

**Minutes**  
**Indian Hills General Improvement District**  
**Board of Trustees Meeting**  
**District Office**  
**3394 James Lee Park Rd. #A**  
**Carson City, NV 89705**  
**January 15, 2025**  
**Regular Board Meeting**  
**6:00 P.M.**

**Trustees Present:** Chairman Robert Stulac, Vice Chairman Garcia, Secretary/Treasurer Siegman, Trustee Lufrano, and Trustee Clark-Ros.

**Trustees Absent:** none.

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

**Others Present:** District Engineer Colin Surge, District Counsel Neal Falk (in for Chuck Zumpft) Residents Lynn Dement, Ben Walker and Debbie Walker.

**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 Trustee Lufrano

**Trustee Stulac:** All right. Let's call the meeting to order, and we'll stand up for our pledge of Allegiance. Oh, Vicky, you want to lead us?

**Trustee Lufrano:** Sure. I pledge allegiance to the flag of the United States of America. And to the Republic for which it stands. One nation under God, indivisible, with liberty and justice for all. Thank you.

**3. Discussion and possible action to elect officers of the IHGID Board of Trustees for calendar year 2025 – Chairman**

**Trustee Stulac:** Good evening everybody. Can you stand up? Okay. All right. First off, we have the discussion and possible action to elect officers of the Board of Trustees for calendar year 2025. And so, I'll start things off as the chairman. So, the first item in the three of the board positions is the chairman. Then we'll do vice chairman and secretary. So anybody have an interest in taking the chair? This this coming up here?

**a. Election of Chairman**

**Trustee Lufrano:** I would like to. I guess I would like to say that generally, we're all here for four years. I kind of figure we all feel one of the roles at some point during our time and then have one year off ish, right? But I suppose I would like to uh um Robert Garcia is currently the vice chair, so I'd like to nominate him as the chair.

**Trustee Stulac:** Okay.

**Trustee Clark-Ross:** Wait. What? I couldn't hear that.

**Trustee Clark-Ross:** I couldn't hear you either. I'm sorry. I said I would like. Robert Garcia is currently the vice chair, and I would like to nominate him as the chair. Oh, okay.

**Trustee Garcia:** I'm happy to Happy to accept and serve the nomination. Subject to the vote.

**Trustee Stulac:** Okay, well do we have a motion? I think he had a motion.

**Trustee Siegman:** I do have a motion.

**Trustee Stulac:** All right, well, I'll. I'll second that motion to elect Robert Garcia as our chairman for this next year. And all in favor, say aye. Aye. Any opposed? All right. Robert, congratulations.

**Trustee Garcia:** Thank you. Sir. All right, let's.

**Trustee Stulac:** Yep. So now you can do that. Oh, no, I can do that. Yeah. Oh, I see, because of the. It'll be a little different. We have to do the. Yeah. That's right.

**Administrative Services/Human Resources Brooke Thompson:** Also share with him your agenda.

**Trustee Stulac:** Yeah. Yeah, I gave him I just gave my planner for now. So Robert. Thank you.

*Trustee Lufrano nominated Trustee Garcia for Chairman for calendar year 2025. Trustee Stulac seconded. Nomination carried unanimously.*

*Chairman of the Board for Calendar Year 2025 is Robert Garcia.*

**Chairman Garcia:** Okay, before we move on to item B, first I want to thank I want to thank Bob for his service for the last year. He did a great job. Thank you for serving. And thank you for giving me the opportunity to be to be back up here again.

**b. Election of Vice Chairman**

Minutes of the January 15, 2025, Regular Board of Trustees Meeting

**Chairman Garcia:** So, for item number B, election of Vice chairman, I would like to make a motion or I'd like to motion or nominate Vicki Lufrano for the vice chair position. Do I hear a second?

**Trustee Stulac:** I'll second that motion to elect Vicki for the vice chair.

**Trustee Garcia:** First and a second. All in favor,

*Chairman Garcia nominated Trustee Lufrano for Vice Chairman for calendar year 2025. Trustee Stulac seconded. Nomination carried unanimously.*

*Vice Chairman for the Board for Calendar Year 2024 is Vicky Lufrano.*

**c. Election of Secretary/Treasurer**

**Trustee Garcia:** So, the item c election of treasurer. Secretary, treasurer. Any discussion or motion on that or interest in serving.

**Trustee Siegman:** Well, I'm doing it now. I don't mind continuing if nobody else wants to do it, but if somebody else would like to do it, I'm okay sharing that responsibility with somebody else if they'd like it.

**Trustee Stulac:** Yeah.

**Chairman Garcia:** Okay, so did I hear a motion?

**Trustee Siegman:** Well, does anybody else would anybody else like to do it?

**Trustee Clark-Ross:** No. If you want to keep doing it, that's good.

**Trustee Siegman:** It doesn't. It doesn't matter to me. I mean, that's fine. I'm happy to keep doing it. If nobody else is interested in doing it or.

**Chairman Garcia:** Any more discussion.

**Vice Chairman Lufrano:** I would nominate Russ for that position.

*Vice Chairman Lufrano nominated Trustee Siegman for Secretary/Treasurer for calendar year 2025. Chairman Garcia seconded Nomination carried unanimously.*

*Secretary/Treasurer for the Board for Calendar Year 2025 is Russ Siegman.*

**Chairman Garcia:** So we have our officers for this year.

**Trustee Stulac:** Okay.

**4. Public Interest Comment: none**

**5. Approval of Agenda**

*Vice Chairman Lufrano motioned to approve the agenda. Chairman Garcia seconded. Motion carried unanimously.*

**6. Reports to the Board:**

**a. General Manager Report**

**General Manager Chris Johnson:** Thank you, Mr. Chair. Just a few quick items on here. I met with the county manager last week to discuss some items some collaboration between Indian Hills and the and the county, and her and I also discussed bringing back our general manager meeting. She's excited to be a part of those. So, we'll be doing that. Throughout the district, we've had a number of signs blown off with our strong winds. I know everyone's really surprised to hear that. So, there was a couple of one resident over in North submarines that are south, submarines that actually chased down a couple signs for us and called us and said, I've got your signs. So, we have been going through and replacing signs as they've blown off. We're six months into our fiscal year and all of the departments are at or below 50% of their budget expenditures. So, I just want to applaud them. They're all the departments, and the supervisors specifically are doing a great job of being fiscally responsible. Lynn came in and visited me about some community events, and she had some great ideas. So, we're going to go over I'm going to look at some of those ideas as well as I've got a couple other ideas that I've been tossing out. So, I'll probably meet with Lynn again here soon and look at how we can set this up to start doing some of these community events. And then the we are. We have our safety officer position that got transferred to one of our new employees, and it's actually our newest employee, which is neat because it gave him it gave him some responsibility and something to for him to grow into. And he's thriving in the position he really is taken off with it. So, we're doing our monthly safe meetings. And then we're also doing a quarterly safety meeting with the supervisors and our safety matter where we will go to each of the departments and do an inspection of each of those departments every quarter. So each quarter there will be a new department will go through and basically do a mock inspection with all of the supervisors together so that we can ensure that all of our, all of our departments are in compliance and maintaining good safety procedures. So, he's already one of the things he's already done. We've already got our first safety meeting for this year set up, and he's already gone through and A completely redone all of our SVM, SDS, SDS. I want to say SMS, the SDS, the safety data sheets.

**Chairman Garcia:** Thank you. Safety data sheets.

**General Manager Chris Johnson:** Yeah, he did all of them throughout the entire district. So, and that was because he had been on light duty. So that's something that we put him on to look at that. And he didn't just do it, and he thrived on it. So, it was a good fit for him. Great. Other than that, the parks department and I'm going to go into the existing items just for a second because the one of the existing items is, is the cameras. The cameras are we're still there. We have some infrastructure that needs to be put in place before. And so, our, our parks and Streets department and also the water department has been up here working with them. We have the power. Out there to do it. But the power that was ran out to the to the bathroom out here was a little on the shady side. So they completely retrenched and ran new conduit and new power lines. So now we have full power out to this restaurant, which means we can run. We now. And they've already done it. They ran the power all the way around the other side of the tennis courts. So now we're just waiting on the pole for the side of the skate park. And then we'll be able to they'll run power up that pole and we'll be able to get cameras in place. And at that time, once, once we get all this infrastructure in place, they'll do all the cameras throughout all the parks. There's three over here and then one in each of the Sunridge parks. So.

