

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

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

**August 19, 2026
Regular Board Meeting
6:00 P.M.
District Board Room
3394 James Lee Park Road
Carson City, NV
89705
(775) 267-2805**

MISSION STATEMENT

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

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

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

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

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

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

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

AGENDA

6:00 P.M. – Regular Meeting

1. Call to Order - Regular Meeting of the Board of Trustees
2. Pledge of Allegiance
3. Public Interest Comment (No Action)

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

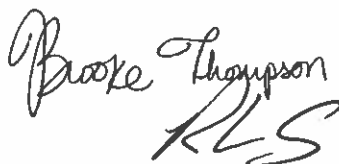
4. Approval of Agenda-Chairman
Items on this agenda may be taken out of order. Two or more agenda items may be combined for consideration. Any item appearing on this agenda may be removed, or its discussion delayed at any time.
 - Motion
 - Vote
5. Discussion and possible action to accept a petition from Warm Springs Estates, LLC. For Indian Hills GID to consider expanding district boundaries to include the rights-of-ways of the project. (Rob Anderson, Principal Engineer, Wilson Engineers)
 - Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment
6. 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
7. Discussion and possible action to approve the purchase of 660 gallons of sodium hypochlorite in the amount of \$5,224.05 from Thatcher Company of Nevada, Inc. (General Manager, Chris Johnson)
 - Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment

8. Discussion and possible action to approve an estimate in the amount of \$5,000.00 from Battle Born Tree Service LLC. for the removal of two cottonwood trees, trimming of one cottonwood tree and cleaning and hauling all debris in North Sunridge Park.
(General Manager, Chris Johnson)
 - Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment
9. Discussion and possible action to approve the purchase of a 2027 F250 truck for the Parks & Street department in the amount of \$58,227.75
(General Manager, Chris Johnson)
 - Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment
10. Discussion and possible action to approve the purchase of a 2026 Ford Ranger XLT for the Water department in the amount of \$42,727.25
(General Manager, Chris Johnson)
 - Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment
11. Discussion and possible action to approve Draft Minutes from the July 15, 2026 Board Meeting.
 - Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment
12. Chairman and Trustees Reports, Correspondence
Under this item the Board Members will briefly identify relevant communications received by them before the meeting, or meetings attended, or potential business of the district. No action will be taken on any of these items, but a member may request such an item or topic be placed on a future agenda.
13. Adjournment
 - Motion
 - Vote

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

As of 8:30 A.M., August 14, 2026,

by



Brooke Thompson
RLS

AGENDA ITEM 5.

Discussion and possible action to accept a petition from Warm Springs Estates, LLC. For Indian Hills GID to consider expanding district boundaries to include the rights-of-ways of the project.

(Rob Anderson, Principal Engineer, Wilson Engineers)

August 12, 2026

Via Email

Chris Johnson, General Manager
INDIAN HILLS GENERAL IMPROVEMENT DISTRICT
3394 James Lee Park Road #A
Carson City, NV 89705
cjohnson@indianhillsnevada.com

Warm Springs, PD, APN 1420-00-002-014
Petition to Expand District Boundaries to Include Proposed Public Roads

Dear Chris,

Thanks for taking my call a couple weeks ago regarding this subject. As we discussed very generally then, in 2018 Douglas County adopted Ordinance 2018-1531 from which § 20.100.090.J.2 of Douglas County code was derived:

"Whenever rights-of-way for existing or future streets are not maintained as private roads by a homeowner's association or a similar non-governmental entity, nor located within an existing unincorporated town or general improvement district, then concurrent with any offer of dedication, the property owner(s) shall either:

- (i) In accordance with NRS 318.055(1)(b), petition the Board of County Commissioners to establish a general improvement district for the purposes set forth in NRS 318.120, 318.125 and/or 318.130; or
- (ii) Submit a petition to an existing general improvement district to expand the boundaries of that general improvement district to include the subject rights-of-way per NRS 318.258(1)."

The Warm Springs Planned Development, which is planned for 80 single family residential units, was approved by Douglas County Commissioners on April 15, 2024. A copy of the Development Plan and the conditions of approval as imposed by Douglas County are attached for your convenience. Douglas County Utility Division is providing both sewer and water service to the development.

As you will see the project's Development Plan contemplated that the roads within the development would be publicly maintained – not maintained by either a homeowner's association. As you likely recognize, the property is not within an established general improvement district.

As a result of the specific requirements of Douglas County code, the owner is required to petition an existing general improvement district to include the rights-of-way within this development by expanding its boundaries. As the Indian Hills General Improvement District (Indian Hills) is in the closest proximity to the project site, on behalf of the Owner,

Warm Springs Estates, LLC, please accept this letter as the formal petition to the Board of Trustees of Indian Hills to consider expanding its district boundaries to include the rights-of-ways of the project. We further request that this matter be scheduled before the Board of Trustees at next available regularly scheduled Board meeting.

As you review these materials, should you have any questions or require any additional information, please do not hesitate to contact me directly.

Yours faithfully,

WILSON ENGINEERS, LLC

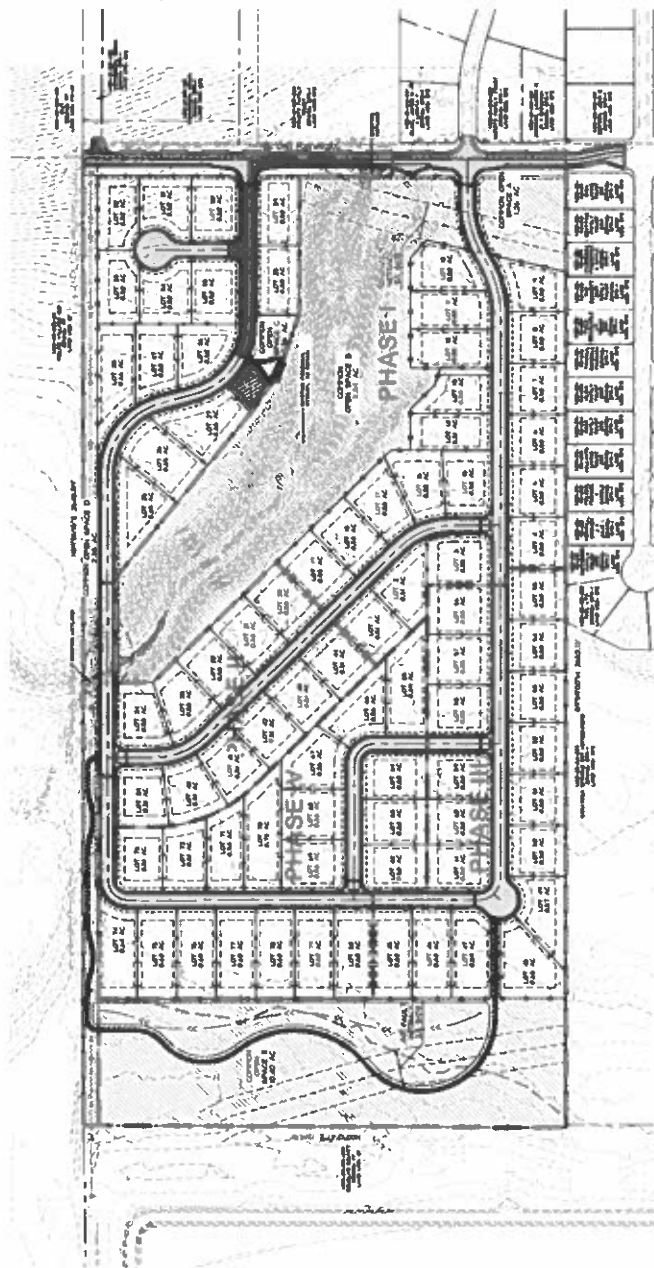


Robert O. Anderson, P.E., CFM, WRS
Principal Engineer

Attachments

Warm Springs Development Plan
Warm Springs Approval with Conditions

cc. Chip Hanly
Sam Spier
Ryan Spreeman, PE.

[illegible][illegible][illegible]

SHEET INDEX

- C1 - COVER SHEET
- C2 - SITE PLAN
- C3 - BASINS PLAN
- C4 - UTILITY PLAN



DRAWN	PEJ	JOB	14-0-0
ENGINEER	ROA	DRAWING	SIZE
SCALE	AS NOTED	PLAT STAMP	C2
DATE		SHEET	OF 4 SHEETS

SITE PLAN

WARM SPRINGS
BENTLY ENTERPRISES

R O Anderson

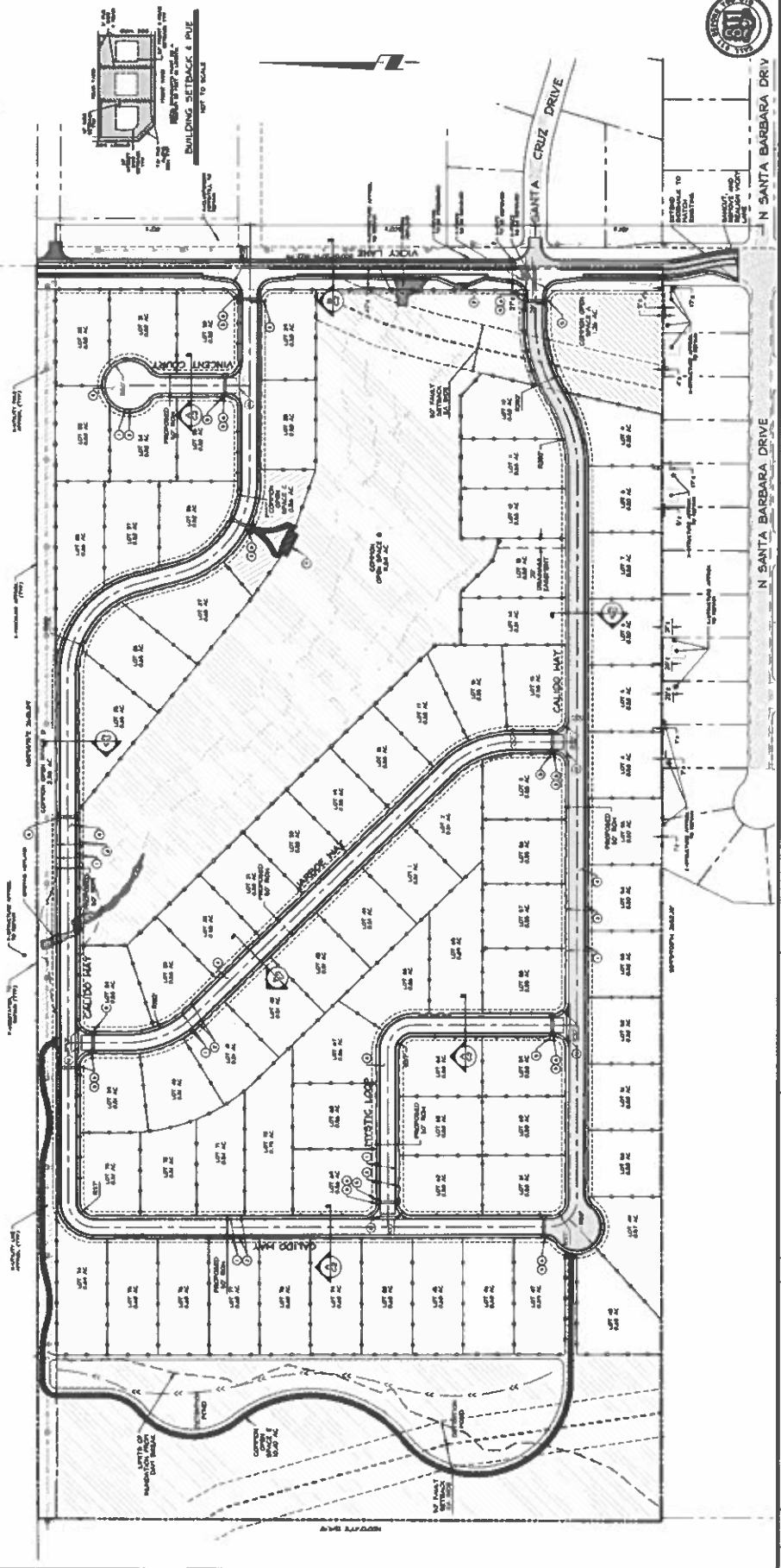
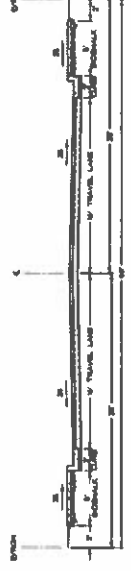
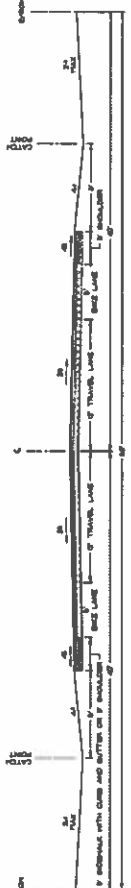
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SITE PLAN NOTES

