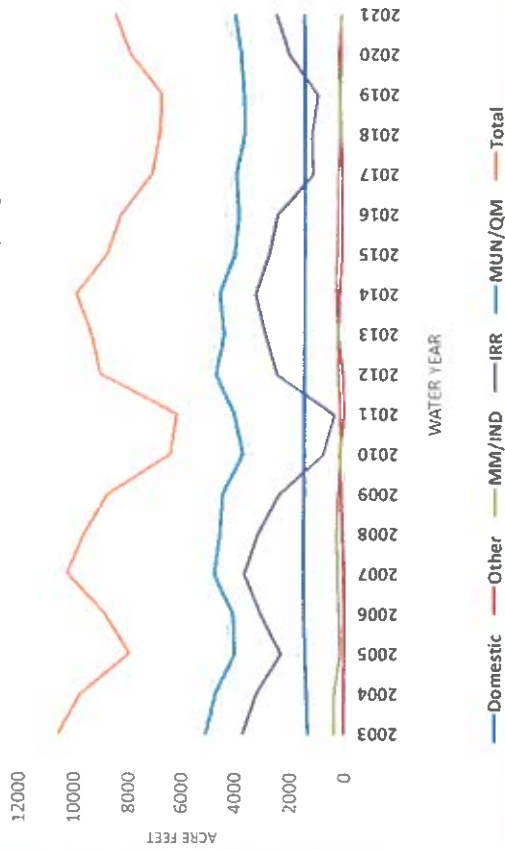
EAGLE VALLEY GROUNDWATER PUMPAGE



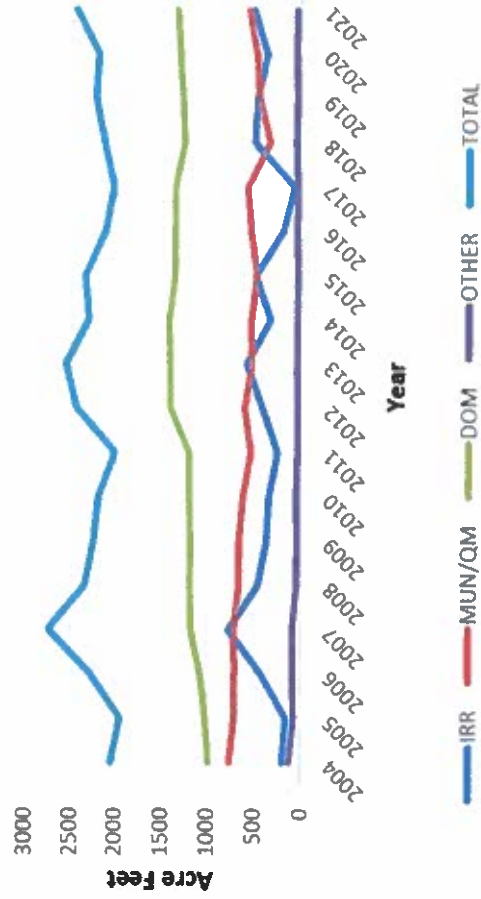
# Groundwater Pumping



Dayton Valley Groundwater Pumping

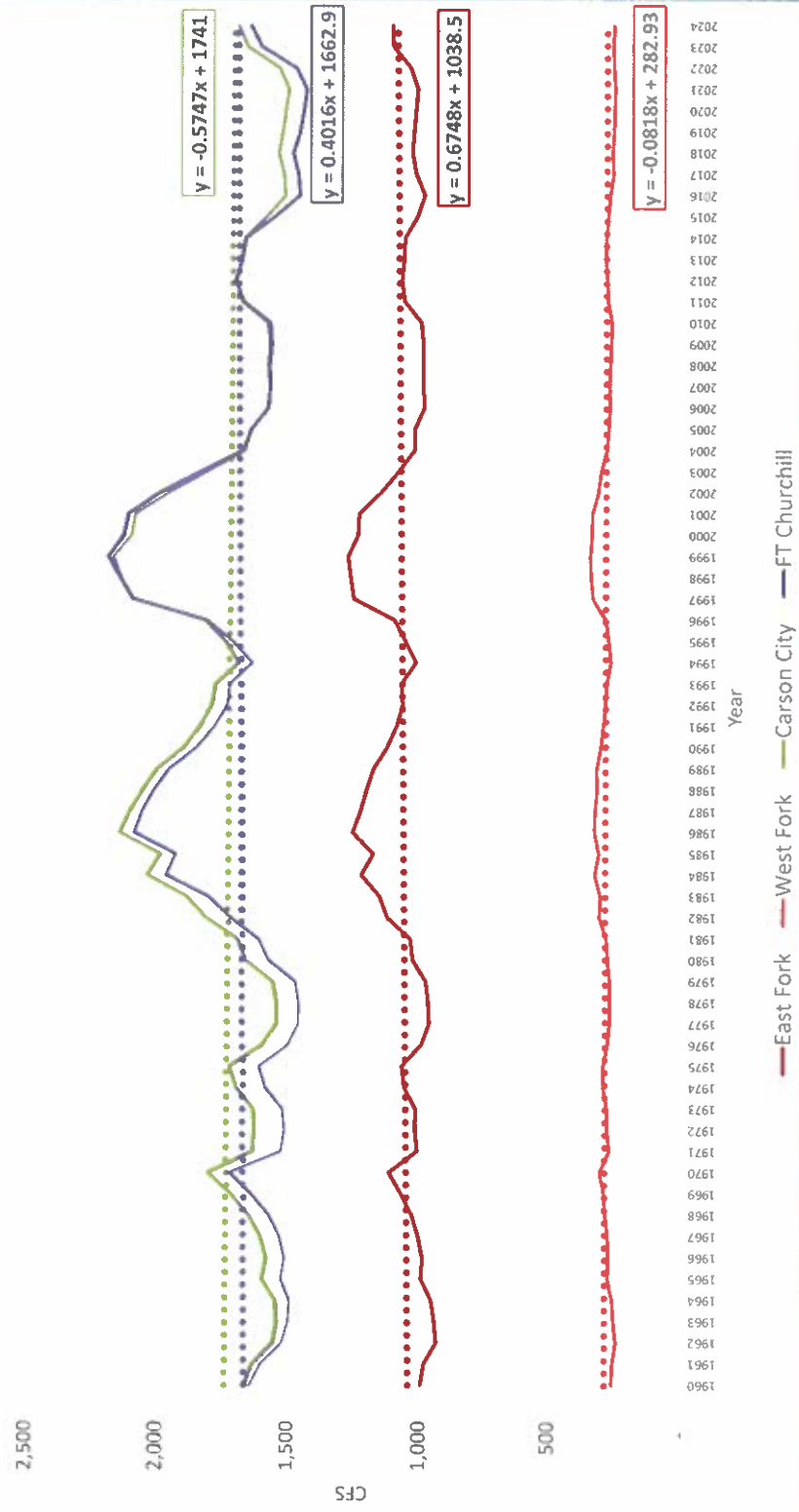


CHURCHILL VALLEY GROUNDWATER PUMPAGE



# Runoff Changes

20-Year Moving Average  
Oct – Mar Cumulative Flows



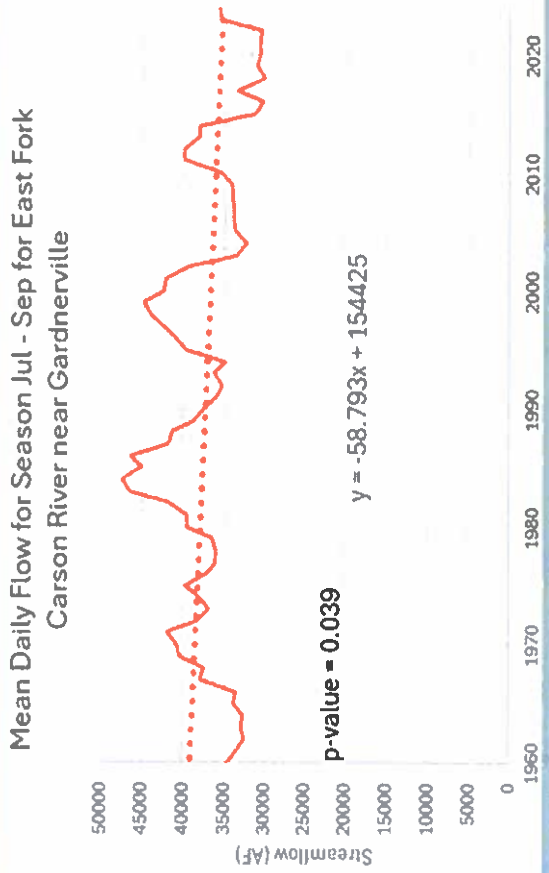
