

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

Chairman Robert Stulac	Vice Chairman Robert Garcia	Secretary/Treasurer Russ Siegman	Trustee Vicky Lufrano	Trustee Dale Dunham
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**December 18, 2024
Regular Board Meeting
6:00 P.M.
District Board Room
3394 James Lee Park Road
Carson City, NV
89705
(775) 267-2805**

MISSION STATEMENT

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

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

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

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

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

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

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

AGENDA

6:00 P.M. – Regular Meeting

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

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

4. Approval of Agenda-Chairman
Items on this agenda may be taken out of order. Two or more agenda items may be combined for consideration. Any item appearing on this agenda may be removed, or its discussion delayed at any time.
 - Motion
 - Vote
5. Discussion and possible action to accept the annual audit for fiscal year ending June 30, 2024. Presentation by District audit firm Steele and Associates. (Jonathan Steele/General Manager, Chris Johnson)
 - 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
 - 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 provide candidate information during elections. (Chairman, Stulac)
 - Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment

8. Discussion and possible action regarding goals discussed during General Manager Chris Johnson's annual performance evaluation.
(Chairman, Stulac)
 - Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment

9. Presentation of Service Award to Dale Dunham for his years of service to the Indian Hills General Improvement District Board of Trustees.
(General Manager, Chris Johnson)
 - Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment

10. Discussion and possible action to approve Draft Minutes from the November 20, 2024, Board meeting.
 - Board of Trustees Discussion
 - Open Public
 - Close Public Comment

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

12. Adjournment

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., December 13, 2024, by



Brooke Thompson

AGENDA ITEM 5.

Discussion and possible action to accept the annual audit for fiscal year ending June 30, 2024. Presentation by District audit firm Steele and Associates.

(Jonathan Steele/General Manager, Chris Johnson)

Indian Hills General Improvement District
Financial Statements
June 30, 2024

Draft

**INDIAN HILLS GENERAL IMPROVEMENT DISTRICT
FINANCIAL STATEMENTS
AND SUPPLEMENTARY INFORMATION
YEAR ENDED JUNE 30, 2024**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Trustees of the
Indian Hills General Improvement District

Opinions

We have audited the accompanying financial statements of the government activities, business-type activities, each major fund, and the aggregate remaining fund information of the Indian Hills General Improvement District as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities of the Indian Hills General Improvement District as of June 30, 2024, and the changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the financial Statements section of our report. We are required to be independent of the Indian Hills General Improvement District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Indian Hills General Improvement District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Indian Hills General Improvement District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Indian Hills General Improvement District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, and pension information on pages 4 through 7, 36 and 37 through 38, respectively, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required management discussion and analysis, and pension information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The budgetary comparison information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the budgetary comparison information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Indian Hills General Improvement District's basic financial statements. The supplementary information included on pages 40 through 42 is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is

fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated November 15, 2024, on our consideration of the Indian Hills General Improvement District's internal control over financial reporting and our test of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Indian Hills General Improvement District's internal control over financial reporting and compliance.

Carson City, Nevada
November 15, 2024

Draft

Draft

Indian Hills General Improvement District
Management's Discussion & Analysis (Unaudited)
June 30, 2024

The management's discussion and analysis provides an overview of the District's financial activities for the fiscal year ended June 30, 2024. Please read it along with the District's financial statements, which follow this section.

Responsibility for both the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures, rests with the District. We believe the data, as presented, is accurate in all material aspects; that it is presented in a manner designed to fairly set forth the financial position and results of the operations of the District; and that all disclosures necessary to enable the reader to gain an understanding of the District's financial activity have been included.

Financial Highlights

- Capital assets in the Enterprises Fund went up by \$1,423,075.
- Capital assets in the General Fund increased by \$679,821

Financial Overview

The District accounts for its overall financial matters through two primary Funds. The General Fund (Governmental type activities) accounts for all tax revenues and displays all amounts and types of expenses spent from those tax revenues. The Enterprise Fund (Business type activities) accounts for all non-tax service revenues produced by utility billings to customers and displays all amounts and types of expenses spent from those service fees.

These two funds are maintained entirely separate from each other, with provisions which allow movement of monies between them, but only on specific Board approval. These movements are shown in the financial statements as transfers in or transfers out.

Activities funded by the General Fund include the appropriate share of overall District administration, plus parks and recreation, storm drains and streets. All costs associated with these types of activities, from staff related costs to materials and operational supplies are budgeted annually. Annually, by the end of May, the Board sets a real estate tax rate for properties within the District, after receiving rate authorization limits from the State Department of Taxation (Taxation) by mid March.

The District has, on at least seven occasions in the last 29 years, adopted a tax rate for the year lower than the rate authorized by Taxation. As this key decision is made, the Board considers the entire scope of general fund supported activities, to be provided for during the upcoming year, the amount of general fund reserves, which should be kept in place for the future year, and then determines the rate that will produce those revenues.

Water production, storage, treatment and distribution, as well as sewage collection, treatment, effluent storage and disposal activities, for the entire utility district, are the activities which are funded by and accounted for in the Enterprise Fund. All costs associated with these types of activities, from staff related costs to materials and operational supplies, are budgeted annually and accounted for separately.

The board reviews the utility rates annually to determine the need for rate increases. Federal and State regulations or specifically required or internally determined infrastructure improvements, and utility systems expansion to accommodate growth, all influence the utility rate making function.