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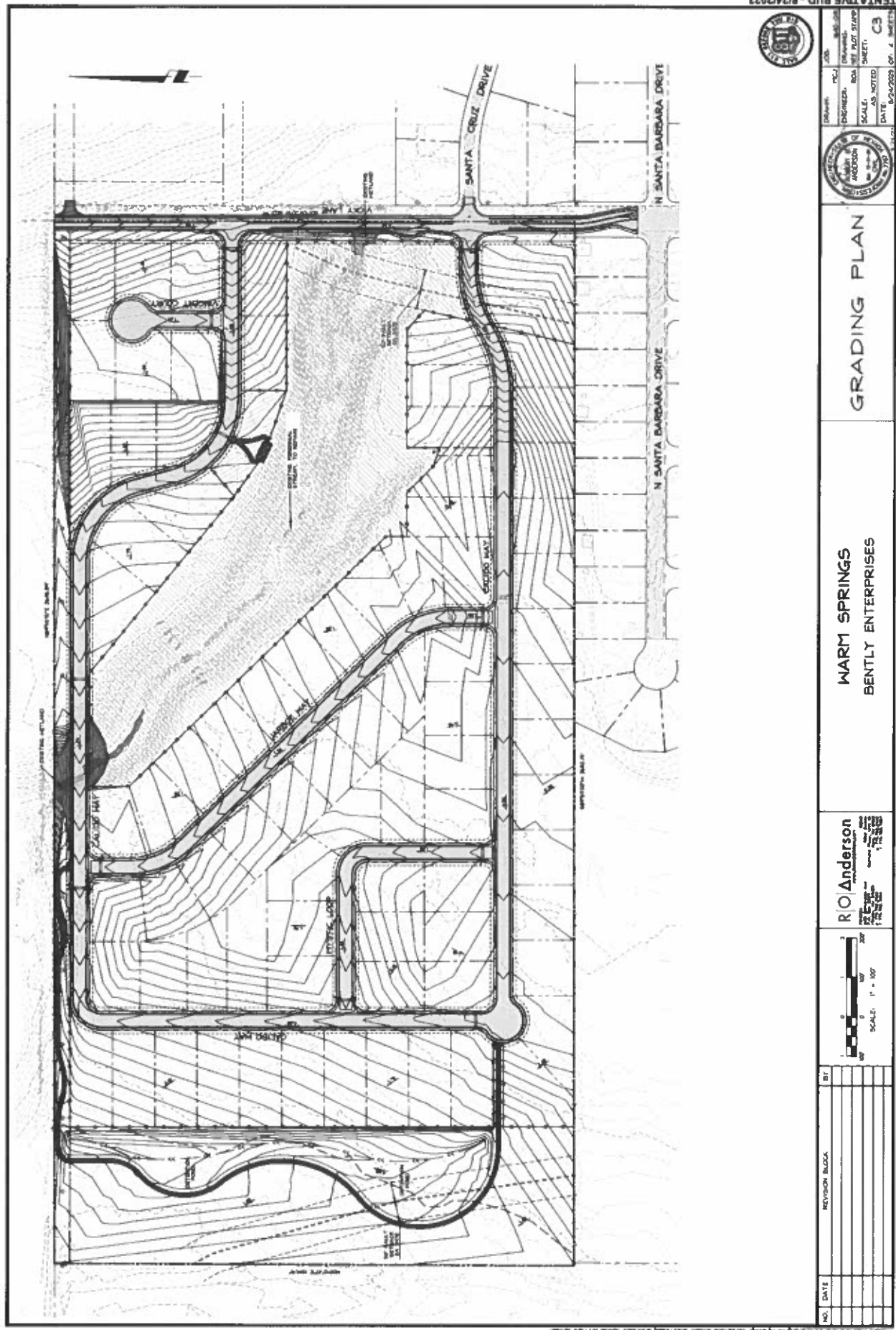
APPENDIX

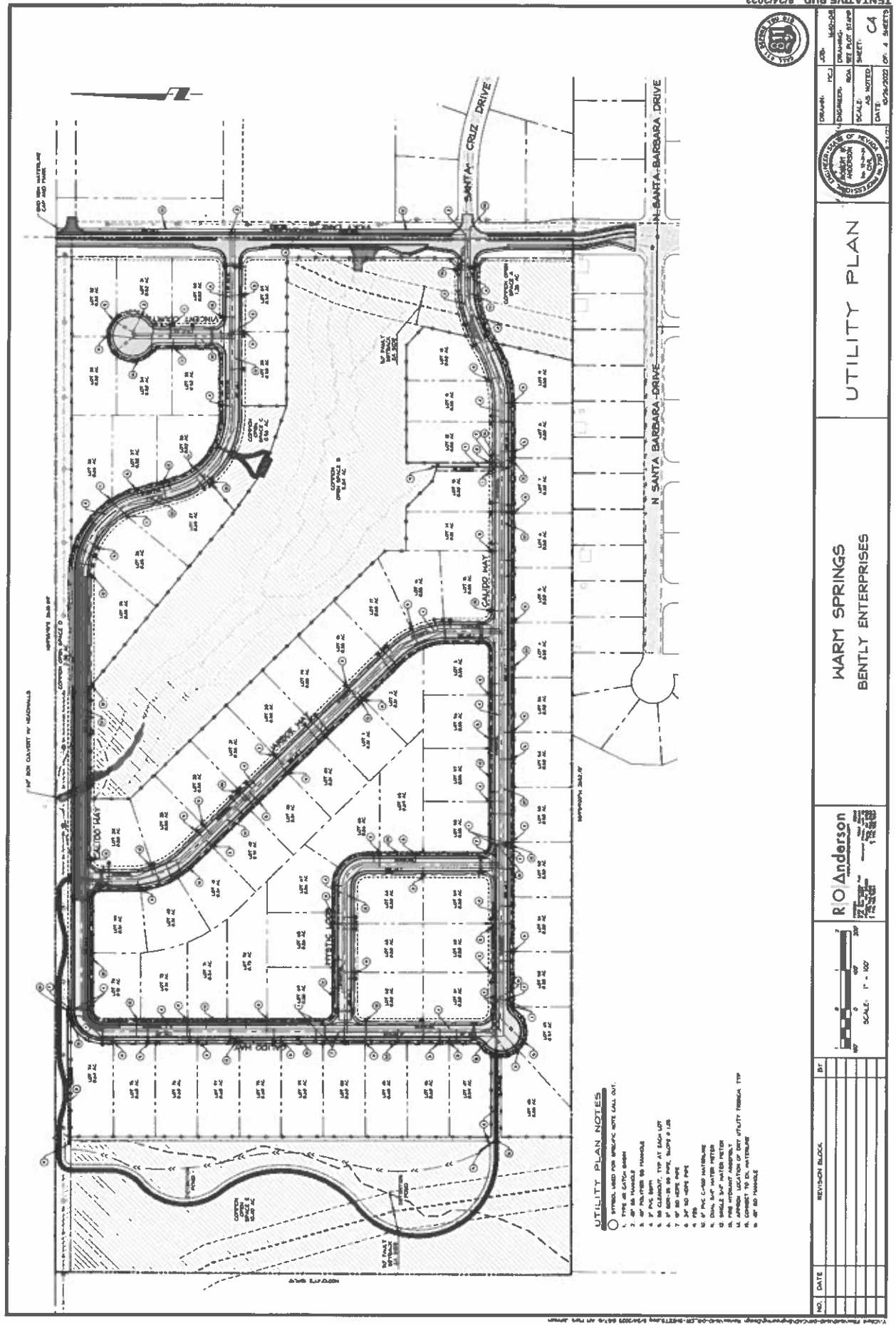
URBAN RESIDENTIAL ROAD SECTION



BUILDING SECTION & PUE

DOOR, DOG
WALL, WALL
FLOOR, FLOOR
CEILING, CEILING
ROOF, ROOF
FOUNDATION, FOUNDATION
PUE, PUE







COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue/P, Minden, Nevada 89423

Tom Dallaire, P.E.
DIRECTOR

775-782-6201
FAX: 775-782-6297
website: www.douglascountynv.gov

Building Division
Engineering Division
Planning Division
Code Enforcement

FILED

NO.

April 15, 2024

Keith Ruben
R.O. Anderson Engineering
1603 Esmeralda Ave.
Minden, NV 89423

4/16/2024
DATE
DOUGLAS COUNTY CLERK
MINDEN, NV

BY MP DEPUTY

RE: Addendum to Approval Letter for Ordinance 2023-1625, adopting Planned Development (PD)/Tentative Subdivision Map (TSM) Application DP22-0207.

Dear Mr. Ruben,

This letter is an addendum to the original approval letter, attached herein dated December 8, 2023, for Ordinance 2023-1625, adopting Planned Development (PD)/Tentative Subdivision Map (TSM) Application DP22-0207. Below in red, is further clarification on the type of access road required per the added condition, noted below in italicized approved at the Board of County Commissioner's meeting on December 7, 2023. The subject site is located on the west side of Vicky Lane, north of North Santa Barbara Drive within the Johnson Lane Community Plan. (APN 1420-00-002-014)

The Board of Commissioners has issued the following additional condition of approval that must be met:

Applicant must build a secondary access road across Douglas County land to Heybourne road during the first phase of the development. applicant must pay all costs associated with construction of the access road. Douglas County will provide the land for the right of way.

Further clarification of access road:

The access road shall be constructed as a gravel road and shall be built to either of the following standards: (1) the standard for "temporary emergency access roads" described in Douglas County Design Criteria and Improvement Standards, Part II, Section 3.9.13; or (2) a 50-foot-wide right-of-way, containing an at-grade service road and drainage ditch, as needed, as further defined in Douglas County Design Criteria and Improvement Standards, Part II, Standard Detail A03-A.

Should you challenge any portion of this addendum, you have until 4:00 PM, 10 working days from date of the letter, to file the Appeal of Decision application and applicable fees with the Community Development Department.

If you have any questions, please call me at (775) 782-6212.

Sincerely,

A handwritten signature in black ink, appearing to read "Kate Moroles-O'Neil". The signature is fluid and cursive, with the last name being more prominent.

Kate Moroles-O'Neil
Planning Manager
Douglas County Community Development

Cc: Jeremy Hutchings, PE – County Engineer



COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue/P, Minden, Nevada 89423

Tom Dallaire, P.E.
DIRECTOR

775-782-6201
FAX: 775-782-6297
website: www.douglascountynv.gov

Building Division
Engineering Division
Planning Division
Code Enforcement

FILED

NO.

December 8, 2023

Keith Ruben
R.O. Anderson Engineering
1603 Esmeralda Ave.
Minden, NV 89423

12/11/2023
DATE
DOUGLAS COUNTY CLERK
MINDEN, NV
BY MP DEPUTY

RE: Ordinance 2023-1625, adopting Planned Development (PD)/Tentative Subdivision Map (TSM) Application DP22-0207, requesting to (a) establish a PD Overlay Zone for an 80-acre single family residential subdivision site and (b) to subdivide 80 acres into 80 single family residential lots, the smallest being 21,780 square feet with five common open space parcels.