# Runoff Changes

## Runoff Change Trends 20\_Year Moving Average

Gauges	Oct- Mar	Apr – Jun	Jul - Sep
East Fork	Increasing	Decreasing	Decreasing
West Fork	Decreasing	Decreasing	Decreasing
Carson City	Decreasing	Decreasing	Decreasing
Ft Churchill	Increasing	Increasing	Increasing

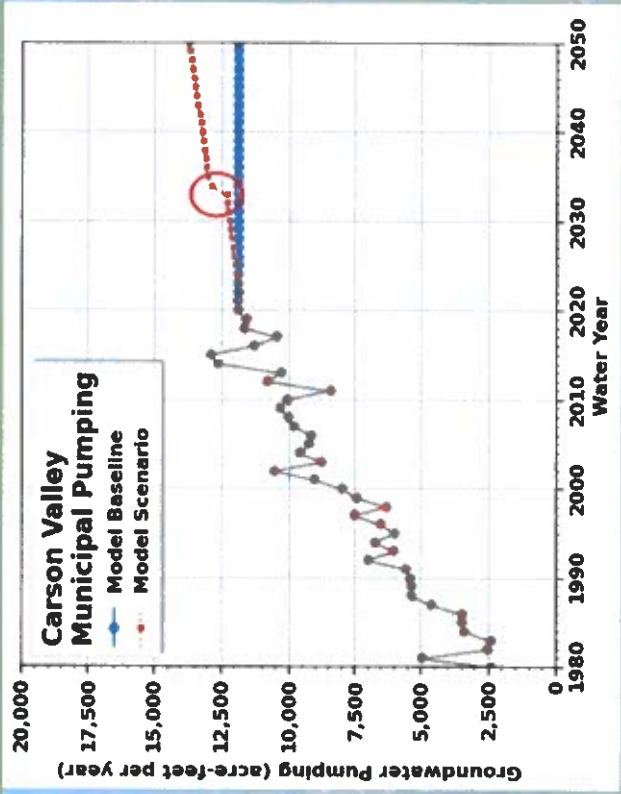
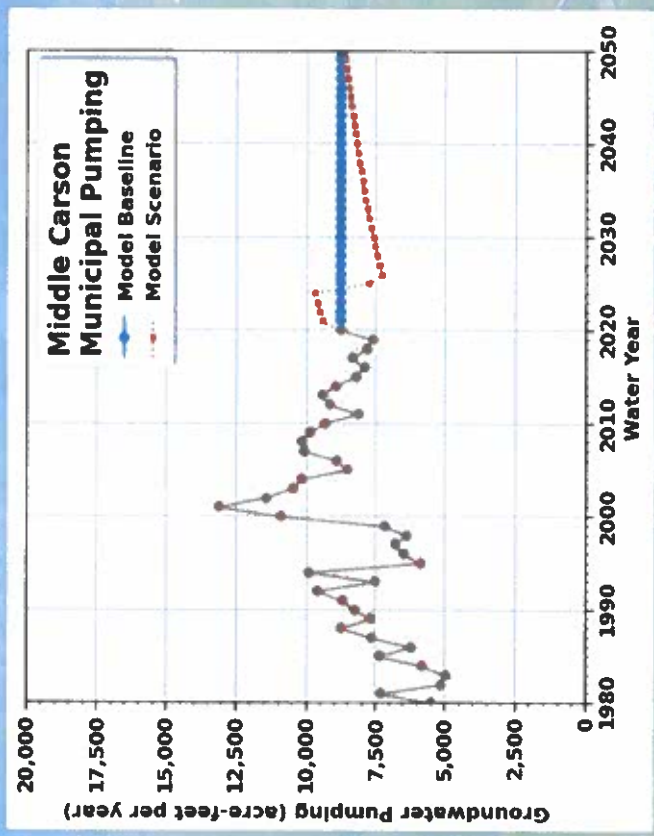


# Runoff Changes

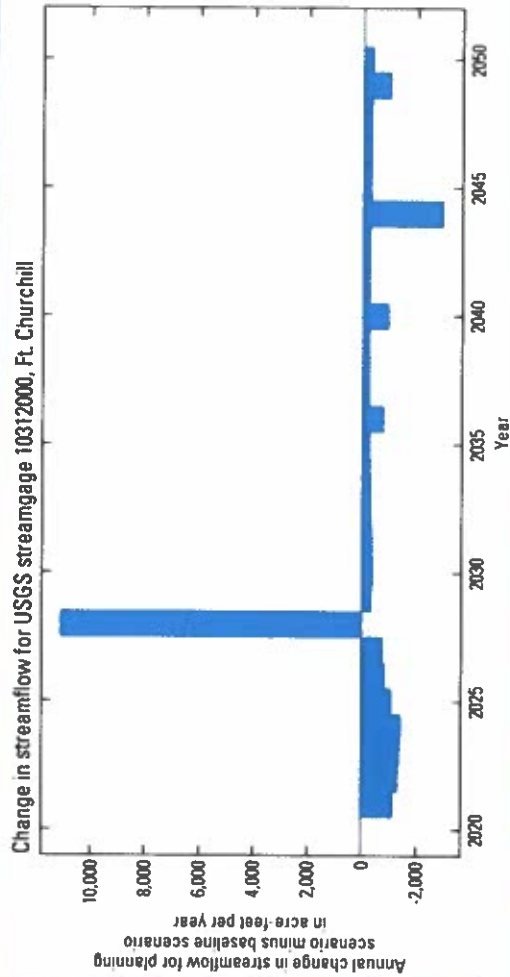
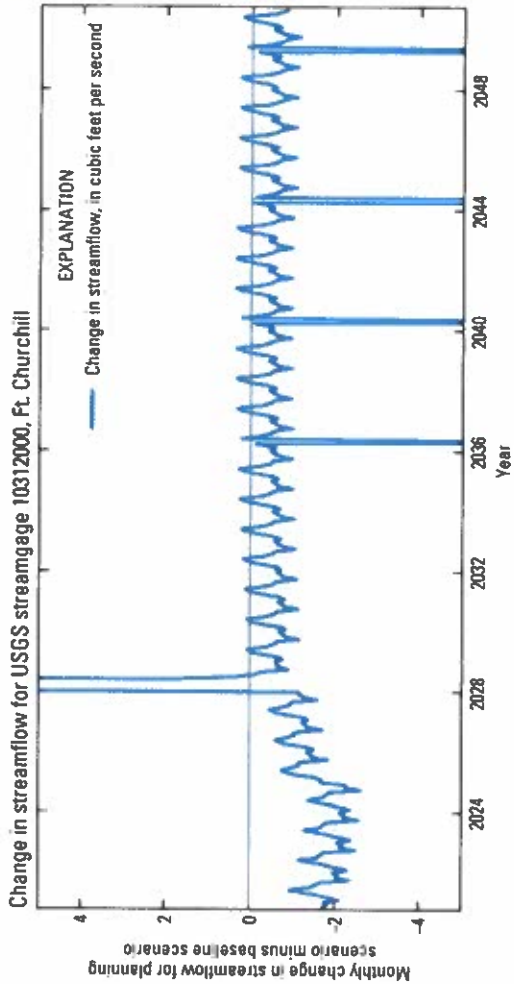