**Chairman Garcia:** Thank you.

**General Manager Chris Johnson:** I'm sorry.

**Chairman Garcia:** I was going to say thank you for elaborating on SDS acronyms for me is a pet peeve. So, thank you for telling us what that is. But who was the old person assigned to this duty?

**General Manager Chris Johnson:** The person that used to be responsible for it is a maintenance tech Ray,

**Chairman Garcia:** Ray. Okay. But Nate's. Nate's taking it over now.

**General Manager Chris Johnson:** Cody

**Chairman Garcia:** Oh, I thought I heard Nate. Okay, Cody.

**General Manager Chris Johnson:** Cody is taking it over now.

**Chairman Garcia:** so that's provides cross training. So good work on that. Please continue.

**General Manager Chris Johnson:** Yeah. And so that's also one of the things that we're looking at. So, every, every month now we have our supervisors meeting where the supervisors sit down with me and we go over our plans for the district wide so we can collaborate on things. And that's giving us the ability to cross, train and coordinate across the district. For

example, when water has sidewalk panels that are in weeks that they have to repair, we can coordinate with the Parks Department and the Streets Department to work with them. So, we're focusing man hours where it's a pretty beneficial. But the kind of ran a blank on where I was going with that. So, but yeah, so we it's all of our departments are working well together, and, and cross training specifically, as I mentioned in the in one of my reports here a couple of months ago, the our wastewater supervisor is four months from or four years from retirement or our wastewater operator is six years from retirement. So right now we're starting to cross train people over. So that as I mentioned before, I promote within. I don't want to hire outside. So that's something we're doing right now, working on cross training, and getting some new people over to the wastewater department to start training up. And Cody is one of those people that might be interested in that. So. Other than that, are there any other questions on board?

**Trustee Clark-Ross:** I have one. Is the leak that that you said was fixed on Chip Creek? Is that the one where the people came in that it was coming up to their street? You got that all fixed?

**General Manager Chris Johnson:** Yeah. So that's well, for the most part, it's still really damp down there. So there's we can't fix it. There's groundwater. There's clearly a groundwater problem down there, but it looks like we've staunched the flow of anything that could have been coming out from the district.

**Trustee Clark-Ross:** So boy, that's good news. They were really upset.

**General Manager Chris Johnson:** Yeah, yeah, we were TOO.

**Chairman Garcia:** Back up.

**Secretary/Treasurer Siegman:** Did you actually fix anything on our facilities or.

**General Manager Chris Johnson:** No, I just want to through and tightened everything down there. When I went in and looked at everything on our side. So it's We were, we were equally as frustrated with it because Matt's out there digging holes and potholing and searching and searching and not finding anything, so.

**Trustee Stulac:** So asphalt's been repoured and the.

**Chairman Garcia:** Sidewalks been done. Everything.

**General Manager Chris Johnson:** Everything is completely repaired back home.

**Vice Chairman Lufrano:** I have a question, Chris. What is what's the status? If you know, what is the status of the Vista Grande extension over this way by beyond target. So target?

**General Manager Chris Johnson:** Yeah. Right now it's looking like the county doesn't have the budget for it. Again, even though that was created under the RDA one, which is redevelopment that area. That was so RDA urban redevelopment areas are the areas that they tied off in, in the county. There was RDA one here and then there's RDA two up the lake. Rda one was disbanded in 2015 I think. So. It's 2014 as well. The point of the RDAs is that they're very similar to the GIDS, where a portion of the taxes is locked in. So any increase there's they drew a line. Anything below that line stayed going into what the funds were, what that money was going into. Any increases above that that increase stayed in that area specifically for the for redevelopment and improvements into that area. That is part of RDA one. Rda one had a number of sections. In fact, if you go into the office one day there, you can see it on there. Those red the red blocks up there. Those are RDA one on the map. So that RDA one was closed down but there was money remaining in it. And they said at that time that money is earmarked and set aside for the Vista brand extension. They've been the whole time they've been trying to work out the landfill, and I don't know the exact specifics on it, but trying to get permission to build a road through there. Finally, someone bought the properties and the county has permission. But now they're saying because this, that RDA money was put in there ten years ago. We all know how the roads go. That that whatever it is, \$1.5 million is not worth anything anymore. So now the county doesn't have the rest of the budget to match that to go into it, which is kind of sad because we have a business that wants to go up there. So I know the county is looking at what they're going to do with it, but as far as I know, we're at this point they don't have the budget to.

**Chairman Garcia:** Looking for state and other resources to be able to get.

**General Manager Chris Johnson:** They are and you've got the Mohler Parkway argument that going on down there. So it's I don't know how soon we're going to see this.

**Chairman Garcia:** So suffice it to say it's up in the air right now.

**General Manager Chris Johnson:** It is.

**Chairman Garcia:** Stagnant.

**Vice Chairman Lufrano:** Thank you.

**Chairman Garcia:** Is there anything else from this side?

**Trustee Stulac:** I have one. Yeah. Chris may not be any updates for the month. Or was it just a quiet month?

**General Manager Chris Johnson:** Oh. I'm sorry. I didn't know. We didn't. We haven't done any grant updates, although I did learn something very interesting. And the I went to a seminar down in Vegas, and one of the things that they talked about was using AI, and, and so I, they, they came back and I set up an account for ChatGPT. And I sat down with the computer and I said, hey, ChatGPT, what are grant opportunities for this district? And it came back with about 20 different grant opportunities for local, state, and federal grants. And so I printed off that list and happily walked down to Stacie and I said, hey, Stacie, check these out for me.

**Trustee Stulac:** So that's great.

**General Manager Chris Johnson:** Yeah, we've got a list of them, and she's gone through now. But on that note, real quick with. Other grants. Sorry. And that's another thing that I didn't want to touch on as far as the fuel clearing right here behind backed by the exercise park. I've been talking to the fire wise again, and Kelly has left. She went over to.

**Chairman Garcia:** The Department of Forestry of some other position.

**General Manager Chris Johnson:** No, she's gone on to NDP now. She. Yeah, she's completely left forestry. But I am working with our new rep and going to meet with her hopefully next week if we can ever get our calendars to match up and talk about the grants with any NDP or NDF Nevada Division of Forestry to start doing fuels reduction back there behind that fence. So.

**Chairman Garcia:** I've been in touch with her on some other for the fire wise community as well, and have a lot of questions and requests about grant opportunities. Haven't heard back from her. So I'd like to piggyback on your meeting if possible, so let me know.

**General Manager Chris Johnson:** I definitely will.

**Chairman Garcia:** There's only one thing I wanted to have brought back, and that's the completed past items. The beat it to death on trying to improve the Mica and Sunridge intersection. But as we discussed, Chris, there's still the stop bars are washed out and I'd like to have that brought. I know that it's in the works, but rather than lose so that I don't lose track of it, we don't lose track of it. Can you bring back the painting of the of the stop bars?

**General Manager Chris Johnson:** Sure.

**Chairman Garcia:** Back to new items so that we can track that to completion.

**General Manager Chris Johnson:** Okay. They.

**Chairman Garcia:** Unless you have a better way to manage that.

**General Manager Chris Johnson:** No, I mean, we can do that, but right now, Steve's probably going to get on him next week. The problem is, is temperatures. You can't paint and when the temperature is too low. But also they've been completely focused on getting the camera stuff done right now. And that's been all hands on deck with that.

**Chairman Garcia:** So I So I understand there are priorities. I just don't want to lose track of it. And I think since it's been such a big, hot topic that if we have it in new items and then we can check that off at a future meeting, that the public will be aware that we've done everything we can at this point.

**Trustee Stulac:** And if it's in the existing items, it could just be, you know, no action at this time because it's like you just said, Chris, there's other things more taking priority, but then it's sitting in there to jog everybody's memory, to look at it months from now.

**Chairman Garcia:** I appreciate that, Chris. Thank you. Okay. If there's nothing else, no other questions.

**Secretary/Treasurer Siegman:** I just have a couple of changes on page five. Down near the bottom, just above administrative report. They clean the pine needles out of the meridian. And the next paragraph directions of traffic in the center meridian. That should be median instead of meridian.