Dear Mr. Ruben,

The Douglas County Board of County Commissioners has conditionally approved Ordinance 2023-1625, adopting Planned Development (PD)/Tentative Subdivision Map (TSM) Application DP22-0207, requesting to (a) establish a PD Overlay Zone for an 80-acre single family residential subdivision site and (b) to subdivide 80 acres into 80 single family residential lots, the smallest being 21,780 square feet with five common open space parcels. The subject site is located on the west side of Vicky Lane, north of North Santa Barbara Drive within the Johnson Lane Community Plan. (APN 1420-00-002-014)

The Board of Commissioners has issued the following *additional* condition of approval that must be met:

Applicant must build a secondary access road across Douglas County land to Heybourne road during the first phase of the development. applicant must pay all costs associated with construction of the access road. Douglas County will provide the land for the right of way.

Douglas County Code (DCC), Title 20
Douglas County Design Criteria and Improvement Standards (DCDCIS)

THE APPLICANT/OWNER SHALL COMPLY WITH ALL THE FOLLOWING CONDITIONS OF APPROVAL LISTED BELOW.

The following conditions must be met at the time of the submittal of a Site Improvement Permit (submit electronically to Engineering@douglasnv.us as spelled out on the Engineering Division webpage) or Building Permit:

Engineering Division

A 1. The proposed improvements shown on the tentative map shall be completed or secured under a Site Improvement Permit application. The design material shall be in conformance with the applicable section(s) of the Douglas County Design Criteria and Improvement Standards (DCDCIS) including the following project specific items:

- a. Design material shall comply with all local, state, and federal codes and standards.
- b. Civil improvement plans must be submitted in conformance with Division 2 and be consistent with final design reports for drainage, traffic, geotechnical and dam break.
- c. Vicky Lane shall be constructed as a rural collector road per DCDCIS Standard Detail A01 and the street cross-section shown on the tentative map.
 - i. A 5-Ft wide PCC sidewalk shall be constructed on the west side of Vicky Lane from the southerly intersection of Calido Way and Vicky Lane south to the existing sidewalk on North Santa Barbara Drive.
 - ii. The access to APN: 1420-21-801-002 shall be improved to a rural residential driveway apron standard per DCDCIS Standard Detail A08-B.
 - iii. The existing driveway access to APNs: 1420-28-510-001 and 1420-21-810-021 shall be extended to the re-alignment of Vicky Lane as necessary to match or exceed the current driveway specifications.
 - iv. A 50-Foot diameter gravel turn-around bulb shall be constructed at the terminus of Vicky Lane.
 - v. Mailbox cluster should be relocated south of Calido Way (south) and east of Vicky Lane for convenience of drop-off and pick-up. Existing cluster box on Vicky Lane should be consolidated with this location. Mailbox cluster shall be installed per DCDCIS standard Detail A17.
- d. Local roads within the subdivision shall be constructed as local urban roads per DCDCIS Standard Detail A02 and the street cross-section shown on the tentative map.
 - i. The cul-de-sac bulb on Vincent Court shall have a minimum 50-foot improved surface for the radius bulb measured from the center pin to the edge of pavement.
 - ii. The centerline of the horizontal curves shall comply with DCDCIS Section 3.9.6 which is a 150-Ft minimum radius.
- e. The curb and gutter shown shall be constructed per DCDCIS Typic 1 PCC Curb & Gutter Standard Detail A05-A.
- f. Construct an Improved Maintenance Access in accordance with Division 3.9.14 to the stormwater detention ponds.
- g. Applicant shall include all non-county utility plans applicable to the project with the site improvement permit application.
- h. The plans must show all necessary drainage easements and identify them as public or private.

A 2. The development shall be served by a public water system, and the following conditions apply:

- a. Meet the requirements of the "Intent to Serve" letter from DC Public Works.
- b. Water lines must meet the requirements of Division 4, or standards of other applicable agencies.
- c. For Douglas County water systems, submit a water system model report pursuant to Division 4, including fire district fire flow requirements.
- d. The 8-Inch diameter public water main shown in Vicky Lane shall be located under the pavement section of Vicky Lane and in compliance with state separation requirements from non-potable water (sanitary sewer).

A 3. The development shall be served by a public sewer system, and the following conditions apply:

- a. Meet the requirements of the "Intent to Serve" letter from DC Public Works.

- b. Sewer lines must meet the requirements of Division 5 or standards from other applicable agencies.
 - c. For Douglas County sewer systems, the applicant must submit a sewer system model report pursuant to Division 5, Section 5.1.2.
 - d. A Homeowner Association or some other single private entity shall be formed to maintain the Low Pressure Sanitary Sewer (LPSS) in perpetuity.
 - e. An 8-inch diameter sewer main shall be extended to the northern terminus of Vicky Lane.
 - i. Separate 4-inch diameter sewer laterals shall be stubbed east of the pavement on Vicky Lane to the following APNs:
 - 1. 1420-28-510-001
 - 2. 1420-21-810-021
 - 3. 1420-21-810-022
 - 4. 1420-21-810-001
 - 5. 1420-21-801-003
 - 6. 1420-21-801-001
 - 7. 1420-21-801-002
- A 4. Prepare and submit a final technical drainage report meeting the requirements of DCDCIS Division 6. The following specific items need to be corrected with the final drainage report:
- a. Off-site watersheds need to be considered in the report and accounted for in the design, particularly off-site flows that impact Vicky Lane.
 - b. On-site watersheds (existing and proposed) need to be broken out in more detail to differentiate flows from the residential area, the streets, and the open space as well as by topography.
 - i. Run-off curve numbers shall be provided for each watershed sub-area. A composite curve number for the entire 80 Acre parcel will not be accepted.
 - ii. The Time of Concentrations for pre-developed and post-developed watersheds shall be calculated, not estimated.
 - iii. A hydrological soil group "A" shall be confirmed by with by infiltrometer testing on the existing site.
 - c. **Direct discharge of stormwater to the perennial stream without mitigation of flowrate or water quality is prohibited.**
 - d. The perennial stream shall be allowed to flow north past Calido Way as it has historically done.
- A 5. Prepare and submit a final traffic impact analysis per DCDCIS Division 3 that also addresses DCDCIS Section 3.11.4.3 the intersection of US 395 and Stephanie Way. Specifically:
- a. Recommendations for mitigation of traffic impacts to maintain a Level of Service "D" in the 2042 scenario for the US 395 southbound left turn movement.
 - b. A pro-rata cost share of future improvements to maintain a minimum Level of Service of "D" in the 2042 scenario.
- A 6. Prepare and submit a final soils (geotechnical) report meeting the requirements of DCDCIS Division 8.
- A 7. Prepare and submit a final dam breach analysis addressing the following specific items:
- a. Analysis shall be run with pre-project and post-project topography to confirm limits of inundation.
 - b. Clarify the dam breach analysis is for an embankment failure on the east side of the reservoir.
 - c. Analysis shall identify a worst-case scenario breach based upon the post-project topography. The final map shall reflect the extents of inundation based upon this scenario.
- A 8. Prepare and submit a memorandum from the aquatic resource specialist describing the impact of the recent Supreme Court Case of Sackett vs. EPA on the findings within the report.

Planning Division

- A 9. The applicant must submit revised site plans for review and approval. The plans must be in conformance with the Douglas County Code (DCC), Title 20, and the Douglas County Design Criteria and Improvement Standards (DCDCIS) including the following project specific items:
- a. The applicant must submit final landscape and irrigation plans stamped by a licensed architect, landscape architect, or civil engineer. Landscape and irrigation plans are to be consistent with both the DCDCIS and Douglas County Code, Chapter 20.694 *Landscape Standards*, and Section 20.692.080 (D) *Parking lot landscape standards*.
 - b. If financially feasible for County and future maintenance, install a segmented box culvert, maximum height of 5', and to include iron fencing around hot springs area.
- A 10. The applicant must provide evidence that the GIS Department has approved all new street names. Any easement or road (public or private) providing access to two or more parcels must be named and street signs erected per Douglas County Code, Chapter 20.900 *Numbering Structures and Naming Streets*.

B. THE FOLLOWING CONDITIONS MUST BE MET WITH THE SUBMITTAL OF A FINAL MAP:

Engineering Division

- B 1. Provide documentation that all required on-site and off-site improvements, including utilities are installed, constructed or secured. If the applicant proposes to secure for any of the required improvements, they must enter into a security and improvement agreement with Douglas County. The security improvement agreement and the security deposit shall comply with DCC Title 20.720.020 and 20.720.030.
- B 2. Satisfy the water rights requirements in DCC, Title 20.100.040, by payment of a fee in lieu of dedication of 1.12 acre-feet per parcel to Douglas County for a total of 89.60 acre-feet (calculated as: 80 parcels x 1.12 acre-feet of water rights per parcel).
- B 3. The applicant shall provide evidence that water connection fees for all parcels created by the final subdivision map or each phase of the subdivision to be recorded have been paid.
- B 4. The applicant shall provide evidence that sewer connection fees for all parcels created by the final subdivision map or each phase of the subdivision to be recorded have been paid.
- B 5. Pay the pro-rata share of traffic improvement costs required to maintain a minimum Level of Service of "C" at the intersection of US 395 and Stephanie Way for capacity improvements for the southbound left turn movement.
- B 6. Submit a draft final map electronically with preliminary title report (must be within 12 months old) to the Planning Division (Planning@douglasnv.us) for a Technical Map Review, prior to final map submittal. The draft final map must reflect all the Conditions of Approval prior to submitting and also include a response letter to the Conditions of Approval. This expedites the final map submittal process by allowing both the Engineering and Planning Divisions to review the final map to the Conditions of Approval, Nevada Revised Statutes 278, and County Code.
- B 7. The Final Map must show/address the following:
 - a. Offer of dedication of all local and collector road rights of way as shown on the approved tentative subdivision map.
 - b. Identify and delineate;
 - i. Earthquake faults. A 50-foot minimum building setback (or otherwise based on the geotechnical engineer's recommendation).

- ii. Perennial stream. A restricted use area extending 50-feet from both sides of the flowline as identified in the aquatic resources report.
 - iii. Inundation from dam break. A restricted use area covering the limits of the inundation area.
 - c. Drainage easements necessary to mitigate on-site, off-site, and cross-lot drainage impacts. All drainage easements not accepting flow from a public right-of-way must be shown as private.
 - d. An easement for any new cluster mailbox location not located within a public right of way.
- B 8. The Final Map must provide notes that read as follows:
- e. A seven and one-half (7.5) foot wide, public utility easement along all road frontages and a five (5) foot wide public utility easement along the side and rear lot lines.
 - f. Any further division of these parcels may be subject to subdivision improvements as provided under NRS 278.462(3).
 - g. The Community Development Certificate must state, "In addition all offers of dedication for public rights-of-way were rejected with the reservation to accept said offers at a later date. The County accepts the offer for dedication for the public utility easements".
 - h. All construction and development within the "hillside" areas identified on the final map must comply with DCC, Title 20.690.030 (K) *Hillside Grading*.
 - i. Maintenance of all drainage facilities and easements must be the responsibility of the individual property owners or other private entity, including a homeowner's association. Douglas County rejects any offer of dedication of drainage facilities or drainage easements.
 - j. Obstructing the flow or altering the course of a drainage channel is prohibited, unless permitted by authorizing agency.
 - k. No secondary power is provided and it is the responsibility of the parcel owner to provide the facilities and connections required by the power provider for secondary power, including connection fees, transformers, poles and line extensions.
 - l. No landscaping rock shall be placed within the public right of way maintained by Douglas County.
 - m. Note indicating that all parcels are subject to an avigation easement, and may be subject to noise from the aircraft over head that are using the Minden Tahoe Airport.
- B 9. Submit a copy of a recorded deed restriction stating the following:
- On-site drainage patterns have been constructed and shall be maintained in accordance with the plans approved by the Douglas County Community Development Department on (date). Any alterations to the approved onsite drainage patterns shall only be allowed after a site improvement permit has been approved by the Douglas County Community Development Department. If the on-site drainage infrastructure is not maintained in an acceptable manner, the County or (applicable town or GID) may perform the necessary maintenance to ensure public safety needs are met. The County shall have the option to seek reimbursement for any performed maintenance in accordance with Douglas County Code 20.691.270 Abatement by County.
- B 10. Submit a copy of a recorded deed restriction stating the following:
- Residential driveway access to Vicky Lane is prohibited. All residential driveway access shall be from a local road internal to the subdivision.
- B 11. Submit a copy of a recorded deed restriction stating the following:
- Owners purchase this property with the understanding that a sewage treatment plant operated by Douglas County, Nevada is located to the west of the property, and owners represent that they will not take any legal or equitable action against Douglas County, Nevada, its agents, entities, or employees as a result of the location of said plant.