24

# USGS Models



# USGS Models



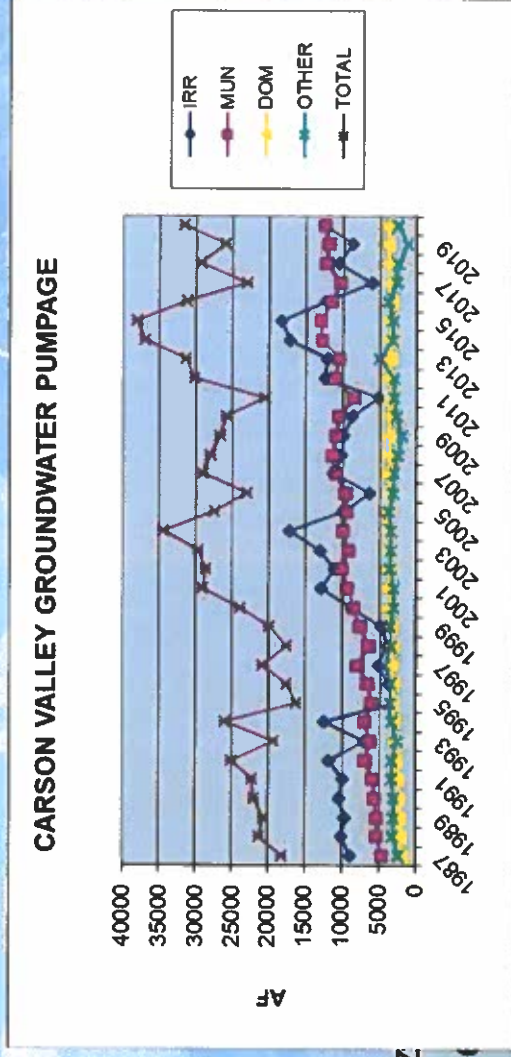
# Wet and Dry Years - Alpine Decree

- Alpine Decree Distributes the Surface Water flows Wet, Average, and Dry Years
- Impact on irrigation users. In dry years more groundwater is pumped.
- All the Major Water Purveyors Currently can meet their water demands in dry years.
- There are areas facing potential water shortages i.e. Johnson Lane and Ruhenstroth areas
- Additional work – evaluate the impact of multiple dry years



# Conjunctive Management

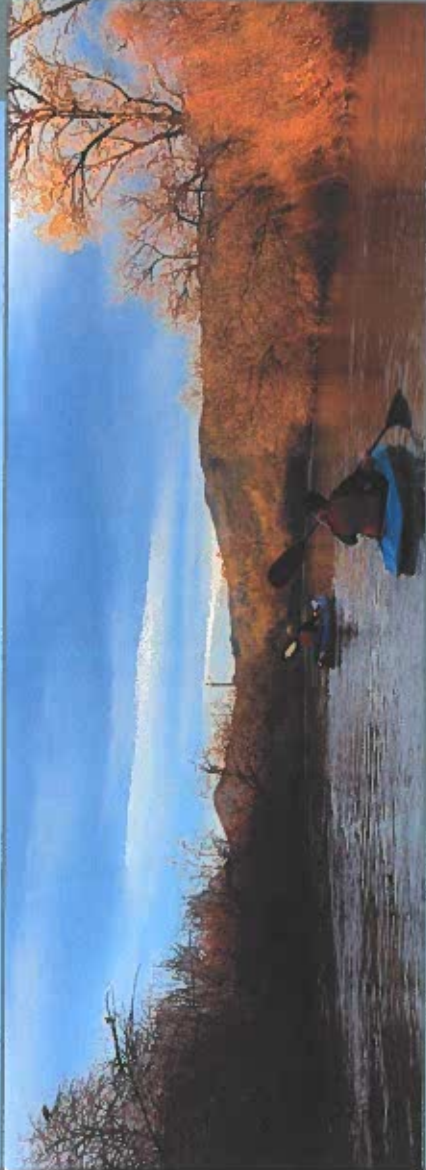
- In 2017, Nevada Legislation authorized Engineer to conjunctively manage groundwater.
- NDWR is currently implementing conjunctive management strategy in the Carson River system for all new water right applications.



# Potential Mitigation Strategies

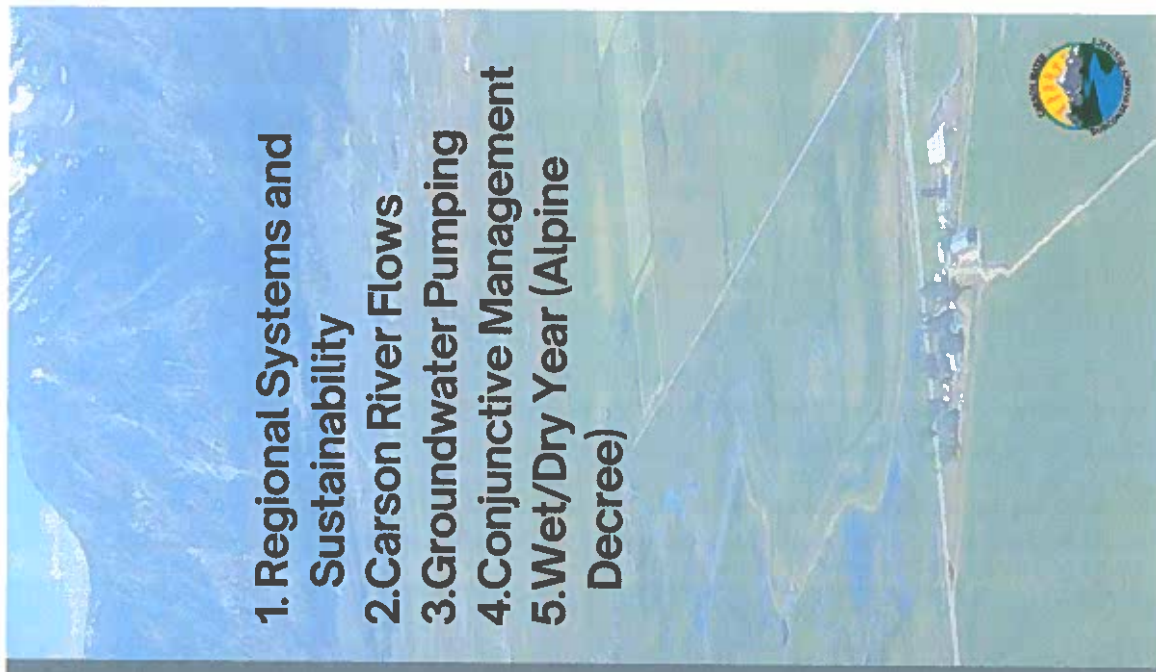
- Non-Irrigation Season (October 1 to March 31):
  - Release dedicated surface water rights from upstream reservoirs
  - Recharge using reclaimed water
- Early Irrigation Season – Not Under Regulation (April 1 to June 30):
  - Release surface water from upstream reservoirs
  - Reclaimed water recharge
  - Use dedicated surface irrigation water rights
- Late Irrigation Season – Under Regulation (July 1 to September 30):
  - During this period, downstream users cannot place a call for water.
  - Mitigation may be necessary within the Carson River Segment where groundwater pumping occurs.
  - Use dedicated surface irrigation water rights
  - Coordination with the Federal Water Master and NDWR will be essential to determine appropriate mitigation actions.