**General Manager Chris Johnson:** Yeah.

**Secretary/Treasurer Siegman:** A couple of minor things.

**General Manager Chris Johnson:** I was probably Could probably.

**General Manager Chris Johnson:** Spell check. Yeah,

**General Manager Chris Johnson:** I was probably typing fast.

**Secretary/Treasurer Siegman:** Yeah, AI is smarter than you.

**General Manager Chris Johnson:** Which is impressive because there are a few times my phone is throwing something out there and I'm like, I have never used that word. What makes you think I'm going to start?

**Secretary/Treasurer Siegman:** I didn't even type or say anything close to that. How did you come up with that? But it's always after I hit send. Yep. And I reread it and go. What?

**Chairman Garcia:** Okay. Correct. So acknowledged. Corrections made. Thank you very much for your attention to that detail, Russ. Okay.

**1. Administrative**

**2. Water**

**3. Wastewater**

**b. District Accountant Report**

**Secretary/Treasurer Siegman:** I know other than one of Chris's goals that I probably put on his list of goals. He came and showed me a page in the budget.

**Chairman Garcia:** Page 17.

**Secretary/Treasurer Siegman:** Page 17. That gives a for lack of a better term, an executive summary of budget to date over under percentage and dollar amounts. So that was an easy goal to achieve.

**General Manager Chris Johnson:** Actually pages 17 through 19 goes into all of those details. One is.

**Chairman Garcia:** One is for water, one for sewer, one for general.

**Trustee Stulac:** General. Water, water, sewer.

**General Manager Chris Johnson:** Sewer than the general.

**Secretary/Treasurer Siegman:** Would it be possible to move those three pages to the front of that section?

**General Manager Chris Johnson:** I don't see why not.

**Secretary/Treasurer Siegman:** Well, I don't know if there's a reason where, you know, they're in the budget, where they are.

**Trustee Stulac:** So you just see them right there.

**Secretary/Treasurer Siegman:** Just open it up to that section, see the summary. And then if you have questions, delve into the minutia after that.

**Chairman Garcia:** Chris, you're going to look into that and see if there's any, any issues moving that forward.

**General Manager Chris Johnson:** okay.

**Chairman Garcia:** Thank you. If there are any barriers, please let us know.

c. **Engineer Report**

**District Engineer Collin Sturge:** Thank you Mr. Chairman yes. So the North tank project is officially closed out. Construction and paperwork is all done so that one we're crossing off the list. That's great. I now have two projects I'm focusing on. The first is the present condition index PCI update. We waited a little bit for some hiccups with the street paver and going through the holidays, but we do now have a week or the end of the week, but maybe still another full week of inputting stuff into the Street Saver database. All the info we gathered, and from that point, we have another week, maybe two weeks before we have a report ready for Chris to review. So we're looking like the end of January. So we will have a report ready to review.

**Chairman Garcia:** He said Street saver that is a vendor.

**District Engineer Collin Sturge:** Software.

**General Manager Chris Johnson:** The software.

**Chairman Garcia:** Oh Software.

**District Engineer Collin Sturge:** Yeah. So we gathered all the data and then we were implementing it all into our system and spreadsheets and getting everything organized the way we needed to. And then when it came time to put in the Street Saver, they had some updates that they did that we had to work through. So now we're trying to play catch up. We still have. We work through them. We're now inputting stuff into Street Saver and we have another week to do that from that point. Once it's all in Street Saver, then we have another week or two before we're able to get a draft report ready for Chris's review.

**Trustee Stulac:** Okay, so we'll probably see it in the February minutes in the third, third meeting. The third weekend.

**District Engineer Collin Sturge:** Yeah,

**Trustee Stulac:** February probably would probably be in there. Yeah, possibly.

**District Engineer Collin Sturge:** We could shoot for that.

**Chairman Garcia:** That would be optimal.

**District Engineer Collin Sturge:** Yeah. We'll shoot for a final. I mean, obviously I'll give it to Chris. He can review and we can work through tweaks, but if we haven't worked through it, we can at least get the draft that Chris is reviewing into the agenda as well. Okay. We're still on target for using that report to get a street maintenance project done this spring. Okay, so we have we've fallen a little behind, but we're still tracking well for the end goal, which is to get a street maintenance project done in the spring. And then the capital improvement plan update. We've been I know Chris's supervisors have been figuring their projects out on their end. We do have a meeting on the books next week, on Thursday to meet with everyone and start talking through all the projects that they want to get done. So that's the official kick off date is next Thursday for us to get all their info and start coming up with the report.

**Chairman Garcia:** Excellent. Looking forward to seeing the outcomes.

**District Engineer Collin Sturge:** And the last little item is just in the last meeting I mentioned I had to submit the Ms4 to NDP. I did end up doing that in December. I haven't heard back. I need to poke them, but I did get it in for the year. So it was quite. That's everything I have.

**Chairman Garcia:** Your deadline was met. You're just waiting for them to come back?

**District Engineer Collin Sturge:** Yeah.

**Chairman Garcia:** Okay. Any questions for the engineer? Am I right? No. Any questions? Or left? No. Great. Thank you. Colin.

**d. Attorney Report**

District Counsel Chuck Zumpft was absent from the meeting.

**Chairman Garcia:** We'll move on to the attorney's report.

**District Counsel Neal Falk:** Nothing to report from legal.

**Chairman Garcia:** Do you want to introduce yourself to some who may not know who you are?

**District Counsel Neal Falk:** My pleasure. My name is Neil Falk. I'm an attorney with Chuck's office. Chuck is counsel for the district. Chuck and I have been working together for the last seven years, and he's unavailable this evening, so I'm appearing in his place. Other than that, nothing to report from legal this evening. Thank you.

**Chairman Garcia:** Thank you for joining us. Thank you for.

**District Counsel Neal Falk:** My pleasure to be here.

**Chairman Garcia:** Okay. To the Board of Trustees discussion. Our board of trustees discussion on any of the reports to the board thus far. Thank you. Am I right here?

**Vice Chairman Lufrano:** No, I got none.

**Trustee Stulac:** No.

**Chairman Garcia:** Anything from my left here?

**Secretary/Treasurer Siegman:** Nope.

**Chairman Garcia:** Okay, so we will open this to public comment to the public. Are there any are there any comments from the public regarding the reports to the board that we've just discussed?

**Public comment: none**

**7. Discussion and possible action regarding goals discussed during General Manager Chris Johnson's annual performance evaluation.**

**Chairman Garcia:** And we'll move on to item number seven. Discussion and possible action regarding goals discussed during General Manager Chris Johnson's annual performance evaluation. Says Chairman Stulac.

**Trustee Stulac:** Yes, chairman.

**Chairman Garcia:** Chris, do you want to do you want to start off with that discussion, or did you have any comments that you wanted to make or summarize? I see that you submitted a list of the compiled goals that you combined some of the things that were similar. Correct. And I guess the question is this is a long list. Is this a priority list, or are these things that you feel that you are able to accomplish in that time frame? So take the floor.

**General Manager Chris Johnson:** Yeah. I think there's nothing on here that I cannot accomplish. I'll put it that way. The I think a lot of them have already been accomplished. So I'm not too terribly concerned about any of them.

**Chairman Garcia:** Okay. So I'll just. For the record, I'll have you all has everybody. Everybody's turned to the page and can view the goals.

**Trustee Clark-Ross:** Yeah,

**Chairman Garcia:** Okay. So are there any questions or edits requested by the board? We'll move on to board discussion to go ahead and start board of trustees. Board of trustee discussion on this. So are there any. Chris has already responded saying that these are these is a summary of the consolidation of our goals, that we submitted his evaluation. And he feels that these are achievable. And so are there any questions for Chris or any for discussion regarding Chris's goals?

**Trustee Stulac:** I just had a question. The budget was the one I put it, but someone must have had.

**Trustee Clark-Ross:** I think it was my turn first. Yeah. Oh, boy.

**Trustee Stulac:** He just said to the right.

**Trustee Garcia:** So it's to my right. I'm actually I'm actually going to be looking for you to let me know rather than go down the line.

**Trustee Stulac:** Thank you.

**Trustee Clark-Ross:** So now it's your turn. Go ahead.

**Trustee Stulac:** No, no.

**Trustee Clark-Ross:** Did you put these together yourself. These are these were recommendations from the board. Is that you? I don't know how this list was formed.

**General Manager Chris Johnson:** Sure. They're compiled out of the evaluations that the board gave me in November.

**Trustee Clark-Ross:** So you picked out of those what you could accomplish. This looks like you took all of them and said you can do them.