B 12. Submit a copy of a recorded deed restriction stating the following:

Owners purchase this property with the understanding that Aircraft noise from the Minden Tahoe Airport, in Douglas County Nevada, extends into this area of Warm Springs and may have detrimental effect on you daily lifestyle. You are purchasing this property with the understanding and you represent that you will not take any legal or equitable action against Douglas County, Nevada or architectural review committee, their agents, entities, employees, or Declarants as a result of any noise generated by the overhead airplanes using the Minden Tahoe Airport, Douglas County, Nevada.

Planning Division

B 13. The applicant must submit a copy of a recorded deed restriction stating the following:

"Douglas County has declared it a policy to protect and encourage agricultural operations. If your property is located near an agricultural operation, you may at some time be subject to inconvenience or discomfort arising from agricultural operations. If conducted in a manner consistent with proper and accepted standards, these inconveniences and discomforts do not constitute a nuisance for purposes of the Douglas County Code."

B 14. The applicant must submit documentation that all property taxes and any agricultural liens of the property have been paid in full for the current fiscal year.

B 15. The applicant must comply with the Final Map requirements as prescribed by NRS 278 and Douglas County Code, Section 20.708 Subdivision Maps.

B 16. The applicant must submit an affidavit stating that the person proposing to divide the land, or any successor in interest, will make provision for the payment of the tax imposed by chapter 375 of NRS and for compliance with the disclosure and recording requirements of subsection 5 of NRS 598.0923.

B 17. Prior to final map submittal, notes must be included on the final map referencing the CC&Rs.

C. THE FOLLOWING CONDITION IS APPLICABLE THROUGHOUT THE LIFE OF THE PROJECT:

Public Works Division

C 1. Submit inspection and maintenance records annually from the date of the notice of completion to the Stormwater Program Manager in the Public Works Department detailing any maintenance work that has been completed.

This is the final decision regarding your Development Application for a Design Review. This approval will expire if the project is not inaugurated within two years of the date of this letter. Extensions of time may be granted in accordance with DCC.

Should you challenge any portion of this decision, you have until 4:00 PM, 10 working days from date of the letter, to file the Appeal of Decision application and applicable fees with the Community Development Department.

To expedite the review process, please include a copy of this letter with a response letter when submitting for a building permit or site improvement permit.

If you have any questions, please call me at (775) 782-6212.

Sincerely,

A handwritten signature in black ink, appearing to read "Kate Moroles-O'Neil". The signature is fluid and cursive, with the last name "O'Neil" being particularly prominent.

Kate Moroles-O'Neil
Planning Manager
Douglas County Community Development

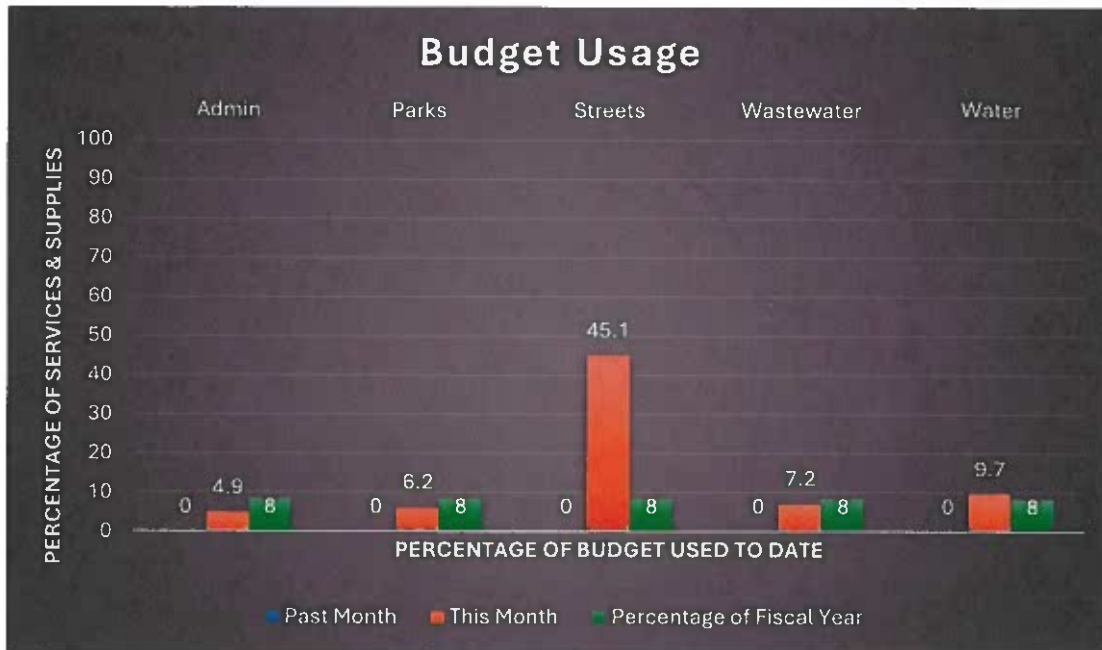
Cc: Jeremy Hutchings, PE – County Engineer

AGENDA ITEM 6a.

Reports to the Board:

a. General Manager Report

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



***** NOTE: Streets high usage is due to the Amador Project.**

Current Grant Research:

Thank you Trustee Garcia for being watchful for grant opportunities. Each one we have reviewed and evaluated on whether the district is eligible.

New Items:

- The Amador Project has been delayed significantly, but is making progress.
 - They have already started work on the driveway work. They are projected to be done with all of the driveways at the end of August.





These photos demonstrate the updated project. As you can see in the photos, we cut back into the driveways far enough to transition into the sidewalk.

- Grading is projected to start in early September, with paving happening in the 2nd & 3rd week of September.

- Contrary to some rumors, the project is still under budget.
- I went out with the Wastewater Operators to send our camera down the sewers to inspect some areas of concern with the contractor and our engineers. This trailer has already paid for itself in how much we have used it.
- I created a page on our website to give updates about the Amador Project. We have had a few complaints, but once we have explained why, the people have understood. As I make updates to the Amador Project page, I will send out the e-blast updates.
- I did a presentation to the Good Governance Group in July. It was well received and we received several compliments on the district.
- I did a presentation to Leadership Douglas County. That presentation also went very well, with some excellent questions from the group. It was nice to be able to teach these leaders about the value and importance of GIDs.
- I met with the Douglas County Stormwater Manager, Carson City Stormwater Manager, and the District Engineer. We are collaborating on meeting the new requirements of the Nevada Department of Environmental Protection for our Small MS4 permit.
- We collected quotes for the two vehicles we've got budgeted for this year, and I spoke with a couple of dealerships about the benefits and / or detriments of leasing.
- We are currently advertising for the position of our Wastewater Supervisor, who is retiring at the end of this year. This will be a difficult position to fill.
- The Community Cleanup went very well. We again had 6 full containers by 11 am. This is such a valuable program that really removes a great deal of yard waste and garbage from the district.

Existing Items:

- We continue to work on the Amador Project. With the additional work needed on the driveway transitions, we are projecting another 2 weeks of work on the project.
- I met with the General Managers of the districts in Douglas County. We discussed several issues, including the Lead & Copper rule. We will be meeting every two months, and our next meeting will be here at IHGID.
- Our Wastewater Supervisor is retiring at the end of this year. We will be listing his position soon to begin our search for a qualified replacement.
- The Summer Kickoff was a big success. Everybody that attended had a lot of fun and we received a number of compliments.
 - Thank you Trustee Stulac, Trustee Garcie, Lynn Dement, and our other volunteers for your help with the event!
- We have our next Community Cleanup coming on the 18th.
- I will be giving a presentation about Indian Hills GID to the Good Governance Group on the 14th.
- I will be giving a presentation about Indian Hills GID to the Leadership Douglas County class on the 21st.

Completed / Past Items to be removed next month:

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

Goals Update:

Board Established Goals:

- Evaluate operating expense options vs capital expense options.
 - In progress. Will be using for evaluation of purchasing of new vehicles. We are budgeted for two new trucks (Water & Parks / Streets this year).
- Master Maintenance Schedule showing man-hours required for each task performed in the district, per department.
 - Done
- Continue to pursue cost-cutting measures.
 - In Progress, always.
- Search & apply for any and all grant opportunities to support the District's infrastructure needs.
 - In Progress, always.
- Enhance Employee Safety Programs and relay improvements to the board.
 - Conducting Quarterly Safety Inspections of Department Facilities.
 - Conducting monthly safety training presented by our Safety Officer.
- Further reduce wildfire fuels around District to enhance the Firewise program.
 - In Progress. Meeting with our Firewise Rep to update on our cleanups and fuels reduction progress.
- Complete Amador Project to accepted quality standards, at or under budget.
 - 90%. In Progress and projected to finish under budget.

These are my personal goals to accomplish this year:

- Become proficient in the District's GIS system and establish a standard for our maps and GIS.
 - In Progress. Just negotiated and renewed license. Will attend virtual classes in October.
- Make certain District maps available for public viewing, where acceptable.
 - In Progress with GIS goal.
- Develop and build the District's Community Wildfire Protection Plan using the newly acquired knowledge from the seminars.
 - In Progress
- Drive more public awareness of our webpage and research ways to distribute information.
 - Using newsletters, events, and other means to promote the webpage.

- Research and establish a volunteer program for help with District public events.
 - Volunteer program is nearly complete.
- Research USDA and other available loans to evaluate the cost / benefit of using loans to fund district projects while keeping reserves.
 - In progress

The ACH program continues to be well received. Residents are thankful the district has implemented this option for payments. We currently have 631, 31.237% of residents taking advantage of automatic withdrawal. We continue to receive requests and new authorization forms daily.

In July we sent out fifty-four past-due bills resulting in one disconnection.

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

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

The district's yard of the month winners for August are: 3406 Long Drive, 942 Chip Creek Court, 969 Hilltop Court, 889 Vista Park Drive, 1024 Haystack Drive. and 817 Overview Court. All winners have been notified, are excited, and appreciative that the district is continuing this program.

The recreation committee has finalized the date for the Fall Festival, October 10th. The start time for the softball game has changed from 9:00AM to 1:00PM so brush up on your softball skills and get ready for the IHGID Board/Staff vs. IHGID residents' game. The rest of our wonderful festivities will kick off at 11:00AM and we have so many fun things lined up for everyone including scarecrow making, pumpkin carving/decorating along with a couple craft stations, a basketball free throw competition, pie eating contest, and limbo contest. We will also have activities like Cornhole, a dart board and bubble station that residents can enjoy at their leisure. We have secured two demos, one Dance demo at 11:15AM and one Karate demo at 11:35AM. Two food trucks, a dirty soda truck and an Ice cream and sweets truck have also been booked. I am looking forward to this new event and am confident it will be successful and enjoyable for the whole family.

The Porch Movement will be hosting their annual block party at James Lee Park again this year. Come meet your neighbors and enjoy some family friendly fun on August 29th, from 4:00-7:00PM. Live Music, Food Trucks, Kid Zone, Games, 50/50 Raffle, and local resources.

For more information check out their event page <https://www.theporchmovement.com/blockparty2026/> or @theporchmovement Facebook page. Questions: Text or Call 775-434-8719

After a separation of employment with a water department employee, former Field Operations Utility 1 employee Robert Scott transferred to the water department, he is thrilled for the opportunity, quickly learning and preparing to take his Water OIT test. This left the Parks/Streets Department with a vacancy for a Field Operations Utility 1 position. An interview was held on Tuesday, August 11th and a conditional offer of employment has been extended, with a formal offer to follow upon successful completion of the standard pre-employment

screening process. The new employee is expected to begin onboarding within the next two weeks and is anticipated to be a valuable addition to the GID team.