# Key Takeaways

1. Regional Systems and Sustainability
2. Carson River Flows
3. Groundwater Pumping
4. Conjunctive Management
5. Wet/Dry Year (Alpine Decree)



# Thank You!

Special thanks to all stakeholders and partners that helped shape this plan.



## Contact Us

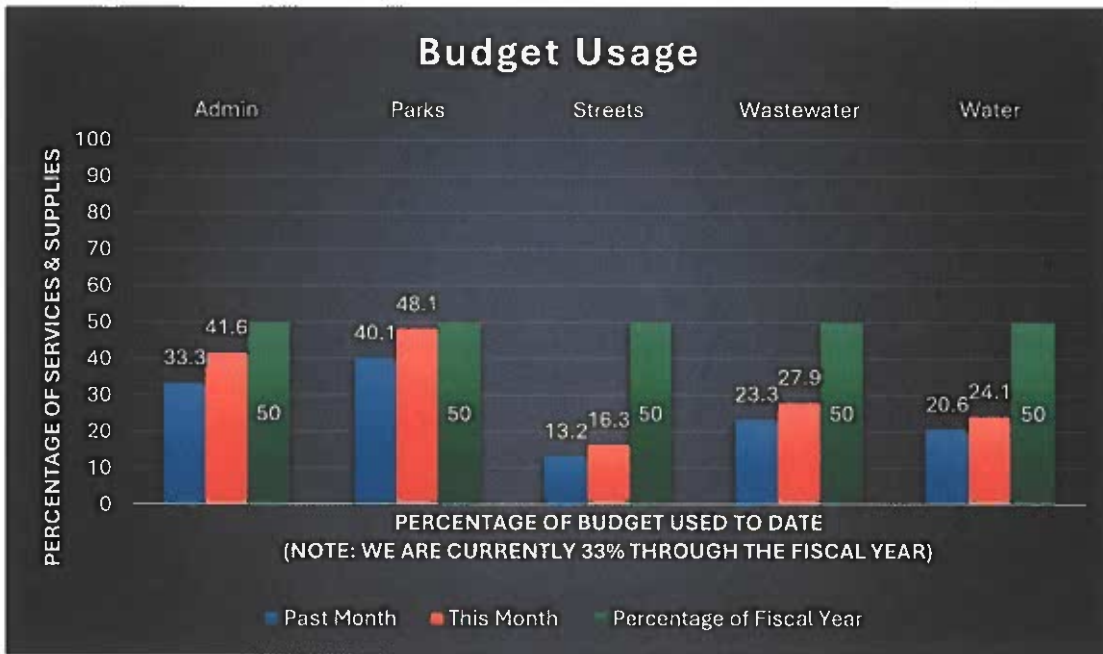
Edwin James  
edjames@cwdsd.org  
775-887-7456

# **AGENDA ITEM 8a.**

## **Reports to the Board:**

### **a. General Manager Report**

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



**Current Grant Research:**

Researching a grant opportunity through the Nevada Department of Conservation and Natural Resources.

Evaluating a grant opportunity through the Water Resources Development Act.

**New Items:**

- We are proceeding with the Amador / Placer / Ore project. Our pre-construction meeting will be the Friday prior to this meeting. We are anxious to proceed with this project.
- We have planned out our events for the year.
- I have been working on my goals and establishing a plan of action for those goals.
- The playground replacement equipment will be delivered around the end of February, so we are hopeful for construction in March.
- It was the holidays, so it was pretty quiet and there's not much more to report.

**Existing Items:**

- We received four (4) bids on the Amador Project. I am very happy to report that they came in substantially lower than we were projecting. If the board approves the item in this agenda, we will award the bid.
- We have a number of training events coming up to include fire extinguisher training and some supervisory training. Brooke is doing a great job keeping us up to date with our training.
- We replaced the fence along the northern side of the Haystack catch water basin. The homeowner is very happy with it, and the catch water basin is properly secured. The parks department did a great job of clearing the brush inside the basin's northern edge for the fence replacement.
- I have compiled a list of my goals for the 2026 calendar year.

**Completed / Past Items to be removed next month:**

- We continue to conduct our monthly vehicle maintenance meetings. This gives the supervisors and the district mechanic a chance to sit down and work out maintenance plans. It has been a very successful program.
- We continue to do our quarterly safety inspections. We have identified several safety issues and corrected the issues. The supervisors and I conduct these inspections, with each of us having our own checklists. We identify issues and corrective plans, and the supervisor of that area addresses them.
- I have created a Frequently Asked Questions page on the webpage that covers questions that people ask, and who to contact in situations. The page also has links to the respective agencies, and information about Code Enforcement, Douglas County Sheriff's Office, and Douglas County.
- I have almost completed the UNR Cooperative Extension program for the development of the Community Wildfire Preparedness Plan. I will prepare the plan over the next few months, and coordinate with Douglas County on their plan.
- We had to cancel our Trunk or Treat due to a lack of participation. We made newsletter announcements, webpage announcements, and board meeting announcements but still did not receive enough volunteers to hold the event. I announced the cancellation with the few people that had volunteered, thanked them for their support, and announced it on the webpage. On the webpage, I also linked and pointed residents to the Douglas County Sheriff's Office Trunk or Treat that was happening the same day.
- I have prepared a presentation for the board to list my accomplishments this year for my evaluation.

The ACH program continues to be well received. Residents are thankful the district has implemented this option for payments. We currently have 618, 30.594% of residents taking advantage of automatic withdrawal. We continue to receive requests and new authorization forms daily.

In December we sent out 44 past-due bills resulting in one disconnection. That account has since paid in full, and service was restored.

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

On Thursday, January 8, 2025, all staff attended yearly Fire Safety training. This is always fun and well-received training. After the classroom portion, employees are able to use what they have learned and extinguish a controlled fire.

All staff has been enrolled in annual compliance training. There are several e-learning courses each employee is required to take. All courses must be completed by late February 2026.

Our Annual Christmas Celebration on Saturday, December 13, 2025, was a great success. Everyone thoroughly enjoyed decorating the hats and stockings along with a few new craft stations and visiting Santa and Mrs. Clause. This generous community donated 183 pounds of food which was brought down to the Carson Valley Food Closet on December 17, 2025, and our TV and \$50.00 gift card raffle raised \$157.00 which was delivered to Austin's House on December 17, 2025.

Congratulations to the winners of the Holiday light contest. Owners of 3536 Tourmaline Court, 982 Desert Dr., 1023 Sunburst Dr., 971 Shadow Lane, 3581 Long Dr., and 3329 Dog Leg Dr. did an amazing job showing their Holiday spirit and made the district festive, fun, and magical. Special recognition goes out to ALL the residents who helped with Candy Cane Lane, each and every home was superb. Indian Hills showed what an awesome community we have. Thank you all!

We have scheduled our three Community Clean-Up days for 2026. The Clean-Up days will be on Saturday, April 18, 2026, Saturday, July 18, 2026, and Saturday, October 3, 2026, from 9:00a.m. and ending when the containers are filled.

Indian Hills yearly Recreation Events have also been scheduled. Our Annual Easter Egg Hunt will be on Saturday, April 4, 2026, starting promptly at 10:00A.M. in James Lee Park. Our Annual Summer Kick-Off will be Saturday, June 27, 2026, from 11:00A.M. – 2:00P.M. in James Lee Park. and our Annual Christmas Celebration will be on Saturday, December 12, 2026, beginning at 10:00A.M. in the District Board Room. Unfortunately, due to lack of participation we have

decided to no longer hold the Trunk or Treat. There is an overabundance of Trunk or Treats within the County for all to enjoy.