**Chairman Garcia:** Yeah

**General Manager Chris Johnson:** I did take all of them. There was a couple that were redundant and or they were multiples and I combined them. And this is the completed list.

**Trustee Clark-Ross:** All right. Go ahead.

**Trustee Stulac:** I just wanted it wasn't me that had put it in with the budget variance overview was a goal that someone had in their evaluation. I just was wondering what that meant in, in specific terms of like, if we have to do a variance or what were you referring to, the budget variance overview.

**Secretary/Treasurer Siegman:** It's actually referring back to those pages that I just mentioned from 17 to 19.

**Trustee Stulac:** Oh, okay.

**Secretary/Treasurer Siegman:** Where it's a high level variance report each month, so you don't have to go through 60 pages of numbers to try to figure out whether we're over or under budget for the month or for the year to date.

**Chairman Garcia:** Basically an executive summary, an executive.

**Secretary/Treasurer Siegman:** A high level summary yeah. High level. This is, you know, maintenance or sewer budget. This is where we're at for.

**Chairman Garcia:** I think it's also my understanding was that also if we have a negative somewhere for that to be noted, why we have a negative somewhere rather than.

**Secretary/Treasurer Siegman:** Explain the anomalies.

**Chairman Garcia:** And that was the understanding is right as well. Right, Chris. Okay.

**Trustee Stulac:** Great. That's good. And then you asked earlier to have that move to the front, which I think is a good idea, because that way you can look at that right away. And then like you said, you want details on some concerns.

**Secretary/Treasurer Siegman:** Then go to the details you got.

**Trustee Stulac:** The backup page is great. Yeah thanks.

**Secretary/Treasurer Siegman:** But I think this also runs to prior to the budget being approved, brought to us for approval. We can do a similar item before the budget. And you can tell us this is what we had budgeted for 2026 last year. This is what the current budget is. And what if there's a difference why that difference exists? Any anomalies between the proposed budget and the current proposed budget?

**General Manager Chris Johnson:** We do that every year.

**Secretary/Treasurer Siegman:** Yeah.

**General Manager Chris Johnson:** Every year, one year when we bring the budget, it shows the 2020. It shows the previous year's budget or the existing year's budget and the New Year's proposed budget.

**Secretary/Treasurer Siegman:** Yeah, but I would what I would like to do is do that month prior to us having to approve the budget. So we have some time to chew on it. And, you know, it's not presented to us. And then you either vote yay or nay on the budget today.

**Chairman Garcia:** So we'll make an official, we'll make an official request to have an agenda item.

**Secretary/Treasurer Siegman:** For the month before,

**Secretary/Treasurer Siegman:** The month before we actually have to adjust the budget. An overview of the budget. High level overview of overview of the budget, anything that's changed and why it changed.

**Chairman Garcia:** I understood that to be what your request was as well. That's what.

**Secretary/Treasurer Siegman:** last year.

**Trustee Stulac:** Yeah. Well that's the case then. The budget. We do work with that in February, March, or April.

**General Manager Chris Johnson:** Yeah, it'll be March now.

**Trustee Stulac:** So then you need we need that next month's meeting then in February is meeting.

**Secretary/Treasurer Siegman:** No, no.

**Administrative Services/Human Resources Brooke Thompson:** March.

**Secretary/Treasurer Siegman:** Yeah. The we actually moved the meeting up in April.

**Administrative Services/Human Resources Brooke Thompson:** We adopt the budget in April.

**Secretary/Treasurer Siegman:** Correct.

**Trustee Stulac:** Oh, okay. I'm sorry. That's what I meant to ask. When we adopted when we adopted in April.

**Secretary/Treasurer Siegman:** So we. And that's the month we do the meeting a week earlier is April.

**Administrative Services/Human Resources Brooke Thompson:** Yes we have to submit to the State by April 15th.

**Secretary/Treasurer Siegman:** Yeah. It's not the third Wednesday. It's the 2nd.

**Trustee Stulac:** March to March. Great. That's really good for us.

**Secretary/Treasurer Siegman:** And then at least we have an opportunity to think about it and talk about it. Discuss and discuss and then vote on it the next month.

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**Chairman Garcia:** It's a great recommendation. Okay.

**Vice Chairman Lufrano:** So I would like to on Chris on the on the spreadsheet item. It's the fourth bullet from the bottom. Spreadsheet of resident concerns for Arv's in the street. Arv's in driveways, overgrown weeds, sidewalk obstructions, and speeding. Can we add a spreadsheet of resident and staff concerns for rv's? Meaning just so we could do like a quick look if there's. I don't know if we're driving along Vista Grande and see the same motorhome in the street, for example, where we can do a quick look and see, oh yeah, this has already been something that's been reported that that's what I was trying to get out of that. Does that make sense?

**General Manager Chris Johnson:** I'm sorry. No.

**Vice Chairman Lufrano:** That's okay. So I'm just asking that a couple of words be added to a spreadsheet of resident and staff concerns for rv's in the streets. Meaning, again, if you're driving around or or looking around and you see something that that you find concerning related to these items that you would also put that on. And again, if I'm thinking, oh, this is concerning, I can look at that spreadsheet and I know it's already been dealt with.

**General Manager Chris Johnson:** Okay. So you want in the spreadsheet you want who reported.

**Vice Chairman Lufrano:** Not well I mean I'll you guys create the spreadsheet. I think the important part is, has this been addressed at all?

**Chairman Garcia:** What I'm hearing you say is that right now, the spreadsheet would be any residents calling in, but the staff is out and about at the parks and the streets, and they're doing street sweeping. So you're looking for the staff to also make observations.

**Trustee Stulac:** Or the board to. Yes.

**Vice Chairman Lufrano:** Yeah.

**Chairman Garcia:** And we are residents.

**Trustee Stulac:** Yeah that's true.

**Chairman Garcia:** So we're covered under residents. But staff may may or may not be a resident. So I think that's that's the that's the ask. Am I correct?

**Vice Chairman Lufrano:** Yeah. Thank you.

**General Manager Chris Johnson:** For clarification. Are you want to are you wanting a presentation of that spreadsheet every month in the meetings?

**Vice Chairman Lufrano:** I, I don't think, you know, I was thinking about that because I'm like, I think it's important that people are able to share their concerns. Don't want neighbors fighting necessarily. You want them to have kind of a safe place, I suppose, to be able to report their concerns. And I at least I understand through code enforcement that that if if someone reports something, say you're reporting something about your neighbor, your neighbor may know that you're the one reporting it. Some sometimes a lot of times these conversations can be had amongst one another. But we we also understand that sometimes they lead to to disagreements. So long way of saying, I think perhaps if you just keep it. But it's something that can be viewed. If we would like to view it, then it's available.

**General Manager Chris Johnson:** Okay, so for clarification, when a resident calls us and says there's an RV that's been parked on this street for five days and we tell them you have to call Douglas County Sheriff's Department because we can't do anything for that. Then we log that we advise them to call DCSO and or code enforcement.

**Vice Chairman Lufrano:** Yeah. Yeah. And I mean, that was that was actually an example of someone that lives up at the top of I believe Mica in in North Sunridge, where she was saying there had been a, a van parked right outside her driveway for months on end. Maybe maybe I'm.

**Trustee Stulac:** That's right.

**Vice Chairman Lufrano:** That's my recollection of what she said. So that would be something that was noted on there. We'd be able to go and see that. Okay. We understand that that this is how your concern has progressed. And and that way we don't feel like residents have their concerns not being addressed.

**Chairman Garcia:** I think.

**General Manager Chris Johnson:** And I'm sorry, I'm going to ask for clarification on that as well. Because if somebody does call and say there's a van parked in the street, we're going to direct them to call Douglas County Sheriff's Office because we have no jurisdiction on that. And if that van has a license plate on it, it can stay parked there as long as it's licensed. So that that's the only way that we have to to track that. DCSO and code enforcement are not going to call us and give us updates on that.

**Vice Chairman Lufrano:** Understood.

**General Manager Chris Johnson:** Okay.

**Chairman Garcia:** But I think what I, what I'm hearing you say is that it gives us the opportunity to be able to say that we are addressing it properly. It is being addressed by the resident. They've been informed, they've been given information and then it's documented that it That it hasn't been ignored. And I think that's really just a tool. So kind of a defense mechanism, if somebody comes out and say, nobody's, nobody's helping me. Well, if you're given direction then you have been it has been addressed properly.