**Indian Hills General Improvement District
Management's Discussion & Analysis (Unaudited)
June 30, 2024**

Budgeting for a specific upcoming year is a function of projecting these rates, currently in effect, across the number of customers and volumes of usage to predict revenues, project reserves, and plan for systems improvements

Condensed Financial Statements

The condensed Statement of Net Position is as follows:

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
ASSETS						
Current & other assets	\$ 3,914,399	\$ 3,483,256	\$ 7,408,567	\$ 7,727,724	\$ 11,322,966	\$ 11,210,980
Capital assets	4,830,542	4,440,241	14,342,766	13,817,973	19,173,308	18,258,214
Non current assets	-	-	216,623	222,103	216,623	222,103
Deferred outflows	281,181	248,269	441,835	467,409	723,016	715,678
Total assets	9,026,122	8,171,766	22,409,791	22,235,209	31,435,913	30,406,975
LIABILITIES						
Current liabilities	430,258	57,627	814,749	560,049	1,245,007	617,676
Non current liabilities	703,037	566,157	3,781,367	4,105,548	4,484,394	4,671,705
Deferred outflows	51,170	70,527	269,604	333,924	320,774	404,451
Total liabilities	1,184,465	694,311	4,865,710	4,999,521	6,050,175	5,693,832
NET POSITION						
Invested in capital assets, net of related debt	4,813,061	4,424,400	11,289,242	10,412,871	16,102,303	14,837,271
Restricted cash	1,582,645	1,619,246	3,303,044	4,189,401	4,885,689	5,807,647
Unrestricted	1,445,951	1,434,809	2,951,785	2,633,416	4,397,746	4,068,225
Total net position	\$ 7,841,657	\$ 7,477,455	\$ 17,544,081	\$ 17,235,688	\$ 25,385,738	\$ 24,713,143

The condensed Statement of Activities is as follows:

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
REVENUE						
Charges for services	\$ -	\$ -	\$ 2,558,783	\$ 2,628,228	\$ 2,558,783	\$ 2,628,228
General revenue	1,639,766	1,485,572	132,883	36,832	1,771,649	1,522,404
Transfers	(139,685)	(33,447)	139,665	33,447	-	-
Total revenue	1,499,101	1,452,125	2,831,331	2,698,507	4,330,432	4,150,632
EXPENDITURES						
General government	309,734	275,473	-	-	309,734	275,473
Public works	478,285	434,879	-	-	478,285	434,879
Culture & recreation	346,880	322,109	-	-	346,880	322,109
Water & sewer	-	-	2,432,109	2,287,869	2,432,109	2,287,869
Interest expenses	-	-	90,829	102,595	90,829	102,595
Total expenses	1,134,899	1,032,461	2,522,938	2,390,464	3,657,837	3,422,925
Change in Net Position	\$ 364,202	\$ 419,664	\$ 308,393	\$ 308,043	\$ 672,595	\$ 727,707

Indian Hills General Improvement District
Management's Discussion & Analysis (Unaudited)
June 30, 2024

Overall Financial Position and Results of Operations

The General Fund is sufficient to support the activities and programs operated within that fund. A greater emphasis has been placed on the maintenance of the District roads. This will require, at least the maintenance of the existing ad valorem tax rate.

The utility operations are under pressure to make some significant and expensive improvement expenditures over the next few years. This internal pressure is compounded by federal requirements as to the lower arsenic levels, which have been addressed by the construction of the pipeline from Douglas County. The District has installed emergency power generators at the District's main production well, the water treatment plant and the wastewater plant. State required treatments have also put external pressure on the District.

Operational Changes & Potential Future Impacts

The District has joined forces with Douglas County to build a pipeline to provide higher quality water to the District and to address the Federal arsenic standards. The District has received grants and loans from the State of Nevada and USDA. The District received grant commitments in the amount of \$1,684,722. The District received loan commitments in the amount of \$2,040,552. Construction on the pipeline was completed in the 2013/2014 fiscal year. The repayment period is 40 years but they can be repaid sooner without penalty if funds are available.

The District is approaching construction build out and cannot rely on connection fees paid for by developers and individuals to make significant improvements in its utility infrastructure. Therefore, the monthly water and sewer rates will need to be evaluated on a yearly basis. The District approved a five year rate plan with annual increases reserved for infrastructure repairs during the 2014-2015 fiscal year. The last increase in this five-year plan was effective September 2018. The District is looking at a possible rate increase for the 2024/2025 fiscal year.

The miles of streets and the number of parks and public facilities are about to be stabilized. There is limited planning for expanded operations. As infrastructure ages, maintenance costs will still be a challenge.

Utility operational changes, as to supply and treatment of water and as to volume and treatment of wastewater, are expected to be impacted by the new state regulations requiring even higher level certifications (and increased numbers) of utility operators.

The District has received loans from USDA to pay for the sewer plant improvements which will be needed to meet State requirements. The loan is in the amount of \$1,115,000 payable over 40 years. Construction was completed in the 2013/2014 fiscal year.

Budget Variance-General Fund Analysis

Budgeting commences in late January inside District Administration. By mid-February each governmental entity is provided preliminary projections from Taxation as to the projected tax revenues (sales taxes and ad valorem taxes), which are expected to be available to the entities. From these preliminary figures, a preliminary budget presentation is developed; the final figures come from Taxation in mid-March. The District adopts its next year budget by the end of May.

Indian Hills General Improvement District
Management's Discussion & Analysis (Unaudited)
June 30, 2024

Capital Assets & Debt-Current & Future

The District is organized under NRS 318 as a multi-faceted general improvement district. Under this organization, the District is allowed an upper limit indebtedness of 50% of the assessed value of properties inside the District. The assessed valuation of the District at June 30, 2024, is in excess of \$180,096,893. The District's debt is currently at \$2,957,654. This debt is approximately 1.6%. This is a healthy debt position and debt service is manageable in operating budgets.

The District budgeted 4.25% of projected net revenue to reserve for future infrastructure expenses.

Management Decisions & Future Impacts

Short term, the most significant potential impacts on the District finances are related to the utility operations. Given increasingly higher standards being placed on both the delivery of high quality water and the collection and treatment of wastewater, as well as the aging of the District's facilities, we believe greater emphasis will need to be placed on the collection of depreciation funds. The potential impacts, if realized, will be in the monthly rates.