## **Water Department Report**

January 2026

### **Water Quality:**

- The Bac-T sample results for December 2025 came back good.
- All mandatory sampling for the 2025 calendar year was completed and came back within state requirements.
- The Hobo water plant received 9.4 MG of (Minden) water for the month of December.
- North and South School Well have been shut down for the winter due to low demand.
- Ridgeview was shut off for the month of December to work on the chlorine injection system during the low water demand season.
- 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 excavated at 3314 Somerset Way due to a plumber hitting the water line going to the house. The leak from the customer side caused the pit to fill with dirt.
- All quarterly and annual reports have been completed and sent to the proper authority.

· The Water department repaired a wiring problem at North and South school well which caused the heaters in both buildings to not have power.

## **Wastewater Department Report**

January 2026

**1: Treatment plant:** S and W tractor repaired the hydraulic problems on the track-steer loader. This allowed us to use the masticator/mower to its full potential to grind up brush and vegetation at the WWTP. We have completed mowing ponds 5 and 6, some work on pond 1 through 4, the entire east end by the east primary pond and mowing inside and outside the plant perimeter fence. I would estimate that we are 80% done for the entire wastewater plant. The Kioti track steer is definitely the right piece of equipment for this kind of work.

I submitted the Q4 2026 Net-DMR report to the state including 5-year graphs and plant pictures taken by Chris with his drone. Thank you, Chris!

I finished giving all the district manholes addresses to be entered into ARC-GIS.

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 December 2025 was .306 MGD (Million Gallons per Day) or 306,000 gallons per day.

### **2: Lift Stations:**

All 4 lift stations continue to perform satisfactorily.

**3: Sewer Collection:** Ryan finished mapping the remaining half of the district's manholes for ARC-GIS. He does have 4 left that are in residents back yards on district easements.

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

## **Parks & Streets Department Report**

January 2026

Parks and Streets staff continue to preform weekly checks of all parks and open spaces. Checks are done on Mondays and Fridays during the Winter months as usage is decreased with the cooler temperatures. Staff checks and cleans/restocks all of the district's public restrooms, checks all trash cans and dog bag dispensers on district property along with doing a visual inspection of the playground equipment.

Staff has begun the North Park rehab project. Staff is removing overgrown and dead junipers and various dead shrubs, years' worth of leaves and all the dreaded Russian olive trees. Once the demo is done staff will put down DG with granite boulders and a few trees and shrubs. This will not only improve the aesthetics of North Park as well as saving water with a Xeriscape style of landscaping.

Parks staff continue to spray weeds throughout the district with a roundup/2-4d mixture to get a handle on the weeds. Staff have also been cleaning up trails and detention ponds using the masticator purchased by the district this summer.

Streets staff has also begun crack sealing roads on the west side of Hwy 395.

We continue to sweep all streets in the district once a week. Street sweeping is done on the west side of 395 on Monday's and the east side of 395 on Friday. Staff are working diligently to pick up all leaves at parks and in the streets.

Staff also continue the filling of potholes throughout the district as needed. We have also started our fall cleanup. Staff have been trimming all trees and shrubs in preparation for the winter months ahead.

Additionally, staff have taken down all Christmas lights at the district office and shop, Vista Grande trees, and the Christmas tree at the top of Mica in Sunridge.

# **AGENDA ITEM 8b.**

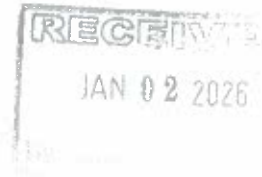
## **Reports to the Board:**

### **b. District Accountant Report**



STATE OF NEVADA  
DEPARTMENT OF TAXATION

MAIN OFFICE  
3850 Arrowhead Drive  
Carson City, Nevada 89706



JOE LOMBARDO  
*Governor*

GEORGE KELESIS  
*Chair, Nevada Tax Commission*

SHELLIE HUGHES  
*Executive Director*

December 29, 2025

Stacie Joerg Cobb, CPA, District Accountant  
Indian Hills General Improvement District  
3394 #A James Lee Park Road  
Carson City, NV 89705

Re: Annual Audit Report – Fiscal Year 2025

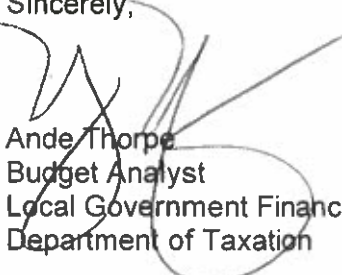
Dear Ms. Cobb,

Pursuant to NRS 354.6245, the Department of Taxation is charged with the review of all annual audits to determine their compliance with statutes and/or regulations. The Department must also identify all violations of statute and/or regulations reported therein.

The Department has completed its review of your audit report, and NO violations of statute and/or regulations were noted. The auditor met the statutory provisions required by NRS 354.624 and NRS 354.6241.

Should you have any questions, please do not hesitate to contact me at 775-684-2092 or by e-mail at [tthorpe@tax.state.nv.us](mailto:tthorpe@tax.state.nv.us).

Sincerely,

  
Ande Thorpe  
Budget Analyst  
Local Government Finance  
Department of Taxation

42

**INDIAN HILLS GID  
ACCOUNTANTS REPORT  
TABLE OF CONTENTS**

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

**INDIAN HILLS GID  
CASH BALANCES  
12/31/2025**

<b>CASH BALANCES</b>		<b>12/31/2025</b>
Operating	\$5,306,922.25	
Reserved from rate increase	\$1,926,230.26	
Reserved for Parks	\$12,392.14	
Reserved for Streets	\$1,389,554.27	
<b>Operating Available</b>		<b>\$1,978,745.58</b>
<b>Payroll</b>		<b>\$28,751.78</b>
Money Market-NV State Bank	\$1,645,893.72	
Reserve for Infrastructure	\$904,612.03	
Reserve for Connections	\$613,896.66	
Reserve for Storm Water Mgt	\$68,546.39	
Reserve for Sewer Debt Reserves	\$70,834.60	
Reserve for Short Lived Assets	\$62,917.70	
<b>Money Market Available</b>		<b>-\$74,913.66</b>
Money Market-Moreton	\$3,347,791.45	
Reserve for Water Conservation-Parks	\$10,000.00	
<b>Moreton Available</b>		<b>\$3,337,791.45</b>
Pipeline	\$685,734.40	
Reserve for USDA Debt Service	\$40,284.00	
Reserve for O&M	\$67,941.82	
Reserve for Short Lived Assets	\$415,982.95	
Reserve for AB198 capital repl	\$145,178.08	
Reserve for construction	\$16,347.55	
<b>Pipeline Available</b>		<b>\$0.00</b>
<b>Total Available</b>		<b>\$5,270,375.15</b>
<b>Investment Pool</b>		
IHGID		\$10,116.95
IHCIP(2m 2007 Bonds)		\$140,926.13
Drinking Water Bond		\$222,480.05
<b>Total</b>		<b>\$373,523.13</b>

**INDIAN HILLS GID  
CASH BALANCES BY FUND  
12/31/2025**

<b>CASH BALANCES</b>	<b>12/31/2025</b>		
	<b>WATER</b>	<b>SEWER</b>	<b>ADMIN</b>
Operating	1,098,721.10	1,951,198.70	2,257,002.45
Reserved from rate increase	917,737.41	1,008,492.85	
Reserved for streets			1,389,554.27
Reserved for parks			12,392.14
<b>Operating Available</b>	<b>180,983.69</b>	<b>942,705.85</b>	<b>855,056.04</b>
Money Market-Nevada State Bank	432,582.58	749,563.27	463,747.87
Reserve for Infrastructure	234,729.82	281,047.02	388,835.19
Reserve for Connections	319,773.33	294,123.33	
Reserve for storm water mgt			68,546.39
Reserve for sewer debt service		70,834.60	
Reserve for sewer short lived assets		62,917.70	
<b>Money Market Available</b>	<b>-121,920.57</b>	<b>40,640.62</b>	<b>6,366.29</b>
<b>Money Market-Moreton</b>	<b>1,115,930.49</b>	<b>1,115,930.48</b>	<b>1,115,930.48</b>
Reserve for water conservation-Parks			10,000.00
<b>Moreton Available</b>	<b>1,115,930.49</b>	<b>1,115,930.48</b>	<b>1,105,930.48</b>
Pipeline	685,734.40		
Reserve for debt service (fully funded)	40,284.00		
Reserve for O&M	67,941.82		
Reserve for short lived assets	415,982.95		
Reserve for AB198 capital replacement	145,178.08		
Reserve for construction	16,347.55		
	<b>0.00</b>		
<b>TOTAL AVAILABLE</b>	<b>1,174,993.61</b>	<b>2,099,276.95</b>	<b>1,967,352.81</b>