**Trustee Stulac:** Yeah.

**Secretary/Treasurer Siegman:** That was that was my next question is why are we keeping a spreadsheet? That's we have no jurisdiction. We have we can't do anything about it. So what is the point in the spreadsheet, I guess is my question. But because somebody here has to take time out of their day to log it, they're probably going to get the call first and foremost. But then they have to go put it in the spreadsheet. But what are we going to do with the spreadsheet? I mean.

**Vice Chairman Lufrano:** Perhaps I suppose I think more than anything I'm hearing from residents that they have they have asked to have their concerns addressed. But that hasn't happened. And we've heard that several times in the board meeting. For myself, more than anything. That is a way of being able to say that this this concern was addressed and this is how it was addressed.

**Secretary/Treasurer Siegman:** We didn't really do anything. We logged it.

**Chairman Garcia:** It's documented that it's been.

**Secretary/Treasurer Siegman:** We logged it. We told them, you need to call Douglas County to enforce it. We can't do anything.

**Vice Chairman Lufrano:** For myself at least then I. I feel that I would be able to report back to that, that individual to say that, you know, on this day, this is what took place. This is my understanding of what took place.

**Secretary/Treasurer Siegman:** And are we going to put it on the website so they can go see it or.

**Vice Chairman Lufrano:** No, I don't think so. Again, it's it's more information for us board members to be able to share back to those that are that are expressing their concerns, that that's what I would like. It would be helpful to me.

**Trustee Stulac:** I have an idea. What if the spreadsheet Chris is going to do is not on the website, but that's what if you just attach it in here, he doesn't even have to talk. He doesn't even have to talk about it. But it could, you know, after you do all these reports, there's always attachments in here. And then there's the budget. It could just be in there. So the public who gets access to the board meetings could see if the thing they complained was in there. And I think that would be easier than maintaining something on the website. But if Chris, if Chris does the spreadsheet, just put a copy of it in here. There's no need for you to. I wouldn't think you'd even it wouldn't even be anything you would discuss. It would just be in here. The people get this in public, need to notice, and then they could look and see, oh, yeah, that thing has been reported to sheriff's office. They don't have to bother Chris and his staff, but.

**Secretary/Treasurer Siegman:** But we're not reporting it to the sheriff's office. We're just. We're just keeping a spreadsheet to log. Keeping a spreadsheet to log the complaint.

**Chairman Garcia:** Let me let me bring this back to back to order back to the point of discussion. The Chris, you you accepted this as one of your goals. Correct. Correct. And the request has been clarified to your you've asked for clarification on what's been requested, correct? Are you are you clear or do you still have questions on it now?

**General Manager Chris Johnson:** After having listened to the discussion, I'm again, I'm not clear on it. So because one of my questions was, is this something that that we want reported every month in the board packet and and Trustee Lufrano said no. But then Trustee Stulac said, well, we can bring it back into the board packet every month. So I need clarification on that.

**Chairman Garcia:** It's my understanding that this is a fail safe to be able to fall back on. If a complaint is is logged that we're able to say it was addressed properly and you weren't. The call was taken on this date. You were informed on. This is the action you should take. So that is a basically it's a defense mechanism if somebody comes because we've heard and I think it's just unfortunately it's it's hearsay. But if it's logged and documented, if we need to refer to it, then you have a log to refer to. I don't think there's any need to have it in any kind of report, is my opinion.

**Trustee Stulac:** But where where is the spreadsheet then? Where how does Chris where does he put it? Where do people access it?

**Chairman Garcia:** Where it would be in your. In your office.

**General Manager Chris Johnson:** In the office? Not in my office. It will keep it in the front office because they're the ones that are filling the complaints.

**Chairman Garcia:** Right. It'd be it would be in the front office for review. And if anybody wants to come in and look and look at it, they'd be have access to look at it. Right.

**General Manager Chris Johnson:** Yeah. I mean, if someone wants to again, we need to be careful about what information we're putting in there because.

**Trustee Stulac:** It's just a resident rather than the people's name. Yeah. Yeah.

**Chairman Garcia:** It could just be resident. What the what the complaint was, how the how the complaint was addressed or how they were directed to to address it. And if it's something that is under the auspices of the GID, then more specific action could be taken.

**General Manager Chris Johnson:** Perfect.

**Chairman Garcia:** And and I think what to I think it's a resident.

**Trustee Stulac:** Excuse me staff or resident.

**Trustee Garcia:** Staff or resident that that was the request to make staff. Resident because staff is going to be out and about and and they can make that.

**General Manager Chris Johnson:** That part was very clear.

**Chairman Garcia:** Okay. That's all right. So any more discussion on the on the goals?

**Trustee Stulac:** Well, on that one. Just one thing. The sidewalk obstructions. Whose authority is that? Do we is that something, Chris? That the.

**General Manager Chris Johnson:** That's something that we send out.

**Trustee Stulac:** So then that would be something good on the spreadsheet because that's something that isn't deferred to the sheriff's department or or code enforcement.

**General Manager Chris Johnson:** Correct. Me if I'm wrong, Brooke but don't have a. She's got a binder of every every sidewalk obstruction form. We send out a letter. So that log is already done.

**Chairman Garcia:** That log could be something as as appended to that or somewhere in that same file. Theoretically. But really that's I think that's up to that's, that's administrative regulations that, that your team should handle. I don't think we need to or should be telling you where that's kept. So long as we have access to it.

**Trustee Stulac:** It'll be in the front office.

**Chairman Garcia:** Yeah.

**Trustee Stulac:** Perfect.

**Trustee Garcia:** Yeah. Clear.

**Vice Chairman Lufrano:** Thank you.

**Trustee Garcia:** Yeah. Okay. All righty. So let me see where we're at.

**Secretary/Treasurer Siegman:** I just had one other question.

**Chairman Garcia:** Yep. Go ahead. Russ.

**Secretary/Treasurer Siegman:** Can you add any of your own goals to these, or did you have goals that you wanted to add to these?

**General Manager Chris Johnson:** No.

**Secretary/Treasurer Siegman:** Personal I want to see this done.

**General Manager Chris Johnson:** I took the goals that were out of out of the evaluations and I felt that that was sufficient.

**Secretary/Treasurer Siegman:** Okay.

**Chairman Garcia:** Okay.

**Trustee Stulac:** I just Trustee Lufrano. I know. When you brought this up and we had talked a little bit, I thought maybe you're just not saying it, but I know you had more of an intention for this to for the district, because I was the chairman this past year. And you talked to me about it, but I thought you had more of an intention to. We know we don't have the authority, but are there are there indirect ways we can address things like, you know, a friendly note on a car or things that because I gave you, you asked me my opinion. I gave you a couple of examples where, let's say someone has overgrown weeds. And although we don't have an enforcement of that or a vehicle that's been left in the driveway for two years in code enforcement, maybe ignoring it. I thought your your goal for this was to can the district think of some creative ways to deal with some of these habitual people, and it wouldn't be anything enforceable. But let's say it's like, you know, I was in when I was at the state we had orange stickers for restaurants. You know, keep your food hot. Like, could there be a sticker put on their door to remind them that, you know, you've there's no enforcement. It's just staff members out doing maintenance. Let's say there's a habitual, problematic resident with weeds or vehicles, and you put a little sticker on there. It just says a courtesy reminder that, you know, this shouldn't be here because they're ignoring, you know, if they're getting through the system. So was that I thought was.

**Chairman Garcia:** That your was that your objective?

**Vice Chairman Lufrano:** That was part of our discussion.

**Trustee Stulac:** I mean, that.

**Chairman Garcia:** That question goes then back to is, is that something that's burdensome to if somebody had overgrown weeds to write a notice or send a letter to the, to the, to the, to the address to be able to say, we've noticed that, you know, this is something that could be addressed by code, even though it's not enforceable. Is that going to be a burden on the district to do something like that?

**General Manager Chris Johnson:** Absolutely. And it's I mean, it's something we can do. But for example, when we have shutoffs offs. Just shut offs for the the water shut offs. They have to go to each door and hang those shut offs on the door. And that takes up one half a day to a full day for our water department to go out and hang these, these shut off hangers on all of these doors. If we're going to implement something like this, where let's say I get 20 calls from people about different places because they don't they think this other homes house is getting overgrown. At what point do we draw a line and say, okay, we don't have the time or the manpower to go through and put a letter on every house because their neighbor complained about it. So that's my concern, is that we're putting a lot of we're putting effort and resources into something that is not enforceable.