Long term, the maintenance and needed upgrade of the District's streets, and the increased standards for the maintenance of the extensive storm drain system will impact the General Fund. Also, the construction of the pipeline in conjunction with Douglas County will impact the Enterprise Fund as the District will be required to repay the loans taken out to finance the construction. The District's General Fund should be in rather good shape for the foreseeable future.

Request for Information

This financial report is designed to provide a general overview of the District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the District at 3394 #A James Lee Park Road, Carson City, NV 89705, or call 775-267-2805.

Indian Hills General Improvement District
Statement of Net Position
June 30, 2024

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
ASSETS			
Current Assets			
Cash & cash equivalents	\$ 3,787,043	\$ 7,015,968	\$ 10,803,011
Taxes receivable	71,341	-	71,341
Accounts receivable, less allowance for doubtful accounts of \$0 and \$9,665	6,292	253,322	259,614
Other assets	49,723	139,277	189,000
Total Current Assets	<u>3,914,399</u>	<u>7,408,567</u>	<u>11,322,966</u>
Lease receivable	-	216,623	216,623
Lease assets, net of accumulated amortization	17,481	-	17,481
Property, Plant & Equipment, net	4,813,061	14,342,766	19,155,827
Total Assets	<u>8,744,941</u>	<u>21,967,956</u>	<u>30,712,897</u>
Deferred Outflows of Resources			
Pension requirement	281,181	441,835	723,016
Total Assets and Deferred Outflows of Resources	<u>9,026,122</u>	<u>22,409,791</u>	<u>31,435,913</u>
LIABILITIES			
Current Liabilities			
Accounts payable	392,160	340,529	732,689
Accrued payroll & benefits	31,385	62,630	94,015
Prepaid user fees	-	30,099	30,099
Accrued interest	-	15,833	15,833
Due to IRS	-	6,302	6,302
Current portion lease liability	6,713	-	6,713
Current portion of long-term debt	-	359,356	359,356
Total Current Liabilities	<u>430,258</u>	<u>814,749</u>	<u>1,245,007</u>
Non-Current Liabilities			
Compensated absences	1,610	2,655	4,265
Premium on bond issue	-	95,870	95,870
Bonds payable	-	2,598,298	2,598,298
Lease liability	11,237	-	11,237
Net pension liability	690,190	1,084,534	1,774,724
Total Non-Current Liabilities	<u>703,037</u>	<u>3,781,357</u>	<u>4,484,394</u>
Total Liabilities	<u>1,133,295</u>	<u>4,596,106</u>	<u>5,729,401</u>
Deferred Inflows of Resources			
Deferred inflows of resources - lease	-	189,197	189,197
Pension requirement	51,170	80,407	131,577
Total Liabilities and Deferred Inflows of Resources	<u>1,184,465</u>	<u>4,865,710</u>	<u>6,050,175</u>
NET POSITION			
Invested in capital assets, net of related debt	4,813,061	11,289,242	16,102,303
Restricted cash	1,582,645	3,303,044	4,885,689
Unrestricted	1,445,951	2,951,795	4,397,746
Total Net Position	<u>\$ 7,841,657</u>	<u>\$ 17,544,081</u>	<u>\$ 25,385,738</u>

See Accompanying Accountant's Audit Report & Notes to Financial Statements

Indian Hills General Improvement District
Statement of Activities
For the Year Ended June 30, 2024

	Program Revenues		Net (Expense) Revenue and Changes in Net Assets		
	Expenses	Charges for Services Capital Grants & Contributions	Governmental Activities	Business-Type Activities	Total
FUNCTIONS/PROGRAMS					
Governmental Activities					
General government	\$ 309,734	\$ -	\$ (309,734)	\$ -	\$ (309,734)
Public works	478,285	-	(478,285)	-	(478,285)
Culture & recreation	346,880	-	(346,880)	-	(346,880)
Total governmental activities	<u>1,134,899</u>	<u>-</u>	<u>(1,134,899)</u>	<u>-</u>	<u>(1,134,899)</u>
Business-Type Activities					
Water & sewer	2,432,109	2,558,783	-	126,674	126,674
Interest expense	90,829	-	-	(90,829)	(90,829)
Total business-type activities	<u>2,522,938</u>	<u>2,558,783</u>	<u>-</u>	<u>35,845</u>	<u>35,845</u>
Total	\$ 3,657,837	\$ 2,558,783	(1,134,899)	35,845	(1,099,054)
GENERAL REVENUES					
Tax revenue			1,519,132	-	1,519,132
Interest earnings			48,862	120,434	169,296
Grant revenue			41,558	-	41,558
Miscellaneous revenue			29,214	12,449	41,663
Gain on asset disposition			-	-	-
Interfund transfers			(139,665)	139,665	-
Total General Revenue			<u>1,499,101</u>	<u>272,548</u>	<u>1,771,649</u>
Change in Net Position			364,202	308,393	672,595
Net Position, June 30, 2023			7,477,455	17,235,688	24,713,143
Net Position, June 30, 2024			<u>\$ 7,841,657</u>	<u>\$ 17,544,081</u>	<u>\$ 25,385,738</u>

See Accompanying Accountant's Audit Report & Notes to Financial Statements

Indian Hills General Improvement District
Balance Sheet and Reconciliation of the
Balance Sheet to the Statement of Net Position
June 30, 2024