The district has partnered with Nexbillpay an integrated payment technology software company. RVS, our utility billing software integrates to Nexbillpay and provides an easy-to-use system for IHGID customers. Implementing this software will result in significant cost and time savings. IHGID staff and residents will receive the following benefits by implementing Nexbillpay:

- Our customers will have access to an extensive Customer Portal to view and/or pay bills:
 - o View 24 months of billing and payment history (if paid through NBP)
 - o Store bank account and/or credit/debit card information – Nexbillpay handles all PCI and NACHA compliance
 - o Consumer usage/consumption monthly data
 - o Payment history
 - o Sign up for Auto-Pay and/or payment notifications by SMS text message or email.
 - o All of these options improve your ability to provide services 24/7
- Improve communications with consumers by offering a comprehensive E – payment platform:
 - o E-mail reminders, 3 per bill
 - o SMS text messages reminders
 - o Auto-Pay/Scheduled payment reminder
 - o NSF/rejection notification
 - o Credit card expiration (if the credit card on file has expired)
- Web and Mobile Payment Options
 - o One-time only and/or Quick pay
 - o Log in and pay each month
 - o Auto-Pay
 - o Linked Accounts: pay multiple bills at once for multiple properties, manage all accounts through one interface
 - o Accept payments in any manner (depending on each department)
 - *Online, IVR, Point of Sale, Mobile
 - *Using Nexbillpay will give us a single source of reconciliation on the back end for all payment types
- IVR Phone Payment Options
 - o Designated 800 #
 - o Available 24/7
 - o Store bank account and/or credit/debit card information – Nexbillpay handles all PCI compliance
 - o Check current balance, past due balance, previous payment amount, last payment date, due date
 - o English or Spanish Options
 - o Receive text message confirmations

- Paperless Billing
 - o Save money on print/mail and increase consumer adoption and satisfaction
- Access to extensive administrative features in the Biller/Admin Portal:
 - o Reconciliation Tools
 - o Access payment data in real time with time stamps
 - o Search and locate any payment, regardless of where it was made (counter, web, IVR)
 - o Notify customers with outbound SMS text messages & automated phone calls for bill reminders
 - o Increase customer satisfaction, awareness, communications, collections and on time payments
- *** Text 2 Pay ***
 - o Enroll 24/7
 - o Receive a short SMS text message w/bill amount
 - o Store preferred payment method
 - o Reply ALL to initiate bill payment from the preferred payment method
 - o Encourages on-time, hassle-free transactions to avoid late fees
 - o Eliminates the need to open a browser or log in to a user account

I am excited to share the news about this project for our residents. The setup costs for this initiative are minimal, and comprehensive training will be provided for staff. I am aiming for everything to be fully operational and live towards the end of September.

Water Department Report

August 2026

Water Quality:

- The Bac-T sample results for July 2026 came back good.
- The Hobo water plant received 32.4 MG of (Minden) water for the month of July.
- North School Well pumped 2.3 MG to the water system. South School Well pumped 2.4 MG for the month of July.
- Ridgeview well pumped 3.1 MG of water to the water system for the month of July.
- Hobo pump 9.99 MG of water to the golf course.

Water Plant Rounds:

- Every morning all operations of the Water plant are checked. Morning rounds consist of,
- The water level and operation of all water storage tanks are checked and recorded.
- The water pressure at the plant and off-site booster stations is checked and recorded.
- All flow and totalizer meters are checked, and the amount of water used is recorded.

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

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

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

Maintenance:

- The Water department has been preparing for a Sanitary Survey that will be conducted by the Bureau of Safe Drinking Water on September 2nd.

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

- The Water department excavated a meter pit at 962 Sunup Dr. due to a leak inside the pit. This repair required the removal of sidewalk panels.

- The Water department excavated a meter pit at 3558 Loam Dr. due to a leak inside the pit. This repair required the removal of sidewalk panels.

Wastewater Department Report

August 2026

1: Treatment plant: Ryan scraped approximately 20 dump truck loads out of the west primary pond. We hauled this material up to northeast corner of the plant.

We had a PLC (programable logic controller) glitch on the dewatering system. I called in a new electrician Dave Berg. Dave worked with the press service techs to solve a communication issue in the PLC. Dave is very knowledgeable and will be available to do work for the district in the future.

Ryan did some weed mowing around the plant.

We received 660 gallons of Sodium Hypochlorite from Thatcher Chemical at the plant. 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 July 2026 was .305 MGD (Million Gallons per Day) or 305,000 gallons per day.

2: Lift Stations: We decided to replace the #1 pump at lift station 2. We should have the new pump by mid to late September.

All 4 lift stations continue to perform satisfactorily.

3: Sewer Collection: We performed some sewer video work for Lumos engineering for the Amador repavement project. This was to look at Impact Const. sewer line pipe replacement joints.

Ryan has been inspecting and Impact constructions work on Amador and Placer Ct. All underground sewer work has been completed along with pipelining by Insituform. Rapid will be raising the manholes to grade with new manhole rings and manhole lids.

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

Parks & Streets Department Report

August 2026

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

Parks staff continue to spray weeds throughout the district with a roundup/2-4d mixture to get a handle on the weeds. Parks staff have also fertilized all parks and are now mowing on a weekly basis. Parks staff have been diligently addressing sprinkler issues and drip leaks throughout the district's parks and landscape areas. Staff have also completed a second round of fertilizing of all parks. Additionally park staff are in the process of getting quotes from tree companies to remove multiple hazard trees at North Sunridge Park.

Additionally, staff have completed the install of a mini-split A/C and heater for the maintenance shop break room.

Streets staff have also been changing street name signs to bring us up to the MUTCD standard for regulatory signage. We have completed the Sunridge side and have the signs to finish the rest of the district.

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

Staff also continue the filling of potholes throughout the district as needed.

AGENDA ITEM 6b.

Reports to the Board:

b. District Accountant Report

**INDIAN HILLS GID
ACCOUNTANTS REPORT
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BUDGET TO ACTUAL (REVENUE/EXPENSES)	8-10

**INDIAN HILLS GID
CASH BALANCES
7/31/2026**

CASH BALANCES		7/31/2026
Operating	\$3,198,331.07	
Reserved from rate increase	\$2,679,322.56	
Reserved for Parks	\$12,392.14	
Reserved for Streets	\$2,164,554.27	
Operating Available		-\$1,657,937.90
Payroll		\$34,281.37
Money Market-NV State Bank	\$1,647,136.95	
Reserve for Infrastructure	\$975,970.36	
Reserve for Connections	\$613,896.66	
Reserve for Storm Water Mgt	\$74,964.39	
Reserve for Sewer Debt Reserves	\$71,422.35	
Reserve for Short Lived Assets	\$67,031.95	
Money Market Available		-\$156,148.76
Money Market-Moreton	\$3,415,235.98	
Reserve for Water Conservation-Parks	\$15,000.00	
Moreton Available		\$3,400,235.98
Pipeline	\$713,170.27	
Reserve for USDA Debt Service	\$40,284.00	
Reserve for O&M	\$67,941.82	
Reserve for Short Lived Assets	\$437,145.70	
Reserve for AB198 capital repl	\$151,451.20	
Reserve for construction	\$16,347.55	
Pipeline Available		\$0.00
Total Available		\$1,620,430.69
Investment Pool		
IHGID		\$10,413.29
IHCIP(2m 2007 Bonds)		\$145,053.83
Drinking Water Bond		\$228,996.46
Total		\$384,463.58

INDIAN HILLS GID
CASH BALANCES BY FUND
7/31/2026

CASH BALANCES	7/31/2026		
	WATER	SEWER	ADMIN
Operating	34,202.82	1,500,548.46	1,663,579.79
Reserved from rate increase	1,355,719.89	1,323,602.67	
Reserved for streets			2,164,554.27
Reserved for parks			12,392.14
Operating Available	-1,321,517.07	176,945.79	-513,366.62
Money Market-Nevada State Bank	432,582.58	749,563.27	464,991.10
Reserve for Infrastructure	258,354.80	299,747.04	417,868.52
Reserve for Connections	319,773.33	294,123.33	
Reserve for storm water mgt			74,964.39
Reserve for sewer debt service		71,422.35	
Reserve for sewer short lived assets		67,031.95	
Money Market Available	-145,545.55	17,238.60	-27,841.81
Money Market-Moreton	1,138,412.00	1,138,411.99	1,138,411.99
Reserve for water conservation-Parks			15,000.00
Moreton Available	1,138,412.00	1,138,411.99	1,123,411.99
Pipeline	713,170.27		
Reserve for debt service (fully funded)	40,284.00		
Reserve for O&M	67,941.82		
Reserve for short lived assets	437,145.70		
Reserve for AB198 capital replacement	151,451.20		
Reserve for construction	16,347.55		
	0.00		
TOTAL AVAILABLE	-328,650.62	1,332,596.38	582,203.56

INDIAN HILLS GID
LONG TERM DEBT
AS OF 7/31/2026

DEBT	BALANCE	PAYMENT	FINAL PAYMENT	INTEREST RATE
WATER/SEWER 2007 BOND	*		11/1/2026	4.00%
USDA SEWER	\$ 150,000.00	** due May and Nov		
USDA PIPELINE	\$ 1,042,314.42	4,754.08 MONTHLY	1/1/2052	2.75%
PIPELINE 2010 STATE	\$ 689,983.89	3,357.00 MONTHLY	8/1/2051	3.25%
	\$ 304,853.70	40,343.06 due Jan and July	7/1/2030	2.57%
	\$ 2,187,152.01			

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

**INDIAN HILLS GID
ATTORNEY EXPENSES
JULY 2026**

MONTHLY FEES

July invoice paid in August

TOTAL

0.00

37

6

Indian Hills General Improvement District
OVERTIME/CALLOUT HOURS
JULY 2026

Employee	pay date		pay date		pay date		Total	Total
	Hours	7/10/2026	Hours	7/24/2026	Hours		Hours	Earnings
WATER TECH		0.00		0.00		0.00	0	0.00
WATER TECH		0.00		0.00		0.00	0	0.00
PARKS	5	184.15	3	113.76		0.00	8	297.91
PARKS		0.00		0.00		0.00	0	0.00
STREETS	5	173.25	3	107.07		0.00	8	280.32
STREETS		0.00		0.00		0.00	0	0.00
WATER SUPER		0.00		0.00		0.00	0	0.00
WATER SUPER		0.00		0.00		0.00	0	0.00
ADMIN SUPPORT	4	281.28		0.00		0.00	4	281.28
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	2	112.94		0.00	2	112.94
SEWER SUPER	5	350.26		0.00		0.00	5	350.26
SEWER SUPER		0.00		0.00		0.00	0	0.00
MECHANIC		0.00	3	161.34		0.00	3	161.34
MECHANIC		0.00		0.00		0.00	0	0.00
TOTALS	19.00	988.94	11.00	495.11	0.00	0.00	30.00	1,484.05

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

INCOME	BUDGET	ACTUAL	(OVER)/	8.33%
			UNDER	
FEES	1,534,000.00	167,852.11	1,366,147.89	10.94%
CONNECTION FEES	0.00	0.00	0.00	0.00%
CRICKET/VERIZON	14,929.92	1,244.16	13,685.76	8.33%
GRANT INCOME	0.00	0.00	0.00	0.00%
INTEREST	55,000.00	4,452.66	50,547.34	8.10%
MISCELLANEOUS	0.00	0.00	0.00	0.00%
TOTAL REV	1,603,929.92	173,548.93	1,430,380.99	10.82%
EXPENSES				
SALARIES/BENEFITS	466,179.84	31,607.53	434,572.31	6.78%
OPERATING EXP	516,100.00	16,699.90	499,400.10	3.24%
DEBT PRINCIPAL	142,966.01	37,447.64	105,518.37	26.19%
DEBT INTEREST	31,554.13	6,135.92	25,418.21	19.45%
CAPITAL OUTLAY	205,000.00	70,072.00	134,928.00	34.18%
TOTAL EXP	1,361,799.98	161,962.99	1,199,836.99	11.89%
PROFIT (LOSS)	242,129.94	11,585.94	230,544.00	