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**Chairman Garcia:** Understood.

**Trustee Stulac:** Yeah.

**Vice Chairman Lufrano:** Could you send a letter rather than sending a person out? Just send a letter to the homeowner.

**General Manager Chris Johnson:** We could.

**Vice Chairman Lufrano:** For example. And I know sometimes the homeowner doesn't live in the home, but maybe they're not aware.

**General Manager Chris Johnson:** We can. If that's what the board would like me to do, then we will do that. But what.

**Chairman Garcia:** I've heard, what I've heard is that.

**General Manager Chris Johnson:** As the General manager I'm looking again at that's that's resources and time that we're taking from staff and I mean the envelopes, paper so forth and so on. Those are all costs that we're putting towards something that we can't control.

**Chairman Garcia:** So the question was, was, is this burdensome on the district? Your answer was yes. It is burdensome on the district.

**General Manager Chris Johnson:** By definition yes.

**Chairman Garcia:** So with that response, is it still something you'd like to pursue or maybe alter what your request is to maybe have the have have the have staff best effort to address chronic violations with the letter best effort versus otherwise. Otherwise it becomes a policy that they need to follow, which is going to take manpower away. So I'll let you take it from here.

**Vice Chairman Lufrano:** What's your understood. But you have something to add real quick, Chris. Well, and maybe not real quick, you have something to add.

**General Manager Chris Johnson:** The follow up on this is is done by code enforcement. Also these so code enforcement they a good example is if you remember the the lady that the nice lady that came in about our fence up there, they they followed through. They kept following through until I went up and she had a red notice hanging on her fence, saying that she was assessing a fine daily for that. And so code enforcement does follow through. It's not a speedy process. Code enforcement will give them 30 days to remedy the problem. And then they'll their first warning. Second warning. So, you know, it's not something where if you complain about someone's weeds, they're not going to be fixed tomorrow. You know, if the if code enforcement sends it to that person and that person says, oh shoot, I got a code enforcement letter and they cleaned it up. But if they don't. Code enforcement doesn't go out there and put a lien on their house right away. So there's, you know, they'll send them

another notice and then I'm not sure how many, how many notices they send before they send them a letter saying, we are going to assess a fine on you if you do not fix this problem.

**Chairman Garcia:** It's a process. It's not immediate. It just.

**General Manager Chris Johnson:** Exactly.

**Vice Chairman Lufrano:** So so, Chris, the way that was a good example and it's obviously a big inflated example. But when that concern came before the board, you had kind of a documented time frame of we talked to the resident on this date. She came in on this day. This is what we said on this day, you know, and Basically trying to make sure that we keep the GID as. I don't know that cleans the right word, but as clean as we can have it. Obviously, you're saying it would be burdensome, burdensome. And I understand that. And you're correct. We don't want it to become a policy. But it's also easy to to just keep driving by it and be irritated with it, but not do anything about it. I just want to see our. Is anyone doing anything about it? Has anyone said whatever it may be? And more of a let's have pride in our neighborhoods and try to do the best we can, understanding that we don't always have the power to do so. And that's what I was trying to visually see. That's what I'm trying to get at and.

**General Manager Chris Johnson:** I appreciate that. I do I mean, it's so if.

**Vice Chairman Lufrano:** And it may be a work in progress. Sorry, I know I'm interrupting you. It may be a work in progress. Meaning, two months from now I can envision myself looking at the spreadsheet and going, okay, this isn't really what I was trying to achieve. Rather, what I was trying to achieve is this. And truly, I think the summertime will be more telling to me because I know that is when the RVs come out. That is when the the trees are growing over the sidewalks, that kind of stuff. And, you know, I mean, we've talked before about I'm walking my dog, my dogs down the sidewalk, and I have to leave the sidewalk to, to get around someone's tree that's growing over. That's the kind of stuff I'm looking for. I'm not looking for. Oh, that person. Their weeds are, you know, half an inch above. What? You know, where they were last week. I'm not trying to be nitpicky. I'm trying to make sure that we're addressing concerns as best we can as the GID As they're coming along.

**Chairman Garcia:** So what my my question for you was if staff made best effort to deal with chronic violations to send a letter, would that meet your needs?

**Vice Chairman Lufrano:** That would be awesome.

**Trustee Siegman:** Yeah.

**Trustee Stulac:** Chronic. Yeah. For chronic.

**Vice Chairman Lufrano:** Yeah, that'd be great.

**Trustee Garcia:** Okay. So is that doable? Chris.

**Vice Chairman Lufrano:** And I think.

**Chairman Garcia:** It's not a policy, but it's a yeah. And a letter as opposed to having a resource go out there and hang something on the door. Yeah. So and then then then this will be a work in progress to see how it goes. So you're satisfied with that.

**Vice Chairman Lufrano:** Yeah.

**Chairman Garcia:** Okay.

**General Manager Chris Johnson:** So I agree with you 100%. I it is it's one of my pet peeves is that people can't seem to figure out that there's the difference between a road and a sidewalk, and that's the curse of having those rounded curves. One of my neighbors just up the street from me, their young one pulls up and parks. So their wheels are up on the sidewalk, halfway into the sidewalk. And that again. So on all of that I agree with with addressing that. I have one neighbor whose brush is is a habitual offender at growing out over the sidewalk. And but the one what I'm saying is, is not that I disagree with with addressing these issues. Absolutely. What I'm saying is that I just want us to be mindful that we're that we're focusing our efforts where it's going to make a difference, if that makes sense. So for example, if if a car came racing by on my street and I chased him down and said, hey, you were speeding. They're going to be like, okay. So but that's the thing, you know, even if if we sent a letter to someone and said, hey, your your car has been observed speeding down the street multiple times. They're going to be like, okay, so if we send a letter to someone, yeah, it's the same thing as as code enforcement sending it. The difference is code enforcement has the teeth to do something about it. We can send those letters, but, you know, it's I'm just wanting to be careful that we're we're putting resources where resources are going to be beneficial. So.

**Chairman Garcia:** Okay.

**Vice Chairman Lufrano:** Understood. Yes.

**Trustee Stulac:** And I just want to add what Chris certainly like he wouldn't be sending a letter to everybody. Like I'm thinking like, let's say the summer passes and there's a number of habitual people on the spreadsheet. It would be maybe in my vision, you know, as a past manager, a a letter one time to 20 people, not every week, every month. But, you know, maybe at the end of the summer, the people who haven't complied or they're manipulating the, the, the nuances with like on Micah, there's a person that manipulates the the share told me this. He manipulates the to code, the penal code there on his trailer, a hook to a car. So then now it's considered a registered vehicle attached. So people that just are playing the loopholes in there, you know, a letter would not, you know, every September, you know, 15, 20 letters go out. That wouldn't be a lot of postage and paper at the that's.

**Chairman Garcia:** A good recommendation. It falls under best effort.

**Trustee Stulac:** It's a it's just it's not time consuming. But that's the kind of thing that I did with the state. We would go after something maybe once a year or and then it could be that

way with certainly things that are speeding that's dealt with the sheriff's office, but it's really more the vehicles, the RVs, the the trailers and driveways and streets and people. I know a guy, he moves it. He's moved it from the driveway to the street, back and forth until nobody complains anymore because he's chasing between the sheriff's department and the code enforcement, and they do long tours. Then there's a new staff member. Code enforcement who takes three months to get through the process.

**Chairman Garcia:** I appreciate the elaboration, but I think Chris already understands. I think we already have an understanding of what this item is, and I think we're beating it to death. I think we need to move off this subject and move forward. So, Vicki, you're satisfied with best effort. Chris, you are going to manage best effort based on on a on a great recommendation from Bob. Not have to do it every time, but maybe compile and take a look at how many calls are made and send one letter out to five people, ten people you know, at a certain time of the year. Best effort. Again, your staff is assigned, assign value and prioritize. If your staff is busy doing other things, safety inspections or whatnot. Obviously that carries priority, but best effort would be appreciated. Okay.

**Trustee Stulac:** I just remember the incident you were involved with, and you did a great job. There was somebody I was not even on the board at the top of the hill up here whose yard got from what you describe, just to prevent something like that, where then it took a lot of effort to finally get them to clean that.

**Trustee Clark-Ross:** Ten years, ten years. So, we have to document it.

**Trustee Stulac:** So this is what we want to avoid after ten years or something like that that that can get that bad, then it becomes a ten year nightmare. And so that's all, you know, I think you. I think. We're celebrating that one meeting that it finally got. We did celebrate when they.