ASSETS	
Cash and investments	\$ 3,787,043
Taxes receivable	71,341
Accounts receivable	6,292
Other assets	<u>49,723</u>
Total Assets	<u>\$ 3,914,399</u>
LIABILITIES	
Accounts payable	392,160
Accrued payroll & benefits	6,838
Compensated absences	<u>24,547</u>
Total Liabilities	<u>423,545</u>
FUND BALANCE	
Assigned	1,582,645
Non-spendable	49,723
Unassigned	<u>1,858,486</u>
Total Fund Balance	<u>3,490,854</u>
Total Liabilities and Fund Balance	<u>\$ 3,914,399</u>
RECONCILIATION OF THE BALANCE SHEET TO THE STATEMENT OF NET POSITION	
Fund Balance - General Fund	\$ 3,490,854
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	10,150,831
Less accumulated depreciation	(5,337,770)
Less noncurrent compensated absences	(1,610)
Right of use assets - lease	17,481
Less lease liability	(17,950)
Deferred outflows of resources - pension requirement	281,181
Less net pension liability	(690,190)
Less deferred inflows of resources - pension requirement	<u>(51,170)</u>
Net Position of Governmental Activities	<u>\$ 7,841,657</u>

See Accompanying Accountant's Audit Report & Notes to Financial Statements

Indian Hills General Improvement District
General Fund
Statement of Revenue, Expenditures and Changes
In Fund Balance – Budget and Actual
And Reconciliation of Statement of Revenue,
Expenditures and Changes in Fund Balance to the Statement of Activities
For the Year Ended June 30, 2024

	<u>BUDGETED AMOUNTS</u>		Actual	Variance Favorable (Unfavorable)
	<u>Original</u>	<u>Final</u>		
REVENUES				
Intergovernmental revenue				
Ad Valorem taxes	\$ 1,154,366	\$ 1,154,366	\$ 1,131,995	\$ (22,371)
Consolidated tax	404,710	404,710	387,137	(17,573)
Grants	-	-	41,558	41,558
Miscellaneous				
Interest on investments	2,500	2,500	48,862	46,362
Miscellaneous	22,200	22,200	29,214	7,014
Total Revenues	<u>1,583,776</u>	<u>1,583,776</u>	<u>1,638,766</u>	<u>54,990</u>
EXPENDITURES				
General Government				
Salaries	72,719	72,719	65,617	7,102
Benefits	29,200	37,100	28,824	8,276
Services & supplies	223,950	216,050	198,314	17,736
Capital outlay	-	-	-	-
Total General Government	<u>325,869</u>	<u>325,869</u>	<u>292,755</u>	<u>33,114</u>
Public Works				
Salaries	167,233	167,233	122,596	44,637
Benefits	68,300	69,350	18,246	51,104
Services & supplies	95,425	91,068	66,648	24,420
Capital outlay	-	3,307	627,570	(624,263)
Total Public Works	<u>330,958</u>	<u>330,958</u>	<u>835,060</u>	<u>(504,102)</u>
Culture & Recreation				
Salaries	165,235	165,235	122,408	42,827
Benefits	55,300	56,350	5,422	50,928
Services & supplies	153,175	148,625	132,976	15,649
Capital outlay	-	3,500	52,251	(48,751)
Total Culture & Recreation	<u>373,710</u>	<u>373,710</u>	<u>313,057</u>	<u>60,653</u>
Total Expenditures	<u>1,030,537</u>	<u>1,030,537</u>	<u>1,440,872</u>	<u>(410,335)</u>
Excess (Deficiency) of Revenues over Expenditures	<u>\$ 553,239</u>	<u>\$ 553,239</u>	197,894	<u>\$ (355,345)</u>
FUND BALANCE, June 30, 2023			3,432,625	
Interfund Transfers			<u>(139,665)</u>	
FUND BALANCE, June 30, 2024			<u>\$ 3,490,854</u>	

See Accompanying Accountant's Audit Report & Notes to Financial Statements

Indian Hills General Improvement District
 General Fund
 Statement of Revenue, Expenditures and Changes
 In Fund Balance – Budget and Actual
 And Reconciliation of Statement of Revenue,
 Expenditures and Changes in Fund Balance to the Statement of Activities
 For the Year Ended June 30, 2024

RECONCILIATION OF THIS STATEMENT OF REVENUE, EXPENDITURES, AND CHANGES IN
 FUND BALANCE TO THE STATEMENT OF ACTIVITIES

Net Change in Fund Balance - General Fund	\$ 197,894
Amount reported for governmental activities in the statement of activities are different because:	
Interfund transfers	(139,665)
Less current ROU asset amortization	(8,331)
Less current year depreciation	(291,160)
Less lease liability interest expense	(631)
Add back equipment lease expense	9,026
Add back capital outlay	679,821
Less difference between pension expense and contributions	(82,148)
Less change in noncurrent compensated absences	(603)
	(603)
Change in Net Position of Governmental Activities	\$ 364,203

Indian Hills General Improvement District
Enterprise Funds
Statement of Net Position
June 30, 2024

	Business-Type Activities		
	Water Fund	Sewer Fund	Total
ASSETS			
Current Assets			
Cash & cash equivalents	\$ 2,770,359	\$ 4,245,609	\$ 7,015,968
Accounts receivable, net of allowance for doubtful accounts of \$5,509 and \$4,156	152,890	100,932	253,322
Other assets	116,280	22,997	139,277
Total Current Assets	3,039,029	4,369,538	7,408,567
Lease receivable	216,628	-	216,623
Property, Plant & Equipment, net	7,971,996	6,370,770	14,342,766
Total Assets	11,227,648	10,740,308	21,967,956
Deferred Outflows of Resources			
- Pension requirement	193,913	247,922	441,835
Total Assets and Deferred Outflows of Resources	11,421,561	10,988,230	22,409,791
LIABILITIES			
Current Liabilities			
Accounts payable	87,923	252,606	340,529
Accrued payroll & benefits	30,081	32,549	62,630
Prepaid user fees	17,156	12,943	30,099
Accrued interest	13,017	2,816	15,833
Due to IRS	6,302	-	6,302
Current portion of long-term debt	244,519	114,837	359,356
Total Current Liabilities	398,998	415,751	814,749
Non-Current Liabilities			
Compensated absences	1,571	1,084	2,655
Premium on bond issue	33,555	62,315	95,870
Note and bonds payable	1,337,285	1,261,013	2,598,298
Net pension liability	475,981	608,553	1,084,534
Total Liabilities	2,247,390	2,348,716	4,596,106
Deferred Inflows of Resources			
Deferred inflows of resources - lease	189,197	-	189,197
Pension requirement	35,289	45,118	80,407
Total Liabilities and Deferred Inflows of Resources	2,471,876	2,393,834	4,865,710
NET POSITION			
Invested in capital assets, net of related debt	6,356,637	4,932,605	11,289,242
Restricted cash	1,843,694	1,459,350	3,303,044
Unrestricted	749,354	2,202,441	2,951,795
Total Net Position	\$ 8,949,685	\$ 8,594,396	\$ 17,544,081