INDIAN HILLS GID  
LONG TERM DEBT  
AS OF 12/31/25

DEBT	BALANCE	PAYMENT	FINAL PAYMENT	INTEREST RATE
WATER 2003 BOND	\$ -		1/1/2026	3.46%
WATER/SEWER 2007 BOND *	\$ 150,000.00	** due May and Nov	11/1/2026	4.00%
USDA SEWER	\$ 1,058,686.39	4,754.08 MONTHLY	1/1/2052	2.75%
USDA PIPELINE	\$ 700,288.72	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%
	<b>\$ 2,249,792.36</b>			

\* (35% WATER, 65% SEWER)

\*\* payment amount varies

46

**INDIAN HILLS GID  
ATTORNEY EXPENSES  
DECEMBER 2025**

MONTHLY FEES	3,000.00
WORKERS COMP REVIEW	112.50
TOTAL	<u>3,112.50</u>

**INDIAN HILLS GID  
ENGINEERING EXPENSES  
DECEMBER 2025**

		<b>budget</b>	<b>billed</b>	<b>total paid</b>	<b>% complete</b>
ENGINEERING FEES	2,008.80	24,000.00	10,008.00	10,008.00	41.70%
REMEDY MEDICAL	4,956.25	10,200.00	8,561.25	8,561.25	83.93%
STREET MAINTENANCE	0.00	81,800.00	59,158.25	59,158.25	72.32%
STREET REHAB (AMADOR)	6,839.00	249,550.00	237,550.00	237,550.00	95.19%
				<u><u>13,804.05</u></u>	

48

Indian Hills General Improvement District  
OVERTIME/CALLOUT HOURS  
DECEMBER 2025

Employee	pay date		pay date		Hours	Total	Total	
	Hours	12/12/2025	Hours	12/26/2025				Hours
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		0.00		0.00	0	0.00
STREETS		0.00		0.00		0.00	0	0.00
WATER SUPER		0.00		0.00		0.00	0	0.00
WATER SUPER	3	296.86	3	224.94		0.00	6	521.80
ADMIN SUPPORT		0.00	8	562.56		0.00	8	562.56
ADMIN SUPPORT		0.00		0.00		0.00	0	0.00
SEWER TECH		0.00		0.00		0.00	0	0.00
SEWER TECH		0.00		0.00		0.00	0	0.00
SEWER SUPER		0.00	2	119.48		0.00	2	119.48
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
<b>TOTALS</b>	<b>3.00</b>	<b>296.86</b>	<b>13.00</b>	<b>906.98</b>	<b>0.00</b>	<b>0.00</b>	<b>16.00</b>	<b>1,203.84</b>

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

INCOME	BUDGET	ACTUAL	(OVER)/	50.00%
			UNDER	
FEES	1,495,778.00	834,096.34	661,681.66	55.76%
CONNECTION FEES	0.00	0.00	0.00	0.00%
CRICKET/VERIZON	14,929.92	7,464.96	7,464.96	50.00%
GRANT INCOME	0.00	0.00	0.00	0.00%
INTEREST	60,000.00	27,033.55	32,966.45	45.06%
MISCELLANEOUS	0.00	1,279.23	(1,279.23)	0.00%
<b>TOTAL REV</b>	<b>1,570,707.92</b>	<b>869,874.08</b>	<b>700,833.84</b>	<b>55.38%</b>
<b>EXPENSES</b>				
SALARIES/BENEFITS	446,004.39	202,409.47	243,594.92	45.38%
OPERATING EXP	503,100.00	228,743.68	274,356.32	45.47%
DEBT PRINCIPAL	252,500.18	151,399.31	101,100.87	59.96%
DEBT INTEREST	38,990.70	25,920.38	13,070.32	66.48%
CAPITAL OUTLAY	1,724,624.00	53,613.30	1,671,010.70	3.11%
<b>TOTAL EXP</b>	<b>2,965,219.27</b>	<b>662,086.14</b>	<b>2,303,133.13</b>	<b>22.33%</b>
<b>PROFIT (LOSS)</b>	<b>-1,394,511.35</b>	<b>207,787.94</b>	<b>(1,602,299.29)</b>	
<b>NON-CASH</b>				
infrastructure depletion (DEPRECIATION)	552,000.00	276,000.00	276,000.00	50.00%

**INDIAN HILLS GID  
BUDGET TO ACTUAL  
NOT INCLUDING DEPRECIATION  
FOR THE PERIOD ENDED DECEMBER 31, 2025  
SEWER**

INCOME	BUDGET	ACTUAL	(OVER)/	50.00%
			UNDER	
FEES	1,115,040.00	608,552.69	506,487.31	54.58%
CONNECTION FEES	0.00	0.00	0.00	0.00%
INTEREST	45,000.00	21,854.98	23,145.02	48.57%
MISCELLANEOUS	0.00	0.00	0.00	0.00%
<b>TOTAL REV</b>	<b>1,160,040.00</b>	<b>630,407.67</b>	<b>529,632.33</b>	<b>54.34%</b>
<b>EXPENSES</b>				
SALARIES/BENEFITS	485,425.90	216,944.59	268,481.31	44.69%
OPERATING EXP	266,600.00	108,070.68	158,529.32	40.54%
DEBT PRINCIPAL	118,842.48	104,825.48	14,017.00	88.21%
DEBT INTEREST	34,926.48	17,170.78	17,755.70	49.16%
CAPITAL OUTLAY	985,750.00	51,692.30	934,057.70	5.24%
<b>TOTAL EXP</b>	<b>1,891,544.86</b>	<b>498,703.83</b>	<b>1,392,841.03</b>	<b>26.36%</b>
<b>PROFIT (LOSS)</b>	<b>-731,504.86</b>	<b>131,703.84</b>	<b>(863,208.70)</b>	

NON-CASH:				
infrastructure depletion (DEPRECIATION)	455,000.00	227,500.02	227,499.98	50.00%