**Trustee Clark-Ross:** They came in and finally did something.

**Administrative Services/Human Resources Brooke Thompson:** And that was a very different situation. That property was vacant for many, many years. It changed ownership. So that's. Yeah.

**Trustee Clark-Ross:** That was where they had the animal's dead inside.

**Administrative Services/Human Resources Brooke Thompson:** And like 50 cats. Yeah, that was way different than anything else.

**Chairman Garcia:** I don't think there's any argument that there's value. And I think we have an understanding on how to move forward. So, with that said, is there any more discussion on the on the general manager's performance evaluation Anything from my right. Anything from my left? Nope. No. Okay. Is there. We'll come back to. Well, board discussion is over. We'll open this to public comment. Is there any. We'll open public comment. Is there anybody from the public that would like to comment on the goals for the general manager review? Please state your name for the record.

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**Public comment: Resident Lynn Dement:** I live at 1020 Mica Drive. I feel pretty strongly about this that the staff here is very overworked, in my opinion. And I think to lay one more thing on them, to have them keep a spreadsheet is something that's totally not necessary to keep records in that form. You have to look at it. Yes. We want our community to be beautiful. The staff is a huge part of that. I think in a way you're babying those of us that live here. They've been told time and again in the newsletter, and when they call in contact code enforcement for this. There's a form online. Contact the sheriff's department for what's on on the street. I mean, how many times can you tell people this? I mean, I don't know how many phone calls that the office gets every day, but I think they, you know, if you want to write it down once in some form that this person was told to contact code enforcement, that's your record, that the GID has done their part. And the only thing that they are responsible for the GID isn't responsible for this. It's not. And code enforcement is awesome. I drove around North Sunridge last year and North and South Sunridge. I came up with only eight houses that had weeds that were over ten 12in. They ordered them all. They went out. They got letters. They got cleaned up. The people that live here have to take some responsibility. It's not Brooke or Chris or the board or anybody that's responsible for the weeds in the yard. You tell them once, this is what you do, they don't do it. End of story. Thank you very much.

**Chairman Garcia:** Thank you for your comments. Anybody else? No. Okay. We're going to close public comment now. Do you have a motion to accept as amended? Chris's compiled list of.

**Secretary/Treasurer Siegman:** I make a motion that we accept them, as amended.

**Chairman Garcia:** I'll second. All in favor, signify by saying aye. Aye.

*Secretary/Treasurer Siegman motioned to accept the goals discussed during General Manager Chris Johnson's annual performance evaluation. Chairman Garcia seconded. Motion carried unanimously.*

**Chairman Garcia:** Okay, so we will. We completed. Item number seven. And we're moving on to item number eight.

**8. Discussion and possible action to approve Draft Minutes from the December 18, 2024, Board meeting.**

**Chairman Garcia:** And we're moving on to item number eight. Discussion and possible action to approve draft minutes from December 18th, 2020 for board meeting. Does any Board of trustees trustee discussion? I know, Russ, you read these things from end to end. So, anything from my left over here, I'll start with you.

**Secretary/Treasurer Siegman:** Me?

**Chairman Garcia:** Yeah.

**Secretary/Treasurer Siegman:** I have no comments, no recommendations.

**Chairman Garcia:** Anything from my right on the draft meeting minutes.

**Trustee Clark-Ross:** I'm sorry I missed that. What we were on.

**Chairman Garcia:** We are on item number eight,

**Trustee Clark-Ross:** Right?

**Chairman Garcia:** So, this is discussion of possible action to approve the draft minutes.

**Trustee Clark-Ross:** I don't have anything to say.

**Chairman Garcia:** Mr. Stulac. Anything.

**Trustee Stulac:** I do not.

**Chairman Garcia:** Okay. We'll close our discussion and open public comment. Is there any public comment on the draft minutes from December 18th, 2024? Anything? No. We'll close public comment. Do I hear a motion to approve the draft minutes?

**Trustee Stulac:** I'll make a motion that we approve the draft minutes from December 18th, 2024 board meeting.

**Vice Chairman Lufrano:** I'll second.

**Chairman Garcia:** First and a second. All in favor, signify by saying aye.

*Trustee Stulac motioned to approve Draft Minutes from the December 18, 2024 Board Meeting. Vice Chairman Lufrano seconded. Motion carried unanimously.*

**General Manager Chris Johnson:** Mr. chair, with that being said, I'm going to go ahead and check off the provide adequate board meeting minutes. Oh.

**Secretary/Treasurer Siegman:** That's only one. We got 11 more to go.

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

**Chairman Garcia:** Okay. We are on to item number nine. Chairman and trustee 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 Of the district. No action will be taken on any of these items, but a member may request that such an item or topic be placed on a future agenda. So, do we have anything? From the left?

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**Vice Chairman Lufrano:** Chris, I was just going to let you know that a couple of well, I would say one for sure, but maybe a couple of staff. Indian Hills staff have mentioned that they would want to do a tour of wastewater plant in Truckee, and I believe those tours may be coming up soon. So, when I get a date, I will send that to you, and then you can choose whether you share that or how you share that and with whom you share that.

**General Manager Chris Johnson:** Yeah, I know specifically two that would love to go. Probably three so.

**Chairman Garcia:** Thank you for bringing that to attention as an opportunity for for our staff.

**Vice Chairman Lufrano:** Yeah.

**Chairman Garcia:** Get some cross training and see how how other staff may have process procedures. And best was sort of looking for practices.

**Vice Chairman Lufrano:** Best practices.

**Chairman Garcia:** Thank you very much. Okay Russ do you have.

**Secretary/Treasurer Siegman:** A couple of things. Have we made any progress on a consolidated review form for Chris? We were going to work on that to get a way to score.

**Vice Chairman Lufrano:** Before.

**Chairman Garcia:** We can bring back back to the table as an agenda item in workshop, that either that or we can assign like we did last time, assign a subcommittee to to attack that last time we had Miss Lufrano and Mr. Stulac do that, but it doesn't have to be that. So, we have two ways of doing that. Since you brought it up, do you have a preference of to agendize it or just ask for a committee?

**Secretary/Treasurer Siegman:** Whatever would be the easiest to get something done? Would a committee be the easiest.

**Chairman Garcia:** Way we can? We can agendize it, agendize it, I think. And then we can at that meeting, we can since it's agendized, we can see if we can. We want to assign a committee.

**Secretary/Treasurer Siegman:** Okay. Yeah. I don't want it to die by committee.

**Chairman Garcia:** So can we can we get that on the next on the agenda? Yes. Wonderful. Anything for my right here. Any.

**Secretary/Treasurer Siegman:** I have one more thing.

**Chairman Garcia:** Sorry.

**Secretary/Treasurer Siegman:** When I was working, we built a fire training prop over at the fire station on College Parkway. You know where the tower is? Where they make them drag the hoses up the tower. We built a a training area that simulates a gas meter fire and a gas trench fire and a migration fire and a line break fire. And what we would do is we would take all of our construction and office people that were available and customer service people when our fire extinguishers came up for Or recharging and and recertification. We take everybody over there. We'd like these props and let them put the fires out so they get an idea of what what a real gas fire needs. I mean, it's real fire. What they look like in the fire department would bring paramedics out and have a truck charged in standing by. I know that the props are still there. I don't know if they've maintained them or if they still use them, but if they do, and I still have contacts at the gas company, I can set it up for your guys to go through it if you're open to that. It is an eye-opening experience, and every house in this district has a gas meter on it. Every business on this in this district has gas meters. There are lines underground. You don't appreciate what gas fire is like until you try to put it out with a 20-pound fire extinguisher or a 5 pound or whatever you have on your truck.

**General Manager Chris Johnson:** Well, you. This is how I do it. 911 and I need to. It's way beyond.

**Secretary/Treasurer Siegman:** That's the best thing to do.

**General Manager Chris Johnson:** Yeah, that's I'm not going to try to.

**Secretary/Treasurer Siegman:** Fight it because if it's on fire, you know where the gas is. If it's not on fire, you don't know where the gas is, but it's an eye-opening experience to get the opportunity to go actually try and put one of these fires out so you can see how hot they are, how loud it is, those kinds of things. But I'm sure I could set it up no charge. I mean.