NON-CASH

infrastructure depletion (DEPRECIATION)	455,000.00	37,916.67	417,083.33	8.33%
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**INDIAN HILLS GID
BUDGET TO ACTUAL
NOT INCLUDING DEPRECIATION
FOR THE PERIOD ENDED JULY 31, 2026
SEWER**

INCOME	BUDGET	ACTUAL	(OVER)/ UNDER	8.33%
FEES	1,170,792.00	106,897.44	1,063,894.56	9.13%
CONNECTION FEES	0.00	0.00	0.00	0.00%
INTEREST	40,000.00	3,305.36	36,694.64	8.26%
MISCELLANEOUS	0.00	0.00	0.00	0.00%
TOTAL REV	1,210,792.00	110,202.80	1,100,589.20	9.10%

EXPENSES				
SALARIES/BENEFITS	492,680.05	32,942.71	459,737.34	6.69%
OPERATING EXP	268,000.00	84,226.12	183,773.88	31.43%
DEBT PRINCIPAL	126,119.24	2,354.97	123,764.27	1.87%
DEBT INTEREST	30,379.72	2,182.74	28,196.98	7.18%
CAPITAL OUTLAY	98,000.00	14,934.00	83,066.00	15.24%

TOTAL EXP	1,015,179.01	136,640.54	878,538.47	13.46%
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PROFIT (LOSS)	195,612.99	(26,437.74)	222,050.73	
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NON-CASH:

infrastructure depletion (DEPRECIATION)	410,000.00	34,166.67	375,833.33	8.33%
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**INDIAN HILLS GID
BUDGET TO ACTUAL
NOT INCLUDING DEPRECIATION
FOR THE PERIOD ENDED JULY 31, 2026
GENERAL**

INCOME		(OVER)/			8.33%
		BUDGET	ACTUAL	UNDER	
	AD VALOREM	1,284,711.00	100,000.00	1,184,711.00	7.78%
	DOUGLAS CO. CONSOLIDATED TAX	422,724.00	57,581.72	365,142.28	13.62%
	PARK REV	5,000.00	617.50	4,382.50	12.35%
	GRANT	0.00	0.00	0.00	0.00%
	DONATIONS	0.00	50.00	(50.00)	0.00%
	MISCELLANEOUS	0.00	0.00	0.00	0.00%
	INTEREST	48,000.00	3,476.11	44,523.89	7.24%
	STORM WATER	22,000.00	1,840.00	20,160.00	8.36%
	TOTAL REV	1,782,435.00	163,565.33	1,618,869.67	9.18%
EXPENSES					
ADMIN	SALARIES/BENEFITS	115,469.35	8,231.01	107,238.34	7.13%
	OPERATING EXP	222,350.00	8,638.14	213,711.86	3.88%
	CAPITAL OUTLAY	8,800.00	0.00	8,800.00	0.00%
PARKS	SALARIES/BENEFITS	267,732.23	17,221.63	250,510.60	6.43%
	OPERATING EXP	180,150.00	18,929.08	161,220.92	10.51%
	CAPITAL OUTLAY	165,678.00	0.00	165,678.00	0.00%
STREETS	SALARIES/BENEFITS	273,732.23	17,107.46	256,624.77	6.25%
	OPERATING EXP	111,950.00	3,131.15	108,818.85	2.80%
	CAPITAL OUTLAY	620,000.00	547,240.57	72,759.43	88.26%
	TOTAL EXP	1,965,861.81	620,499.04	1,345,362.77	31.56%
PROFIT		-183,426.81	(456,933.71)	273,506.90	

NON-CASH:

infrastructure depletion (DEPRECIATION)	700,600.00	32,633.33	667,966.67	4.66%
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AGENDA ITEM 6c.

Reports to the Board:

c. Engineer Report



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

8/12/2026

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

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

Dear Chris:

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

- Lumos is working with IHGID and Rapid Construction on the Fiscal Year 25 / 26 Street Rehabilitation Project (Amador) Construction. The Project's construction schedule has extended since the last board meeting, with completion anticipated in the middle of September, 2026. The schedule extension is largely due to the addition of work related to the concrete improvements associated with the change order that was issued last month.
- Lumos met with IHGID and Douglas County staff to coordinate requirements for the new MS4 Stormwater Permit from Nevada Division of Environmental Protection (NDEP). The Small MS4 permit for IHGID has been re-issued by NDEP and has taken effect.
- Lumos sent a letter to NDEP requesting acceptance of IHGID's proposed plan of action for the Environmental Protection Agency's (EPA's) Lead and Copper rule.
- Lumos attended a pre-planning meeting with Douglas County and the developer of the Sunridge Golf course to discuss the potential project adding approximately 110 residences, lodging, recreational clubhouse improvements, RV campground, mountain bike trails, and fishing ponds. Lumos provided direction in that meeting of IHGID's requirements for plan review and due diligence.
- Lumos is assisting IHGID with their updates to the Water Conservation Plan, including an update to the District's water rights summary.

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

Sincerely,

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

Collin Sturge, P.E.
IHGID District Engineer

AGENDA ITEM 6d.

Reports to the Board:

d. Attorney Report

AGENDA ITEM 7.

Discussion and possible action to approve the purchase of 660 gallons of sodium hypochlorite in the amount of \$5,224.05 from Thatcher Company of Nevada, Inc.

(General Manager, Chris Johnson)



INDIAN HILLS GENERAL IMPROVEMENT DISTRICT

3394 JAMES LEE PARK ROAD #A

CARSON CITY, NEVADA 89705

TEL: (775) 267-2805 FAX: (775) 267-3510

www.indianhillsnevada.com

PURCHASE ORDER

Vendor: Thatcher CO. of NV

Date:	Employee:
7/30/2026	Dave Jenks

☐ **VISA**, Please check box if used.

Quantity	Description	Total	Admin
1	660 gallons Sodium Hypochlorite	\$5,224.05	

G/L Account

2000/6215

Assigned PO # 4418

Subtotal \$5,224.05

Shipping

Total \$5,224.05

Approval to Purchase

Date

417



Thatcher Company of Nevada, Inc.
90 Business Center St
Henderson NV 89014
United States
702-564-7622

INVOICE

Invoice Number	Invoice Date	Due Date
2026400103439	Jul 30, 2026	Aug 28, 2026
To pay		
USD \$5,224.05		

Payer	
C2058 Indian Hills Gid	
Invoice Address	
Indian Hills Gid 3394 James Lee Park Rd Unit A Carson City NV 89705-7254 United States	
Payment Terms	Discount Terms
Net 30 days from Shipment Date	
Delivery Number	Delivery Date
396006	Jul 28, 2026
Delivery Terms	Delivery Method
FOB Dest, Freight Prepaid & Add	Road transport

Customer	
C2058 Indian Hills Gid/WWTP	
Delivery Address	
Indian Hills Gid/WWTP 1001 Hobo Hot Springs Rd Minden NV 89423 United States	
Customer Contact	Thatcher CSR
David Wright (Wtp)	Natalie Fretter
Customer Order / Bill of Laden Number	Order Date
3000236718	Jul 21, 2026
Customer PO Number	Account Manager
4418	Brian Karsok

Item Number	Name	Invoice Quantity	Order U/M	Sales Price Qty	Sales price	Sales Price U/M	Amount
2202000	Sierra Sani-Chlor - 1 # BULK	660.000	GAL	660	\$7.0000	GAL	\$4,620.00
	Lot number 2607231039	5,594.853	LB				
	Lot number 2607281063	985.347	LB				
FRT001	Freight Charge						\$325.00
FRTFSC	FSC Charge						\$94.25
GMTIND	Global Market Surcharge - Ind						\$184.80
				Items Total	USD		\$4,620.00
				Charges Total	USD		\$604.05
				Order Total	USD		\$5,224.05

Sales Tax	USD	\$0.00
Invoice Total	USD	\$5,224.05
To pay	USD	\$5,224.05

Lockbox Remittance Address:
LB 1106
Thatcher Company of Nevada, Inc.
PO Box 35146
Seattle, WA 98124-5146

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AGENDA ITEM 8.

Discussion and possible action to approve an estimate in the amount of \$5,000.00 from Battle Born Tree Service LLC. for the removal of two cottonwood trees, trimming of one cottonwood tree and cleaning and hauling all debris in North Sunridge Park.

(General Manager, Chris Johnson)

ESTIMATE



Prepared For

Indian Hills Improvement District - Attention:
Steve
995 Sunnycrest Drive
Carson City , Nevada 89705
(775) 901-3313

Battle Born Tree Service LLC ISA Certified # WE-11728A

6301 US Highway 50 East
Carson City, Nevada 89701
Phone: (775) 232-8243
Email: battleborntreeservice@gmail.com
Web: www.battleborntreeservice.com

Estimate # 15361
Date 07/31/2026
Business / Tax # NV20131580674

Description	Total
995 Sunnycrest Drive	\$5,000.00
North Fence: Remove (2) two Cottonwood trees, grind the stumps/visible roots, and leave the stump grinding mulch.	
South Fence: Trim (1) one Cottonwood tree and raise the skirt.	
Clean and haul all tree debris created by the project.	
Equipment: Ford, Chip Truck, Chipper, Mini Excavator, 7015 Grinder, Boom truck - 5 TS.	

Subtotal	\$5,000.00
Total	\$5,000.00

AGENDA ITEM 9.

Discussion and possible action to approve the purchase of a 2027 F250 truck for the Parks & Street department in the amount of \$58,227.75 (General Manager, Chris Johnson)

DEAL# 61429
TO CUST# 62052

RETAIL ORDER FOR A MOTOR VEHICLE

07/10/2026
DATE

DEALER

CAPITAL FORD

3660 S. Carson St.
CARSON CITY, NV 89701
Phone (775) 882-5353



INDIAN HILLS GEN IMPROVEMENT DISTRI

3394 JAMES LEE PARK RD

STREET ADDRESS

CARSON CITY NV 89705-7254

CITY

STATE

(775) 267-3510

RES. PHONE

(775) 267-2805

BUS. PHONE

SALESMAN'S NAME

PLEASE ENTER MY ORDER FOR THE FOLLOWING ☒ NEW ☒ CAR
☐ USED ☐ TRUCK YEAR 2027 MAKE FORD

MODEL OR BODY COLOR SERIAL NO.
SERIES F250 TYPE

TO BE DELIVERED ON OR ABOUT 07/10 20 26 STOCK NO.

CASH DELIVERED PRICE OF UNIT \$ 46000.00

DOCUMENTATION FEE 199.50

ACCESSORIES \$

8' SERVICE BODY 12000.00

REMARKS:

CASH SALE PRICE OF DESCRIBED MOTOR VEHICLE \$ 58199.50

STATE AND LOCAL TAXES N/A

LICENSE, LICENSE TRANSFER, TITLE, REGISTRATION FEE 28.25

1. TOTAL PRICE OF UNIT \$ 58227.75

2. DOWN PAYMENT:
consisting of \$ N/A in cash and/or
\$ N/A net trade-in allowance on
trade-in; see statement in right hand column
for details.

3. UNPAID CASH BALANCE DUE ON DELIVERY
(difference between Items 1 and 2) \$ 58227.75

Purchaser agrees that this Order includes all of the terms and conditions on both the face and reverse side hereof, that this Order cancels and supersedes any prior agreement and as of the date hereof comprises the complete and exclusive statement of the terms of the agreement relating to the subject matters covered hereby, and that THIS ORDER SHALL NOT BECOME BINDING UNTIL ACCEPTED BY DEALER OR HIS AUTHORIZED REPRESENTATIVE. Purchaser by his execution of this Order acknowledges that he has read its terms and conditions and has received a true copy of this Order.

07/10/26
DATE

PURCHASER'S SIGNATURE

ACCEPTED BY:

DEALER OR HIS AUTHORIZED REPRESENTATIVE

USED CAR TRADE-IN AND/OR OTHER CREDITS

MAKE OF TRADE-IN

YEAR MODEL BODY

SERIAL NO.