**INDIAN HILLS GID  
BUDGET TO ACTUAL  
NOT INCLUDING DEPRECIATION  
FOR THE PERIOD ENDED DECEMBER 31, 2025  
GENERAL**

<u>INCOME</u>	BUDGET	ACTUAL	(OVER)/ UNDER	50.00%
AD VALOREM	1,245,324.00	868,433.65	376,890.35	69.74%
DOUGLAS CO. CONSOLIDATED TAX	402,412.00	224,472.44	177,939.56	55.78%
PARK REV	1,500.00	700.00	800.00	46.67%
GRANT	0.00	0.00	0.00	0.00%
DONATIONS	0.00	0.00	0.00	0.00%
MISCELLANEOUS	0.00	4,832.60	(4,832.60)	0.00%
INTEREST	48,000.00	22,839.54	25,160.46	47.58%
STORM WATER	21,700.00	11,017.00	10,683.00	50.77%
<b>TOTAL REV</b>	<b>1,718,936.00</b>	<b>1,132,295.23</b>	<b>586,640.77</b>	<b>65.87%</b>
<u>EXPENSES</u>	BUDGET	ACTUAL	(OVER)/ UNDER	50.00%
ADMIN SALARIES/BENEFITS	110,741.61	53,775.49	56,966.12	48.56%
OPERATING EXP	225,850.00	83,146.36	142,703.64	36.81%
CAPITAL OUTLAY	8,000.00	5,752.75	2,247.25	71.91%
PARKS SALARIES/BENEFITS	270,660.89	106,082.43	164,578.46	39.19%
OPERATING EXP	174,000.00	81,750.92	92,249.08	46.98%
CAPITAL OUTLAY	43,000.00	45,340.63	(2,340.63)	105.44%
STREETS SALARIES/BENEFITS	277,660.89	105,533.46	172,127.43	38.01%
OPERATING EXP **	111,200.00	-105,675.03	216,875.03	-95.03%
CAPITAL OUTLAY	1,220,000.00	155,721.30	1,064,278.70	12.76%
<b>TOTAL EXP</b>	<b>2,441,113.39</b>	<b>531,428.31</b>	<b>1,909,685.08</b>	<b>21.77%</b>
<b>PROFIT</b>	<b>-722,177.39</b>	<b>600,866.92</b>	<b>(1,323,044.31)</b>	

\*\* due to reversal of June A/P

NON-CASH:

infrastructure depletion (DEPRECIATION)	383,600.00	191,799.96	191,800.04	50.00%
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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

1/15/2026

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

**Subject: Engineer's Report to the Board – January 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 has coordinated the Contracting, bonding, and insurance with Rapid Construction, and hosted a pre-construction meeting with all parties. Construction is anticipated to begin on February 2<sup>nd</sup>.
- Lumos has completed review of the Remedy Medical Center plans and has provided that review, along with a stamped NAC report to the developer's Engineer.
- Lumos submitted the District's annual Small MS4 report for submittal to Nevada Division of Environmental Protection (NDEP). The Small MS4 is the ongoing permit between Indian Hills GID and NDEP regulating stormwater discharge.

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 only regarding the General Manager goals.**

**(Trustee, Siegman)**

# **AGENDA ITEM 10.**

**Discussion and possible action to approve Draft Minutes from the December 17, 2025, Board Meeting.**

**Minutes  
Indian Hills General Improvement District  
Board of Trustees Meeting  
District Office  
3394 James Lee Par Road #A  
Carson City, NV 89705  
December 17, 2025  
Regular Board Meeting  
6:00 P.M.**

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

**Trustees Absent:** none.

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

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

**6:00 P.M. – Regular Meeting**

1. **Call to Order**  
Request that Cell Phones and Pagers be turned off for recording purposes.  
Chairman Garcia called the meeting to order at 6:00PM.
2. **Pledge of Allegiance:** Led by Trustee Clark-Ross.
3. **Public Interest Comment:** None
4. **Approval of Agenda-Chairman**

*Vice Chairman Stulac motioned to approve the agenda. Secretary/Treasurer Siegman seconded. Motion carried 5-0.*

5. **Discussion and possible action to accept the annual audit for fiscal year ending June 30, 2025. Presentation by District audit firm Steele and Associates.**  
Audit Presentation: No formal presentation from Steele Associates as they did not arrive. General Manager Chris Johnson summarized findings.
  - **Key Points:**
    - The audit concluded that the district's financial statements are represented fairly and the district's position is in accordance with GAAP.

- Note 9 flagged potential budget overruns, but these are covered by reserves; no actual violation of NRS occurred.
- Past overruns (e.g., \$70K pump replacement) were covered by reserves and did not indicate fiscal mismanagement.
- The district has increased reserves by 300% in recent years, strengthening financial stability.
- Discussion on Budget Overruns:
  - Vice Chairman Stulac noted auditors recommend monitoring and requesting budget augmentations from the state for overages.
  - Chris Johnson and Chairman Garcia clarified that annual end-of-year letters are sent to the state to update them on overages, satisfying this requirement.
  - The audit language is CYA (potential violations); it does not indicate actual violations or lack of internal controls.
  - Board suggested adding language to the audit to reference that these letters are sent, making the internal control process clear.
- Board Consensus: The audit is sound, and no immediate action is needed. Further discussion may occur at the next board meeting regarding the audit language or future budget adjustments.

This conversation emphasizes financial compliance, proper internal controls, and transparency with the state, while clarifying that reported “potential violations” are standard auditor language and not reflective of mismanagement.

**Public Comment: none**

**Audit Follow-Up – Direction to General Manager & Overages Review**

- The Board directed the General Manager to contact Steele Associates to explore adding language on page 53, paragraph two, to reflect that annual augmentation letters regarding budget overages are being sent to the appropriate state authorities.
- Additionally, the Board requested that the GM and staff review the causes of the \$500,000+ capital outlay overages identified in Note 9 (page 38) to determine whether these were anomalies or recurring items.
- The intent is to have this review completed before the next budget cycle, so any patterns can inform budget adjustments and potentially reduce future “potential violation” notes.
- Timing: The GM indicated detailed information will be available by the end of January, ahead of the March start of the next budget preparation.
- Board consensus: No action is being precluded on the current audit; this is preparatory for future budgeting and planning.

*Trustee Clark-Ross motioned to accept the annual audit for fiscal year ending June 30, 2025. Presentation by District audit firm Steele and Associates. Chairman Garcia seconded. Motion carried unanimously.*

**6. Discussion and possible action to approve a one-year agreement for auditing services with Steele & Associates, LLC.**

General Manager Chris Johnson recommended tabling the item until the next board meeting so that Steele Associates can be available to address the Board directly.

- Board Decision: Without objection, agenda item six was tabled to the next meeting in hopes that Steele and Associates will be in attendance.

Discussion Points:

- The proposed contract cost is \$46,500, as noted on page 59, paragraph five, just above the bold "Reporting" section.
- The previous year's contract was \$45,000, so the increase is minimal considering current cost trends.

**Public Comment: none**

*This item was tabled and will be brought back to the January meeting.*

**7. Reports to the Board:**

a. General Manager Report

General Manager Chris Johnson reported that:

- The Board confirmed the district is already invested in the State Investment Pool; it will be added once as a new item to formally acknowledge it, then removed.
- Discussion focused on developing public-facing GIS maps, including a disc golf course map, accessible via links on the district website.
- GIS development was identified as a major General Manager goal for the year.
- The General Manager will also work on creating a written volunteer policy.
- The Chairman thanked the General Manager for agreeing to research potential USDA loan opportunities.
  1. Administrative
  2. Water
  3. Wastewater
  4. Parks & Streets

b. District Accountant Report

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

c. Engineer Report

- District Engineer Collin Sturge reported that bids for the FY 25/26 project were received on December 3, with recommendations included under agenda item 8.
- Agenda item 9 will cover Lumos's construction services proposal.
- Plans for the Remedy Medical Center development has been reviewed, and a report has been completed.

- Work is ongoing on the District’s MS4 submittal, which is targeted for completion by the end of the week ahead of the year-end deadline.
  - No general questions were raised for the District Engineer at that time.
- d. Attorney Report  
District Counsel Chuck Zumfpt stated he has nothing to report.

Further Board comments:

- Secretary/Treasurer Siegman requested clarification on a paragraph in the engineering and construction services proposal, specifically the addendum regarding the control verification survey (page 95).
- District Engineer Collin Sturge asked whether to address the question immediately or during agenda item 9.
- Chairman Garcia confirmed the discussion would occur under agenda item 9.
- Secretary/Treasurer Siegman agreed to wait until that item.

**Public Comment: none**

**8. Discussion and possible action to award bid to RaPiD Construction Inc., in the amount of \$3,497,754.30 for the FY 25/26 Street Rehabilitation Project and to authorize a \$175,000.00 force account to be added to the contract, to be used for unforeseen changes in construction.**

District Engineer Collin Sturge presented his recommendation for awarding the FY 25/26 project, with details on pages 91–92 of the agenda.