See Accompanying Accountant's Audit Report & Notes to Financial Statements

Indian Hills General Improvement District
Enterprise Funds
Statement of Revenue, Expenses, and Changes in Net Position
For the Year Ended June 30, 2024

	Business-Type Activities		
	Water Fund	Sewer Fund	Total
OPERATING REVENUE			
Water & sewer user fees	\$ 1,444,442	\$ 1,109,211	\$ 2,553,653
Gain on disposal of assets	-	-	-
Connection fees	5,130	-	5,130
Grant income	-	-	-
Miscellaneous income	12,199	250	12,449
Total Operating Revenue	<u>1,461,771</u>	<u>1,109,461</u>	<u>2,571,232</u>
OPERATING EXPENSES			
Salaries & wages	275,960	257,546	533,446
Employees benefits	172,313	178,658	350,971
Services & supplies	421,669	227,741	649,410
Depreciation	512,897	385,385	898,282
Total Operating Expenses	<u>1,382,779</u>	<u>1,049,330</u>	<u>2,432,109</u>
Operating Income (Loss)	<u>78,992</u>	<u>60,131</u>	<u>139,123</u>
NONOPERATING REVENUE (EXPENSES)			
Interest income	73,680	46,754	120,434
Interest expense	(50,736)	(40,093)	(90,829)
	<u>22,944</u>	<u>6,661</u>	<u>29,605</u>
Income (Loss) Before Capital Contributions and Transfers	101,936	66,792	168,728
INTERFUND TRANSFERS	<u>35,551</u>	<u>104,114</u>	<u>139,665</u>
Change In Net Position	137,487	170,906	308,393
NET POSITION, June 30, 2023	<u>8,812,198</u>	<u>8,423,490</u>	<u>17,235,688</u>
NET POSITION, June 30, 2024	<u>\$ 8,949,685</u>	<u>\$ 8,594,396</u>	<u>\$ 17,544,081</u>

See Accompanying Accountant's Audit Report & Notes to Financial Statements

Indian Hills General Improvement District
Enterprise Funds
Statement of Cash Flows
For the Year Ended June 30, 2024

	Business-Type Activities		
	Water Fund	Sewer Fund	Total
CASH FLOW FROM OPERATING ACTIVITIES			
Cash received from customers	\$ 1,436,878	\$ 1,105,630	\$ 2,542,508
Miscellaneous cash receipts	250	250	500
Payment of employee salaries & benefits	(463,630)	(416,101)	(879,731)
Payment of services & supplies	(432,363)	(254,925)	(687,288)
Net cash provided by operating activities	<u>541,195</u>	<u>434,854</u>	<u>975,989</u>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES			
Interfund transfers	35,551	104,114	139,665
Net cash provided (used) by non-capital financing activities	<u>35,551</u>	<u>104,114</u>	<u>139,665</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Acquisition and construction of capital assets	(748,008)	(367,475)	(1,115,481)
Bond amortization premium	(1,398)	(2,596)	(3,994)
Principal paid on long-term debt	(236,733)	(110,852)	(347,585)
Interest paid on long-term debt	(53,806)	(40,675)	(94,481)
Net cash provided (used) by capital and related financing activities	<u>(1,039,943)</u>	<u>(521,598)</u>	<u>(1,561,541)</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest received on investments	72,941	46,754	119,695
Net cash provided by investing activities	<u>72,941</u>	<u>46,754</u>	<u>119,695</u>
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(390,316)	64,124	(326,192)
CASH AND CASH EQUIVALENTS, June 30, 2023	<u>3,160,675</u>	<u>4,181,485</u>	<u>7,342,160</u>
CASH AND CASH EQUIVALENTS, June 30, 2024	<u>\$ 2,770,359</u>	<u>\$ 4,245,609</u>	<u>\$ 7,015,968</u>

See Accompanying Accountant's Audit Report & Notes to Financial Statements

Indian Hills General Improvement District
Enterprise Funds
Statement of Cash Flows
For the Year Ended June 30, 2024

	Business-Type Activities		
	Water Fund	Sewer Fund	Total
RECONCILIATION OF OPERATING INCOME (LOSS TO NET CASH PROVIDED BY OPERATING ACTIVITIES			
Operating income (loss)	\$ 78,992	\$ 60,131	\$ 139,123
Non-cash adjustment			
Depreciation	812,897	385,385	898,282
Increase (decrease) in cash from changes in:			
Accounts receivable	(12,271)	(3,263)	(15,534)
Other assets	32,071	7,482	39,553
Accounts payable	(32,421)	(31,386)	(63,807)
Accrued payroll and benefits	(41,625)	13,038	(28,587)
Prepaid user fees	(422)	(318)	(740)
Compensated absences	3,914	3,785	7,699
Net cash provided by operating activities	<u>\$ 541,135</u>	<u>\$ 434,854</u>	<u>\$ 975,989</u>

Indian Hills General Improvement District
Notes to Financial Statements
June 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Indian Hills General Improvement District (the District) is governed by an elected board of trustees and is responsible for providing water and sewer services and maintaining the streets and parks within its boundaries.