BALANCE OWED TO

ADDRESS

USED TRADE-IN ALLOWANCE \$ N/A

BALANCE OWED ON TRADE-IN N/A

NET ALLOWANCE ON USED TRADE-IN \$ N/A

DEPOSIT OR CREDIT BALANCE N/A

DOWN PAYMENT (Trans. to Left Col.) \$ N/A

DATE INVOICE NO. STOCK NO. KEY
07/10/2026 I

COST KEY ACCT. NO. SALE KEY

C 3 -

NEVADA TITLE FEE C 2424 -

C -

C -

DUE BILL C 2310 -

COST C 4 -

C -

RECON C 4 +

COST C 4 -

C -

EX. WAR. N C 5 -

EX. WAR. U C 5 -

WAR. PBL C 2315 -

C -

INS. N C 5 -

INS. U C 5 -

INS. PBL C 2315 -

DOC. FEE C -

FIN. N C 5 -

FIN. U C 5 -

FIN. REC. C 12 -

CAR DEAL NO. I

SALES TAX 2150 -

LIEN PAYOFFS 2311 -

DEPOSITS 2300 +

CONTRACTS IN TRANSIT 10 +

CASH & VEHICLE ACCTS. REC. 1110 +

2000 +

1111 -

I +

I +

AGENDA ITEM 10.

**Discussion and possible action to approve the purchase of a 2026 Ford Ranger XLT for the Water department in the amount of \$42,727.25
(General Manager, Chris Johnson)**

DEAL# 61429
TO CUST# 62052

RETAIL ORDER FOR A MOTOR VEHICLE

07/10/2026
DATE

DEALER

CAPITAL FORD

3660 S. Carson St.
CARSON CITY, NV 89701
Phone (775) 882-5353



INDIAN HILLS GEN IMPROVEMENT DISTRI

PURCHASER'S NAME
3394 JAMES LEE PARK RD

STREET ADDRESS

CARSON CITY NV 89705-7254

CITY

STATE

(775) 267-3510

RES. PHONE

(775) 267-2805

BUS. PHONE

SALESMAN'S NAME

PLEASE ENTER MY ORDER FOR THE FOLLOWING ☒ NEW ☒ CAR
☐ USED ☐ TRUCK

YEAR 2026 MAKE FORD

MODEL OR BODY
SERIES RANGER XLT TYPE

COLOR

SERIAL NO.

TO BE DELIVERED ON OR ABOUT

07/10 20 26

STOCK NO.

CASH DELIVERED PRICE OF UNIT \$ 42500.00

DOCUMENTATION FEE 199.50

ACCESSORIES \$

REMARKS:

CASH SALE PRICE OF DESCRIBED MOTOR VEHICLE \$ 42699.50

STATE AND LOCAL TAXES N/A

LICENSE, LICENSE TRANSFER, TITLE,
REGISTRATION FEE 28.25

1. TOTAL PRICE OF UNIT \$ 42727.75

2. DOWN PAYMENT:
consisting of \$ N/A in cash and/or
\$ N/A net trade-in allowance on
trade-in; see statement in right hand column
for details.

3. UNPAID CASH BALANCE DUE ON DELIVERY
(difference between Items 1 and 2) \$ 42727.75

Purchaser agrees that this Order includes all of the terms and conditions on both the face and reverse side hereof,
that this Order cancels and supersedes any prior agreement and as of the date hereof comprises the complete and
exclusive statement of the terms of the agreement relating to the subject matters covered hereby, and that THIS
ORDER SHALL NOT BECOME BINDING UNTIL ACCEPTED BY DEALER OR HIS AUTHORIZED REPRESENTATIVE. Purchaser by his execution of this Order acknowledges that he has read its terms and conditions and has
received a true copy of this Order.

07/10/26

PURCHASER'S SIGNATURE

DATE

ACCEPTED BY:

DEALER OR HIS AUTHORIZED REPRESENTATIVE

USED CAR TRADE-IN AND/OR OTHER CREDITS

MAKE OF TRADE-IN

YEAR MODEL BODY

SERIAL NO.

BALANCE OWED TO

ADDRESS

USED TRADE-IN ALLOWANCE \$ N/A

BALANCE OWED ON TRADE-IN N/A

NET ALLOWANCE ON USED TRADE-IN \$ N/A

DEPOSIT OR CREDIT BALANCE N/A

DOWN PAYMENT (Trans. to Left Col.) \$ N/A

DATE	INVOICE NO.	STOCK NO.	KEY
07/10/2026			I

COST	KEY	ACCT. NO.	SALE	KEY
	C	3		-

NEVADA TITLE FEE C 2424 -

C -

C -

C -

DUE BILL C 2310 -

COST C 4 +

C -

RECON C 4 +

COST C 4 -

C -

EX. WAR. N C 5 -

EX. WAR. U C 5 -

WAR. PBL C 2315 -

C -

INS. N C 5 -

INS. U C 5 -

INS. PBL C 2315 -

DOC. FEE C -

FIN. N C 5 -

FIN. U C 5 -

FIN. REC. C 12 -

CAR DEAL NO. I

SALES TAX 2150 -

LIEN PAYOFFS 2311 -

DEPOSITS 2300 +

CONTRACTS IN TRANSIT 10 +

CASH & VEHICLE ACCTS. REC. 1110 +

2000 +

1111 -

-

-

VALUE OF STOCK NO. I +

TRADE STOCK NO. I +

54

AGENDA ITEM 11.

Discussion and possible action to approve Draft Minutes from the July 15, 2026, Board Meeting.

Minutes
Indian Hills General Improvement District
Board of Trustees Meeting
District Office
3394 James Lee Park Rd. A
Carson City, NV 89705
July 15, 2026
Regular Board Meeting
6:00 P.M.

Trustees Present: Chairman Clark-Ross, Vice Chairman Jones, Trustee Garcia, and Trustee Stulac.

Trustees Absent: Secretary/Treasurer Siegman Vice Chairman Jones

Staff Present: General Manager Chris Johnson.

Others Present: District Engineer Collin Surge, District Counsel Chuck Zumpft, Residents Lynn Dement, Bill Eisele and Dallas Debatine.

6:00P.M. - Regular Meeting

1. Call to Order

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

2. Pledge of Allegiance: Led by Trustee Garcia.

3. Public Interest Comment Resident Lynn Dement 1025 Mica Drive. Stated, I just want to thank you. Say thank you to the people here that contributed to the yard of the month, over and above what the district gift card comes out to. You made some people very, very happy and they were thrilled with their awards. So, thank you.

4. Approval of Agenda

Trustee Garcia motioned to approve the agenda. Chairman Clark-Ross seconded. Motion carried 4-0. Secretary/Treasurer Siegman was absent from the meeting.

5. Reports to the Board:

a. General Manager Report

General Manager Chris Johnson reported that District operations continue to focus heavily on ongoing construction projects. He also shared that he recently resumed regular meetings with the other Douglas County general managers to improve coordination and collaboration on regional issues, including discussions regarding incorporation efforts and other shared concerns.

Minutes of the July 15, 2026, Regular Board of Trustees Meeting

Mr. Johnson announced that the District's Wastewater Supervisor will retire at the end of the year. Recruitment for a replacement will begin immediately, with the goal of hiring a Grade III Wastewater Operator in October to allow for approximately three months of training and knowledge transfer before the current supervisor retires. He noted that finding qualified operators is challenging due to the limited number of certified Grade III operators in Nevada.

He reported that the Summer Kickoff event was successful and thanked those who attended and supported the event. He also reminded the Board of the upcoming Community Cleanup event, noting that it supports the District's Firewise efforts. Mr. Johnson further advised that he recently presented to the Good Governance Group about District operations and would also be presenting to Leadership Douglas County during its County Government Day program.

Mr. Johnson stated that budget expenditures currently reflect 0% usage because the new fiscal year has just begun, with budget tracking expected to begin appearing in future reports.

During Board discussion, Chairman Clark-Ross asked about the regional general managers' meetings. Mr. Johnson explained that the meetings include six Douglas County general managers and are held every other month on a rotating basis. The group collaborates on common issues, including new regulatory requirements such as lead service line mandates. He also explained that the district discontinued its membership in the League of Cities because the organization primarily represents cities and did not provide sufficient value to the district to justify the approximately \$14,000 annual membership cost.

Trustee Garcia requested an update on a faded "Keep Left" traffic sign near the south entrance to L'Adagio on South Sunridge, noting that vegetation obscures the sign and the pavement markings have faded, creating a potential traffic hazard. Mr. Johnson agreed to have staff inspect the area and indicated the sign would likely be replaced if it had deteriorated beyond repair. The discussion concluded with an update on the district's street sign replacement program, including installation of new street name signs featuring the Indian Hills GID logo at no additional cost.

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

b. District Accountant Report

c. Engineer Report

District Engineer Collin Sturge reported that construction of the Amador Project remains the primary focus of staff and consultants. While progress may appear slow, work continues through detailed construction issues and coordination efforts. At the time of the report, the project remained on schedule, although an additional one to two weeks was anticipated due to issues that would be discussed later under a related agenda item. A change order was also expected and would be presented separately.

Mr. Sturge also reported that he has been assisting General Manager Chris Johnson with efforts to formally dedicate the Silverado Detention Basin property to the district. Although the District has maintained the basin for many years, the property transfer process is now underway. He further advised that he reviewed the draft Municipal Separate Storm Sewer System (MS4) permit issued by the State and has been coordinating with Douglas County and District staff regarding comments and future discussions on the permit requirements.

General Manager Chris Johnson noted that Indian Hills GID, Douglas County, and other local agencies are working collaboratively to address the new MS4 permit requirements through a unified approach. Board members requested additional information regarding the purpose of the MS4 permit. Mr. Sturge explained that the permit regulates stormwater discharges and stormwater management activities within small municipalities, including oversight of construction runoff, District facilities, and annual reporting requirements. The current permit, originally issued in 2014, is undergoing revisions after nearly two years of discussions between state regulators and local agencies. District representatives expressed concern that many of their comments were not incorporated into the draft permit. An example of permit compliance includes tracking the amount of cinders applied to roadways during winter maintenance and accounting for the quantity recovered during street sweeping to ensure materials do not enter storm drains and waterways.

Trustee Stulac asked for an update regarding the district's response to the federal lead and copper rule requirements. Mr. Sturge explained that staff still intend to submit a letter to the Nevada Division of Environmental Protection (NDEP) outlining the district's proposed compliance approach and requesting feedback. Due to demands associated with the Amador Project, preparation of the letter has been delayed, although staff noted there is sufficient time, as the required lead service line inventory is not due until October 2027. Trustee Stulac emphasized the importance of obtaining guidance from NDEP early in the process. Mr. Sturge indicated that preparation of the letter remains a priority once construction demands lessen, and General Manager Johnson remarked that the construction project has required significant staff attention.

d. Attorney Report

District Counsel Chuck Zumpft: Nothing to report.

Minutes of the July 15, 2026, Regular Board of Trustees Meeting

Public comment: Resident Lynn Dement stated I just wanted to make a little correction to the administrative report. As far as the fall festival goes, it is on October 10th, but it will be from 11 to 2 with no softball game at 9:00. The softball game will be from 1 to 2 during all the festivities that are still going on in the park. And I'm sure we'll get you all to see who's place and form your team, and I'll do that with the residents.

Trustee Garcia asked what time can you repeat that for the record? So just so I can write that down. The changes for the Fall Festival will be between.

Resident Lynn Dement stated on October 10th from 11 a.m. to 2 p.m., and the softball game will take place from 1 p.m. to 2 p.m. So, mark your calendars and Brooke and I really expect everybody on the board to be there. They'll be. And that was facetious. There will be pinch runners and pinch fielders for the old folks that can't run anymore.

6. Discussion and possible action to allow District Manager approval of a change order for ADA compliant sidewalks to Rapid Construction's Contract not to exceed \$200,000.