- Four bids were received, ranging from approximately \$3.49 million to \$4.19 million, all below the engineer’s estimate of \$4.2 million.
- Rapid Construction was identified as the apparent low bidder at \$3,497,754.30.
- Since the agenda was published, the district was notified of an outstanding labor claim against Rapid Construction related to a Carson City project.
- The District Engineer confirmed:
  - Rapid Construction is not on the Labor Commissioner’s disqualified contractor list.
  - The claim is unresolved, with no determination made.
  - There is no legal basis to reject the bid.
- The General Manager confirmed written verification from the Labor Commissioner that Rapid Construction is not disqualified.
- The District Engineer recommended awarding the contract to Rapid Construction for \$3,497,754.30, plus a \$175,000 force account (approximately 5%) for unforeseen construction issues, to be used at the General Manager’s discretion.
- The purpose of the force account was explained as a way to address unforeseen conditions without delaying construction, with any changes over \$5,000 requiring board approval.

**Public Comment:** Chairman Garcia opened public comment for agenda item 8. Chairman Garcia stated:

- No oral public comments were received.

61

- Written documentation was submitted in lieu of oral comment and made available to both the Board and the public.
- The documentation, submitted by the labor union, outlines an outstanding labor claim, the reasons for the claim, and a resolution recommendation, including waiving certain fees.
- The Board acknowledged the materials and reaffirmed that the bid remains qualified.

Further Board comments:

- Trustee Clark-Ross had no comments.
- Trustee Jones noted the bid was impressively lower than the engineer's estimate and emphasized that the force account amount is minor compared to the overall savings and other bids.
- Chairman Garcia highlighted that projects typically come in overestimate due to rising costs and time delays, making this outcome unusual and positive.
- General Manager Chris Johnson referenced a prior project where bids came in significantly overestimate due to economic conditions.
- Chairman Garcia stated the bid is qualified, responsible, competitive, and not an outlier, noting the contractor's local experience and prior work with Carson City.
- Vice Chairman Stulac echoed the positive feedback, emphasizing the significant cost savings and benefits for future infrastructure projects.
- The Board expressed overall satisfaction with the favorable bid outcome.

*Vice Chairman Stulac motioned to award bid to RaPiD Construction Inc., in the amount of \$3,497,754.30 for the FY 25/26 Street Rehabilitation Project and to authorize a \$175,000.00 force account to be added to the contract, to be used for unforeseen changes in construction. Trustee Clark-Ross seconded. Motion carried unanimously.*

**9. Discussion and possible action to accept addendum #1 from Lumos & Associates, Inc. in the amount of \$309,050.00 for professional engineering and construction services for the IHGID FY 25/26 Street Rehabilitation Project.**

- District Engineer Collin Sturge explained the scope of services, including:
  - Construction management and coordination meetings.
  - Responding to RFIs and reviewing contractor submittals.
  - Construction surveying, including reestablishing control points, staking utilities and grades, and resetting centerline monuments.
  - Construction inspection and oversight of sewer, water, and surface improvements.
  - Materials testing for concrete, asphalt, and earthwork compaction.
  - Preparation of record (as-built) drawings reflecting all project changes.
  - On-call survey services as a contingency.
- The Secretary/Treasurer asked about inspection coverage and testing; it was clarified that inspection will vary by project phase and inspectors will also perform certified materials testing.
- The Secretary/Treasurer requested explicit inclusion of certified payroll verification in the scope due to the contractor's prior labor issue; the District Engineer agreed to add this language in the final version.

- It was noted that this clarification can be added post-approval without issue.
- Trustee Jones confirmed that Lumos’s role is to oversee and ensure the contractor’s work meets District standards.
- The General Manager explained prior project design changes, including full sidewalk replacement, which improved project quality and efficiency.
- Trustees expressed no further concerns, and the addendum was viewed favorably.

**Public Comment: none**

Further Board comments:

- Trustee Jones asked about Lumos’s comfort level and working relationship with Rapid Construction.
- The District Engineer stated he has worked with Rapid on several projects, considers them a good contractor, and believes the proposed scope is sufficient for proper oversight.
- The General Manager noted that inspector–contractor interactions are standard for construction projects.
- The General Manager also highlighted the benefit of Lumos performing materials testing in-house, simplifying coordination.
- Chairman Garcia asked for clarification on “centerline monuments.”
- The District Engineer explained that these are small survey markers, typically located at intersections or along curbs, used to establish roadway centerlines and curve radii.
- Reestablishing these monuments after construction must be done by a licensed land surveyor, as required by state law.
- Trustees acknowledged the explanation, and the discussion concluded with lighthearted comments.

*Secretary/Treasurer Siegman motioned to accept addendum #1 from Lumos & Associates, Inc. in the amount of \$309,050.00 for professional engineering and construction services for the IHGID FY 25/26 Street Rehabilitation Project. Vice Chairman Stulac seconded. Motion carried unanimously.*

**10. Discussion only regarding the IHGID boardroom rental fees.**

- Chairman Garcia requested the item to review whether district residents and in-district HOAs should receive special consideration compared to non-district users.
- The current fee structure exists, with a \$25/hour rate and a maximum of \$175 for six hours, applied equally to all users.
- Chairman Garcia emphasized:
  - Residents already contribute through ad valorem taxes.
  - In-district HOAs maintain their own infrastructure while paying the same taxes.
  - Residents and in-district organizations should still pay a fee, but possibly at a reduced rate or with a cap.
- Discussion included options such as:
  - Capping fees for in-district organizations (e.g., HOAs) at \$50 per meeting (equivalent to two hours), even if meetings last longer.
  - Keeping current rates for out-of-district organizations or potentially increasing them.

- Staff clarified:
  - Only meetings are allowed in the boardroom (no parties).
  - The primary users are two in-district HOAs, with limited outside HOA use.
  - Government agencies and nonprofits are already exempt under a separate policy.
- The General Manager proposed bringing the item back at the next meeting with specific draft language for board review.
- The Board generally agreed to revisit the item with proposed language, though the Secretary/Treasurer expressed opposition pending review of a written proposal.
- No action was taken; the item will return for further discussion at a future meeting.
- Chairman Garcia confirmed that the General Manager and staff will bring back a proposed fee schedule for in-district organizations and residents at a future meeting.
- At that time, the Board can discuss, amend, and vote on the proposal.

**Public Comment: none**

**11. Discussion and possible action to approve Draft Minutes from the November 19, 2025, Board Meeting.**

**Public Comment: none**

*Vice Chairman Stulac motioned to approve Draft Minutes from the November 19, 2025, Board Meeting. Trustee 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 an item or topic be placed on a future agenda.**

Chairman Garcia noted a Christmas card addressed to the Board and requested it be passed around for all members to see.

Chairman Garcia shared information about the district's policy regarding employee use of district vehicles.

- Employees who are on call, including weekend coverage for SCADA systems (water and wastewater), are authorized to take a district vehicle home to respond quickly if needed.
- Observing a district vehicle on a Sunday or outside district boundaries in this context is consistent with policy and not a concern.
- General Manager Chris Johnson clarified that there are two employees on call 24/7, with only the SCADA on-call staff taking vehicles home. He personally does not use a district vehicle.
- This discussion ensures Board members are informed and prepared to address any public inquiries about vehicle use.

**13. Adjournment**

*Secretary/Treasurer Siegman motioned to adjourn the meeting. Trustee Clark-Ross seconded. Motion carried 5-0.*

Meeting adjourned at 7:25PM

**FINAL APPROVED MINUTES AS PRESENTED**

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**Secretary/Treasurer  
Russ Siegman**