The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The accounting policies of the District conform to generally accepted accounting principles. The following is a summary of such significant policies:

Reporting Entity

The financial statements of the District consist only of the funds of the District. The District has no oversight responsibility for any other governmental entity since no other entities are considered to be controlled by or dependent on the District. Control or dependence is determined on the basis of budget adoption, taxing authority, funding, and appointment of the governing board.

Government-Wide and Fund Financial Statements

The statement of net position and statement of activities comprise the government-wide financial statements and report information on all the non-fiduciary activities of the District. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given program or function is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific program or function. Program revenues include charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given program or function and grants and contributions that are restricted to meeting the operational or capital requirements of a particular program or function. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds, if any, are reported as separate columns in the fund statements.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are proprietary funds and fiduciary funds. Under this method, revenues are recognized at the time they are earned and expenses are recognized when the related liabilities are incurred. This basis also provides for matching of costs to the benefiting fiscal periods by capitalizing costs to be depreciated or amortized. Grants are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

Indian Hills General Improvement District
Notes to Financial Statements
June 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. This method provides for recognizing expenditures at the time liabilities are incurred, while revenues are recorded when measurable and available to finance expenditures of the fiscal period. An exception to this general rule is that principal and interest on general long-term debt are recognized as expenditures when due. Available is defined as being due and collected within the current period or within 60 days of fiscal year end. Revenues due but received after the 60 day period are recorded as receivables and deferred revenue since the revenue is not available.

The accounts of the District are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenue, and expenditures, or expenses as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. The District reports the following major governmental fund:

General fund: The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in other funds.

Additionally, the District reports the following fund types:

Enterprise funds are used to account for those operations that are financed and operated in a manner similar to private business or where the board has decided that the determination of revenue earned, costs incurred and/or net income is necessary for management accountability.

Private-sector standards of accounting and financial reporting issued prior to December 1, 1989, generally are followed in both the government-wide and proprietary fund financial statements to the extent that those standards do not conflict with or contradict guidance of the Government Accounting Standards Board. Governments also have the option of following subsequent private-sector guidance for their business-type activities and enterprise funds, subject to this same limitation. The District has elected not to follow subsequent private-sector guidance.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the water and sewer program and other programs and functions of the District. Elimination of these charges would distort the direct costs and program revenue reported for the various programs and functions concerned. Internal balances reflected on the statement of net assets are self balancing accounts used to balance the major funds and indicate amounts paid by the Enterprise fund on behalf of the General fund.

Amounts reported as program revenue include charges to customers and operating grants and contributions. Resources dedicated by the District are reported as general revenue as are all tax revenue.

Indian Hills General Improvement District
Notes to Financial Statements
June 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

Amounts reported as program revenue include charges to customers and operating grants and contributions. Resources dedicated by the District are reported as general revenue as are all tax revenue.

Proprietary funds distinguish operating revenue and expenses from non-operating items. Operating revenue and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenue of the District is the water and sewer user fees. Operating expenses include the cost of the salaries, benefits paid, administration, services and supplies.

Capital Assets

Capital assets include land, buildings, machinery and equipment, which are reported in the applicable governmental or business-type activities column in the government wide financial statements. Assets purchased or acquired with an original cost of \$3,000 or more are reported at historical costs. Donated assets are recorded at their estimated fair market value on the date donated. The cost of maintenance and repairs is charged to expense as incurred. When capital assets are retired or otherwise disposed of, the cost and related accumulated depreciation are removed from the accounts, and any resulting gain or loss is recognized in income for the period. Depreciation on all capital assets is provided on the straight-line basis over the estimated useful life as follows:

	Years
Buildings	5 - 30
Office furniture & equipment	5 - 15
Software	3 - 5
Vehicles & equipment	5 - 15
Other equipment	6 - 15
Park equipment & improvements	15 - 30
Street improvements	10
Water & sewer system	10 - 40

Encumbrances

Encumbrance accounting, under which purchase orders, contracts and other commitments for the expenditure of monies are recorded in order to reserve a portion of the applicable appropriation, is employed as an extension of formal budgeting integration in the General fund. Encumbrances lapse at the year end and are not carried over the succeeding year.

Indian Hills General Improvement District
Notes to Financial Statements
June 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the governmental activities. Bond premiums and discounts, as well as insurance costs, are deferred and amortized over the life of the bonds using the proportionate-to-stated-interest-requirements method.

In the fund financial statements, governmental fund types recognize the face amount of the debt issued as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs are reported as current expenditures of the fund receiving the proceeds.

Property Taxes

Property taxes are levied on July 1 each year, and are due in four equal installments in August, October, January, and March. Taxes are considered delinquent if not paid within ten days of the due dates.

The District does not directly collect any taxes. All taxes are collected by the county or state and remitted to the District. Property tax revenue is recognized when it becomes available. Available includes current and prior year's property taxes collected by the District or the county within sixty days after year-end.

Statement of Cash Flows

For purposes of the statement of cash flows, the District considers all highly liquid debt instruments with an original maturity of three months or less when purchased to be cash equivalents.

Compensated Absences

The District accrues a liability for compensated absences that meet all of the following criteria:

- A. The District's obligations relating to employee's rights to receive compensation for future absences is attributable to services already rendered;
- B. The obligation relates to rights that vest or accumulate;
- C. Payment of compensation is probable; and
- D. The amount can be reasonably estimated.

Vacation and sick leave may be accumulated by employees up to certain maximums and is payable upon retirement or termination. At the statement date, District personnel had accumulated vacation and sick pay of \$81,616

Indian Hills General Improvement District
Notes to Financial Statements
June 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Deferred Outflows and Inflows of Resources

In addition to assets, a separate section is reported for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period and will not be recognized as an outflow of resources (expense/expenditure) until then. The changes in proportion and differences between employer contributions and proportionate share of contributions as well as contributions made after the measurement period for pensions qualify for reporting in this category.