General Manager Chris Johnson and District Engineer Collin Sturge presented a proposed change order associated with the Amador Street Rehabilitation Project. During construction, the district determined that replacing all sidewalk panels, rather than only selected panels, would provide a more consistent appearance and improve long-term functionality. However, replacing the entire sidewalk system also required the project to meet current Americans with Disabilities Act (ADA) standards, which were not in place when the original sidewalks and many driveways were constructed.

General Manager Chris Johnson explained that many existing driveways were not ADA compliant, with slopes exceeding allowable standards. To construct level, ADA-compliant sidewalks and prevent drainage problems or trip hazards, portions of approximately 62 of the 85 affected driveways must be removed and reconstructed where they connect to the sidewalk. This work will create a smooth transition between the sidewalk and driveway while maintaining proper drainage and accessibility. The estimated cost of the additional work is approximately \$180,000, and staff requested authorization to increase the construction contract by up to \$200,000 to cover the change order. Even with this increase, the overall project remains below the original project budget and engineer's estimate.

Mr. Sturge noted that this additional work is not the result of a design error, but rather a consequence of changing the project scope after design had already begun. Had the decision to replace all sidewalks been made at the outset, the additional survey work and driveway reconstruction would have been incorporated into the original design and bid documents. Staff also reported that they are coordinating individually with affected homeowners to obtain permission before performing driveway work. Approximately 30 of the required property owner approvals have already been received, with no opposition reported. Homeowners who wish to replace an entire driveway panel rather than only the portion required for ADA compliance may do so at their own expense by coordinating directly with the contractor.

Board members discussed the project and asked questions regarding the extent of driveway reconstruction, ADA requirements, and project lessons learned. Trustee Garcia stated that he viewed the issue as an unforeseen consequence of changing the project scope rather than a mistake and noted that the experience would help inform future sidewalk replacement projects. Mr. Sturge agreed, explaining that future projects involving complete sidewalk replacement would incorporate these requirements during design.

In response to questions from the Board, Mr. Sturge explained that ADA compliance establishes standards for sidewalk width, cross slopes, and longitudinal slopes to ensure safe and accessible travel, particularly for individuals using wheelchairs or other mobility devices. These standards help prevent excessive slopes and reduce the risk of tipping or uncontrolled movement.

Public comment: Resident Bill Eisele stated I'm Bill. I live at 850 Amador circle in your question I have is why wasn't this looked at when we started this project on the Ada stuff and roadway? It seems to me like this is an awful lot of money to be putting out \$200,000 to do this now. And why wouldn't they figure it in on a regular contract?

District Engineer Collin Sturge stated yeah. So, in the original contract, we were not anticipating replacing all the sidewalk, but when we went and walked through it ourselves. Chris and.

Resident Bill Eisele: When, when, when that decision made and why was this looked at that time? It was going to cost us. I know we had the money. That's not the problem. I know we have to do it. I'm just wondering why this wasn't put in at the time that we were going to do this and put the whole project together at one time.

District Engineer Collin Sturge: Well, I think we are putting the whole project together at one time.

Resident Bill Eisele: Well, then why are we coming back with a change order. Now it's a question mark.

General Manager Chris Johnson: It's as we explained before, we changed it after we started the design. That was actually my decision to change it. When we went through there, we were looking at the number of panels that we were replacing was going to leave maybe a third of all the panels untouched.

Resident Bill Eisele: I realize that the why wasn't this looked at previous to even going in there and doing the curbing better?

General Manager Chris Johnson: Because it wouldn't have been an issue before that.

Resident Bill Eisele: We weren't going to put any important part. We were getting.

General Manager Chris Johnson: No, we were, but we were going to replace and tie into existing panels. But I'm the one who said, let's take out all the panels and replace all of them.

Resident Bill Eisele: Okay?

Minutes of the July 15, 2026, Regular Board of Trustees Meeting

District Engineer Collin Sturge: Yeah, when you're tying into the existing panels, you are not required to make the.

Resident Bill Eisele: I realize that I just my, my only question was, is I'm trying to figure out why this wasn't done sooner in the process. And Chris just explained that.

District Engineer Collin Sturge: Okay.

Resident Bill Eisele: Okay. Thank you.

Chairman Clark-Ross: Thank you Bill. Anybody else? Okay, I'm going to close. You don't have anything to say? Dallas, you live right there.

Resident Dallas Debatin: It looks good to me.

Chairman Clark-Ross: Are they going to give you a new driveway?

Resident Dallas Debatin: I think mine's I think mine's probably okay.

District Engineer Collin Sturge: You haven't heard or gotten a letter on your door?

Resident Dallas Debatin: See, I got a letter on what would the letter say?

District Engineer Collin Sturge: It should be mentioning that. What? The plan and what we're doing. And then requesting a signature on authorization to cut that portion of your driveway.

Resident Dallas Debatin: I did receive that, but that I think that was just to comply with getting my car out of the way.

District Engineer Collin Sturge: Oh, that was a different letter. Yeah. I'm assuming your driveway is ADA compliant or your sidewalk in front of your driveway is.

Resident Dallas Debatin: Just visually remembering. The way it looked. And it doesn't. It looks like it ought to be.

Trustee Stulac commented that the discussion highlights an important consideration for future street rehabilitation projects. He suggested that, whenever practical, the district should continue evaluating whether replacing only individual damaged sidewalk panels is preferable to full sidewalk replacement, as localized repairs generally avoid triggering additional ADA compliance requirements. He acknowledged that the Amador project was an exception because the sidewalks were in particularly poor condition, and he agreed with staff's decision to replace them in their entirety.

District Engineer Collin Sturge agreed that the experience provides a valuable decision point for future projects. He noted that the district will consider this lesson during planning and

Minutes of the July 15, 2026, Regular Board of Trustees Meeting

design of future street rehabilitation efforts but reiterated that, given the condition of the sidewalks on Amador, a full replacement remained the appropriate approach for this project.

Vice Chairman Jones motioned to allow District Manager approval of a change order for ADA compliant sidewalks to Rapid Construction's Contract not to exceed \$200,000. Chairman Clark-Ross seconded. Motion carried 4-0. Secretary/Treasurer Siegman was absent from the meeting.

7. Discussion and possible action to approve Draft Minutes from the June 17, 2026, Board Meeting.

Vice Chairman Jones referenced the previous discussion regarding the Lead and Copper Rule (Page 23, Discussion Item 2) and thanked the Board and staff for the thorough discussion. She asked whether the district had confirmed if lead was present in the district's water supply.

General Manager Chris Johnson explained that the district does not have lead detected in its water. He stated that approximately 25 homes throughout the district are registered with the Nevada Division of Environmental Protection (NDEP) and the Environmental Protection Agency (EPA) for sampling purposes. These homes collect water samples that are submitted for testing, and the district has never had a detectable lead result.

The Board discussed that the current Lead and Copper Rule requirements are primarily focused on identifying the materials used in water service lines and verifying whether any lead-containing components exist. Trustee Stulac noted that compliance is a challenge for water districts throughout the state because it is a federal EPA requirement.

Vice Chairman Jones asked about the possibility of using ground penetrating radar (GPR) technology to identify service line materials remotely. General Manager Johnson stated that the district had not yet received a definitive response regarding whether GPR would satisfy regulatory requirements. District Engineer Collin Sturge noted that no additional information had been received regarding the use of GPR.

The Board discussed potential concerns related to copper piping. General Manager Johnson explained that the concern is not the copper pipe itself, but rather the solder used to connect pipes, as older solder may contain lead. District Engineer Sturge clarified that this concern applies primarily to installations completed before 1989.

The Board discussed that GPR could potentially identify whether a service line is plastic or metal. If a plastic line were identified, no further investigation would likely be required. However, if a metal line were identified, the district would need to physically verify the material. General Manager Johnson explained that while lead piping could be identified, copper piping would still require additional investigation to determine whether lead-containing solder was used.

Vice Chairman Jones asked whether the EPA requirement was only to identify potential lead service lines or whether replacement would be required. General Manager Johnson explained that any identified lead or qualifying metal service lines would need to be replaced. Although service lines on the homeowner's side of the meter are traditionally the

homeowner's responsibility, the EPA and NDEP requirements place responsibility on the water provider to address any identified lead service lines.

General Manager Johnson noted that, to date, no lead service lines have been identified throughout the State of Nevada. Chairman Clark-Ross expressed concern regarding the potential financial impact of the requirement on small water districts, stating that replacement costs could be financially devastating. He thanked Vice Chairman Jones for raising the questions and helping clarify the issue.

Public comment: none

Vice Chairman Jones stated, I looked it up in Robert's rules and even though I was absent, I am allowed to motion that these be approved and show my trust in our great clerk and the record keeping.

Vice Chairman Jones motioned to approve Draft Minutes from the June 17, 2026, Board meeting. Trustee Garcia seconded. Motion carried 4-0. Secretary/Treasurer Siegman was absent from the meeting.

8. Chairman and Trustees Reports, Correspondence

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

Trustee Garcia provided several updates. He stated that he had already communicated with General Manager Chris Johnson regarding questions raised by a resident concerning the curve on the signage and the white line. He thanked staff for following up and requested an update when available.

Trustee Garcia also reported attending a wildfire defense seminar and shared information with the Board regarding programs designed to help communities improve wildfire resilience. He explained that some programs allow residents to participate individually or collectively to reduce costs for installing fire-resistant mesh on vents to help prevent embers from entering homes through attic, crawl space, and other openings.

Trustee Garcia explained that the program provides community resources, including a website for resident registration, training opportunities, contractor access, and instructional videos. He noted that the district is exploring opportunities to participate as a pilot program or test community to determine how similar efforts could benefit residents throughout Indian Hills.

General Manager Chris Johnson confirmed that Kelly from the Nevada Division of Forestry (NDF), who also serves as the District's Firewise Coordinator, will provide a presentation at the next Board meeting regarding the wildfire defense program. He stated that additional information received from Kelly would be included in the Board packet.

The Board discussed the types of vents that could be addressed through the program.

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General Manager Johnson explained that protections may apply to crawl space vents, attic vents, roof vents, and areas such as underneath raised decks where embers may collect.

Trustee Stulac noted that some neighboring properties have raised decks with open areas underneath that could potentially benefit from these protections. Trustee Garcia stated that if additional information is needed after Kelly's presentation, he can provide access to the seminar materials.

Trustee Stulac reported receiving a question from a resident regarding the former Sunridge entrance signs located at the bottom of Mica Drive. He explained that the stucco structures remain, but the brass lettering that previously identified Sunridge has been removed, and residents were asking whether the signs would be replaced.

General Manager Johnson explained that the signs were installed by the original Sunridge developer and were not maintained by the district. He stated that the lettering was brass and had deteriorated over time, causing it to appear greenish due to tarnishing. The signs were beyond repair and were removed.

General Manager Johnson added that the district is preparing to redo the steps in that area. He also noted that the wooden sign located near the Sunridge entrance has not been operational for many years.

Trustee Stulac thanked staff for the clarification and stated he would relay the information back to the resident.

Chairman Clark-Ross announced that a date had been set for the 13-year anniversary celebration of the North County senior lunch program. He explained that the program began approximately 13 years ago with support from General Manager Chris Johnson and others. The celebration is scheduled for Wednesday, September 9, and will be held at the park. Chairman Clark-Ross invited Board members, staff, and District Counsel Chuck Zumpft to attend. She explained that the event will be held during the regular senior lunch timeframe and will include lunch as part of the celebration.

Chairman Clark-Ross stated that he had spoken with Corey from Douglas County regarding food arrangements and that additional details, including the menu and schedule, are still being finalized.

The Board discussed the event as a "save the date" item, with lunch expected to begin around the normal time of approximately 11:30 a.m. to noon. Chairman Clark-Ross noted that the celebration will include additional activities, including a talent show and other entertainment.

9. Adjournment

Trustee Garcia motioned to adjourn the meeting. Trustee Stulac seconded. Motion carried 4-0. Secretary/Treasurer Siegman was absent from the meeting

Meeting adjourned at 6:57PM

FINAL APPROVED MINUTES AS PRESENTED

**Secretary/Treasurer
Russ Siegman**

DRAFT

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