**Trustee Stulac:** Is this for staff you're talking.

**Secretary/Treasurer Siegman:** About for his staff? Well, I mean, if you're available on the day they do it and he has a fire. You could come and do it. Well, I can't open it up to the residents of Indian Hills. It would just be board members and more, more importantly, your staff.

**General Manager Chris Johnson:** Yes. And we do an annual fire extinguisher training. We just did it last month. And Ray puts on a pretty good fire out there. He lights up a pit of of gas, and everyone gets to go out and use up the fire extinguisher, which is at the same time we have all the fire extinguishers serviced.

**Secretary/Treasurer Siegman:** Certified.

**General Manager Chris Johnson:** We just did this last month. Okay. Yeah, I would absolutely. I'm open for all training for our staff. But again, in a in a gas fire like that, we're

not going to fight it. We're going to get out of the area and call the call the gas company and call 911 and let them.

**Secretary/Treasurer Siegman:** Know, well, you do fire training. So, it's another opportunity to put out a different type of fire. Yeah. And it's realistic. It's at the service line pressures or vault pressures. So, some of it's 250 pounds of pressure. So, it's screaming.

**Chairman Garcia:** So, the offer has been made. You will assess and get back to you and get back to us on on that assessment.

**General Manager Chris Johnson:** Absolutely.

**Secretary/Treasurer Siegman:** Well if you're interested, I'll start making the connections now and see when it's available to you.

**General Manager Chris Johnson:** That we just did that with our fire extinguishers. So December is when we when we do our annual training.

**Secretary/Treasurer Siegman:** Well, that's a good time to be around that kind of heat.

**General Manager Chris Johnson:** Yeah, exactly.

**Chairman Garcia:** Was there anything else?

**Secretary/Treasurer Siegman:** Nope. That's it.

**General Manager Chris Johnson:** Yes. Can I add something real quick, Mr. Chair? Just a heads up from the board. I've gotten a number of calls from. Well, let me rephrase. I've got. I've gotten a number of calls from from one person. There's two people that have called, but one of them has been pretty emphatic about it, concerned about the LA fires and that we're not ready for them. And we have told them that there's one that wants us to go through and do an evaluation of everybody's trees in the district and trim them back. And I, I told her that, ma'am, this, that we can't do that. That's one those are, those are private property to that's not a call code enforcement and inform. Let them know also that we just did a fire wise inspection across the entire district a year ago, but also we're telling people that don't worry about our fire hydrants being dry because we have reserve in our tanks. Our tanks always have a reserve in that we do not go below that reserve. There's always water to fight fires.

**Chairman Garcia:** I think that's important information for us to have as a board, because our residents may be approaching us for the same thing.

**General Manager Chris Johnson:** Precisely. And that's why I'm giving it to you, so that when you do have residents that talk to you about it, tell them we are not going to be in that situation. Are all of our water tanks have a minimum reserve in there and we don't go below that one? We can't go above and below that line. And that's so that if there is fires, we have that water on hand to fight it.

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**Chairman Garcia:** So in summary, we we have it's code enforcement is the one that has to do that. We also are part of a Firewise safety program which we are leveraging to try and do more, but they're doing what they can. Third, we always have a reserve in our tanks so we can tell that to our residents. Wonderful. Thank you.

**Vice Chairman Lufrano:** Yeah, that's good to know.

**Trustee Stulac:** Were they were they were the callers satisfied with those good responses you Did you give him credit?

**General Manager Chris Johnson:** No because she called back. Okay. Again. But she sounds pretty elderly, and I think she's watching the news every day and getting herself worked up.

**Chairman Garcia:** The whole world is on fire right now.

**Trustee Stulac:** Yeah, it did look like that.

**General Manager Chris Johnson:** Yeah, she's just watching the news about LA burning to the ground. And I'm like, well, ma'am, we we can't do that. We have reserves. Our hydrants aren't empty, you know, and we do fuel reduction around the district. We do lots of things like that.

**Chairman Garcia:** So maybe that's something you can put in the next newsletter or something just very brief about, you know, maybe that would allay some of the concerns. But thank you for that. Was there something else?

**General Manager Chris Johnson:** No, that was it. I just want to give you guys a heads up on that.

**Chairman Garcia:** Thank you. Appreciate that. It's very good information. Anything on the any trusty reports?

**Trustee Clark-Ross:** I got two things. So, I wanted to say that the Christmas party, Indian Hills Christmas Party was a big success thanks to Chris and I and Brooke. I just want to invite the board, you know, try to come out to the events. The next one will be we'll have an Easter egg hunt and then the kickoff. Those are next to. Right, right. Brooke invite you guys. I'd like to see more board participation at the events. And now that I'm on the board, I will be bugging you. The other thing was, I was.

**Chairman Garcia:** I just write checks. I just write checks if I can't be there.

**Trustee Clark-Ross:** The other thing that I really that I have to brag a little bit about, I was part of Lynn's been part of Lynn's judging. Well, the Christmas tree, I mean, the Christmas light ones. Oh, my God, it was in my area. I fell into Candy Cane Lane. Oh my God. I didn't realize that even in 30 years I've lived in Indian Hills. I don't know what you know. I tell

Lynn it's all her fault for advertising everything because I don't know what got up their butts, but I haven't seen that much decorating in 30 years. I've lived in Indian Hills.

**Chairman Garcia:** It really has been impactful.

**Trustee Clark-Ross:** It was fantastic. But Candy Lane is like a whole nother world up there. I just fell into it.

**Chairman Garcia:** You're talking about Valley Vista 7 that's it.

**Trustee Clark-Ross:** Yeah.

**General Manager Chris Johnson:** So, I can tell you what got in there. Got up there, as you were saying.

**Trustee Clark-Ross:** Okay.

**General Manager Chris Johnson:** So, Candy Cane Lane used to be done in the CVI every year. The CVI had the had the cane lane down there and cars could drive through. And it was explained the CVI stopped doing it. But the guy who did it for the CVI brought all that up there. And that's why that's up there.

**Trustee Clark-Ross:** Wow, I had that, I did not I knew that they did that, but I had no idea that's what started it. But the one.

**Trustee Stulac:** What street I was on. What street.

**Trustee Clark-Ross:** Was the. Yeah. But you go up into the newer. You follow the terminal line from my place right up into this new district up there, and I, I went up there the night they bought in. I don't know that big old giant Hummer like lands in Iran and Santa Claus on it. And then they had the parade. I was up there. I marched with them that night. I was just beyond proud of Indian Hills. It's just it was amazing. But what was that? I forgot her name now. Danielle. Yes, the one that's in charge. The thing that Lynne pointed out when she took the prizes up, because I had elected them in my my area. Anyway, Danielle, they do way more than just that. They donate meals for people in Indian Hills that don't can't feed themselves. They do coats. I mean, they have a whole thing going. They have it's a group of quite a bit well established with money that does all the things for Indian Hills. And I just think that we I'd like to see us get more involved with them. It's just an just an amazing part of our community. That's it.

**Chairman Garcia:** Thank you.

**Vice Chairman Lufrano:** One quick thing to add to what Kathryn just said on page seven of our board packet is the schedule for community cleanup days and the upcoming events. So it's right at the top of our packet just for all of us.

**Trustee Clark-Ross:** Oh, good. Good. That's good.

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**Trustee Stulac:** Where are you referring to that?.

**Vice Chairman Lufrano:** Page seven of our packet. Yeah, at the top of the page. Those first two paragraphs list all the community cleanup days and upcoming event.

**Trustee Stulac:** And I saw the cleanup days.

**Chairman Garcia:** Have it? Great.

**Trustee Clark-Ross:** Thanks, Vicky.

**Trustee Garcia:** Mr. Stulac, did you have anything?

**Trustee Stulac:** No. No.

**Chairman Garcia:** Okay. We will close item number nine. Move on to item number ten.

## **10. Adjournment**

**Chairman Garcia:** Okay. We will close item number nine. Move on to item number ten. Motion to adjourn. I hear a motion.

**Vice Chairman Lufrano:** Move to adjourn.

**Chairman Garcia:** I hear a second.

**Secretary/Treasurer Siegman:** Second.

**Chairman Garcia:** All in favor, signify by saying aye.

**Trustee Siegman:** Aye.

**Chairman Garcia:** We are adjourned.

Meeting adjourned at 7:15P.M.

**FINAL APPROVED MINUTES AS PRESENTED**

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**Secretary/Treasurer  
Russ Siegman**