In addition to liabilities, a separate section is reported for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period and will not be recognized as an inflow of resources (revenue) until that time. Differences between expected and actual experience and between projected and actual investment earnings on pension plan investments, as well as the income related to the lease receivable, qualify for reporting in this category.

Fund Equity

In the fund financial statements, fund balance for Governmental fund are reported in classifications that comprise a hierarchy based primarily on how amounts can be spent. These include "non-spendable" which are not expected to be converted to cash, and consist of prepaid expense items, "restricted" by conditions of law, regulation grants or contract with external parties, "committed" which arise from acts of the District's Board, "assigned" which reflect an intent by management of the District or "unassigned" which is the residual amount. "Assigned" amounts are those amounts set aside to cover future capital expenditures related to replacement of fully depreciated capital assets.

The District first utilizes restricted resources to finance qualifying activities then unrestricted resources, as they are needed when amounts are available for the same use.

The District first utilizes committed resources, then assigned and then unassigned when amounts are available for the same use.

Net Position

In the fund and the government-wide financial statements, net position is presented in one of three classifications. Assets invested in capital assets are net of related debt, restricted and the residual unrestricted net assets. In the governmental environment, resources are often assigned or committed to specific purposes, indicating that those amounts are not considered available for general operations. In contrast to restricted amounts, these types of constraints are internal and can be removed or modified. Therefore, assignments and commitments are not presented in the statements of net position.

Indian Hills General Improvement District
Notes to Financial Statements
June 30, 2024

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Public Employees' Retirement System of Nevada (PERS) and additions to/deductions from PERS's fiduciary net position have been determined on the same basis as they are reported by PERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

NOTE 2 – BUDGETS AND BUDGETARY ACCOUNTING

The District adheres to the Local Government Budget Act incorporated within the statutes of the State of Nevada, which includes the following major procedures to establish the budgetary data reflected in these financial statements:

1. On or before April 15, the District's Board of Trustees files tentative budget with the Nevada Department of Taxation for all funds.
2. Prior to June 1, at a public hearing, the board indicates changes, if any, to be made to the tentative budget and adopts a final budget by the favorable vote of majority of the members of the Board. The final budget is then forwarded to the Nevada Tax Commission to approve the requested Ad Valorem tax rate.
3. Formal budgetary integration in the financial records is employed to enhance management control during the year for all funds.
4. Budgets for funds are adopted on a basis consistent with Generally Accepted Accounting Principles (GAAP). Appropriations lapse at year end.
5. Budgeted amounts within funds, and between funds, may be transferred if amounts do not exceed the amounts originally budgeted. Such transfers are to be approved by the Budget Officer and/or the Board of Trustees, depending on the established criteria. Budget augmentations in excess of original budgetary amounts may be made only with prior approval of the District's Board of Trustees, following a scheduled and noticed public hearing.

In accordance with state statutes, actual expenditures may not exceed budgetary appropriations of the various functions of the General fund, or total appropriations of the Enterprise fund, except for bond repayments, short-term financing repayment and any other long-term contract expressly authorized by law or payments for the construction of public works from funds provided by the proceeds of a sale of bonds or short-term financing.

Indian Hills General Improvement District
Notes to Financial Statements
June 30, 2024

NOTE 3 - CASH AND CASH EQUIVALENTS

The District invests cash in either the state governmental deposit pool, which holds securities collateralizing deposits, or with a commercial bank, which also collateralizes all state government deposits.

The State of Nevada Local Government Investment Pool is recorded at cost, which approximates fair value and is available to be withdrawn by the District on demand. The Pool is administered by the State Treasurer, with oversight by the State of Nevada Board of Finance. State statutes require the State Treasurer to collateralize the deposits made to it with other securities. The State of Nevada investment pool is an unrated external investment pool that does not provide information on realized or unrealized gain or loss activity. Accordingly, changes in the investment pool are reflected as net investment income in the accompanying financial statements. The District reports its investments at fair value, which total \$350,980 at June 30, 2024.

By provision of statutes, the District is authorized to deposit all money in banks or savings and loan associations located in the State of Nevada and must be subject to withdrawal on demand.

Restricted cash in the Business-Type Activities consists of the following:

	Water Fund	Sewer Fund	Total
Reserved from connection fees	\$ 314,643	\$ 288,993	\$ 603,636
Reserved for depreciation	175,180	235,047	410,227
Reserved for water tank	41,472	-	41,472
Restricted bond funds	344,800	6,180	350,980
Reserved for rate increase	781,920	866,853	1,648,773
Reserved for construction	16,348	-	16,348
Rural Development debt service reserves	40,284	62,277	102,561
AB-198 capital reserve	129,047	-	129,047
Total Restricted Cash	<u>\$ 1,843,694</u>	<u>\$ 1,459,350</u>	<u>\$ 3,303,044</u>

NOTE 4 – CAPITAL ASSETS

Depreciation expense is charged to functions as follows:

Governmental Activities		Business-type Activities	
General government	\$ 5,640	Water	\$ 512,897
Public works	236,635	Sewer	385,385
Culture & recreation	48,885		<u>\$ 898,282</u>
	<u>\$ 291,160</u>		

Indian Hills General Improvement District
Notes to Financial Statements
June 30, 2024

NOTE 4 - CAPITAL ASSETS (CONTINUED)

Capital assets activity during 2024 was as follows:

	Balance June 30, 2023	Additions or Transfers in	Deletions or Transfers out	Balance June 30, 2024
Government Activities				
Capital assets, not being depreciated				
Construction in process	\$ 85,165	\$ -	\$ (77,418)	\$ 7,747
Land	236,479			236,479
Open space improvements	11,974			11,974
Trailheads & trails	110,833			110,833
Total non-depreciable assets	<u>444,451</u>	<u>-</u>	<u>(77,418)</u>	<u>367,033</u>
Capital assets, being depreciated				
Buildings	722,343			722,343
Office furniture & equipment	26,578			26,578
Software	16,900			16,900
Vehicles & equipment	194,541	3,432		197,973
Other equipment	315,039			315,039
Park equipment & improvements	1,114,768	48,819		1,163,587
Street improvements	6,636,387	704,988		7,341,375
Total depreciable assets	<u>9,026,556</u>	<u>757,239</u>	<u>-</u>	<u>9,783,795</u>
Total capital assets	<u>9,471,007</u>	<u>757,239</u>	<u>(77,418)</u>	<u>10,150,828</u>
Less accumulated depreciation	<u>(5,046,607)</u>	<u>(291,160)</u>		<u>(5,337,767)</u>
Governmental activities - capital assets, net	<u>\$ 4,424,400</u>	<u>\$ 466,079</u>	<u>\$ (77,418)</u>	<u>\$ 4,813,061</u>
	Balance June 30, 2023	Additions or Transfers in	Deletions or Transfers out	Balance June 30, 2024
Business-type Activities				
Capital assets, not being depreciated				
Construction in process	\$ 71,311	\$ 700	\$ (71,311)	\$ 700
Capital assets, being depreciated				
Water & sewer system	32,289,414			32,289,414
Buildings	337,251			337,251
Office furniture & equipment	28,846			28,846
Software	47,570			47,570
Vehicles & equipment	1,180,557	1,493,686		2,674,243
Other system improvements	849,311			849,311
Total depreciable assets	<u>34,732,949</u>	<u>1,493,686</u>	<u>-</u>	<u>36,226,635</u>
Total capital assets	<u>34,804,260</u>	<u>1,494,386</u>	<u>(71,311)</u>	<u>36,227,335</u>
Less accumulated depreciation	<u>(20,986,287)</u>	<u>(898,282)</u>		<u>(21,884,569)</u>
Business-type activities - capital assets, net	<u>\$ 13,817,973</u>	<u>\$ 596,104</u>	<u>\$ (71,311)</u>	<u>\$ 14,342,766</u>

Indian Hills General Improvement District
Notes to Financial Statements
June 30, 2024

NOTE 5 – LEASE TRANSACTIONS

During the prior fiscal year, the District entered into a five year lease agreement, commencing July 21, 2022, for the use of a folding machine for \$190 per month. The District entered into a five year lease agreement, commencing February 6, 2022, for the use of a copy system for \$342 per month. The lease also provides for sales tax and per copy charges which vary according to usage in addition to the monthly fee. The District also entered into a lease agreement during the current fiscal year for the use of a postage meter commencing August 18, 2023, for a quarterly fee of \$540. With the adoption of GASBS 87, the District has recorded lease liabilities and related right-to-use assets for the remaining terms of the lease.

Expense recorded under these leases for the year ended June 30, 2024, consisted of interest expense of \$631 and amortization expense of \$8,331. The lease assets consist of the following as of June 30, 2024:

	Balance June 30, 2023	Additions or Transfers in	Deletions or Transfers out	Balance June 30, 2024
Government Activities				
Lease assets, office equipment	\$ 38,932	\$ 9,971	\$ -	\$ 48,903
Less accumulated amortization	(23,091)	(8,331)		(31,422)
Total right-to-use assets	<u>\$ 15,841</u>	<u>\$ 1,640</u>	<u>\$ -</u>	<u>\$ 17,481</u>

Minimum future lease payments under the non-cancelable leases are required as follows:

Year Ending June 30,	Principal	Interest	Total
2025	\$ 6,713	\$ 455	\$ 7,168
2026	4,139	296	4,435
2027	4,270	165	4,435
2028	2,292	59	2,351
2029	536	4	540
2030 and Later	-	-	-
	<u>\$ 17,950</u>	<u>\$ 979</u>	<u>\$ 18,929</u>

Lease liability activity is as follows:

	Balance June 30, 2023	Additions (Reductions)	Balance June 30, 2024	Due within One year
GOVERNMENT ACTIVITIES				
Lease liability	<u>\$ 16,375</u>	<u>\$ 1,575</u>	<u>\$ 17,950</u>	<u>\$ 6,713</u>

Indian Hills General Improvement District
Notes to Financial Statements
June 30, 2024

NOTE 5 – LEASE TRANSACTIONS (CONTINUED)

The District also derives revenue from rents received for a cell tower on District property. Under an agreement with Verizon rents received this year totaled \$12,442. The current five-year term is from April 27, 2020, and ends in 2025, with the option for extensions every five years through 2040, cancelable by the tenant at the end of the term. Annual rent increases 20% with each extension. As the tenant is reasonably certain to exercise the option to extend, the lease receivable and related deferred inflow of resources reflect the extended terms. Income recorded for the year ended June 30, 2024, under this lease consisted of interest income of \$6,962, and miscellaneous income of \$11,949.

Future rents to be received on the lease receivable are as follows:

Year Ending June 30,	Principal	Interest	Total
2025	\$ 6,072	\$ 6,785	\$ 12,857
2026	8,376	8,553	14,929
2027	8,646	6,284	14,930
2028	8,924	6,006	14,930
2029	9,211	5,719	14,930
2030-2034	63,976	23,115	87,091
2035-2039	93,760	10,749	104,509
2040 and Later	17,658	258	17,916
	<u>\$ 216,623</u>	<u>\$ 65,469</u>	<u>\$ 282,092</u>

Deferred inflows are recognized on a straight-line basis over the entire anticipated lease term. Activity in the lease receivable and deferred inflows relating to the lease are as follows:

	Balance June 30, 2023	Net Change	Balance June 30, 2024
BUSINESS-TYPE ACTIVITIES			
Lease receivable	\$ 222,103	\$ (5,480)	\$ 216,623
Deferred inflows - lease	\$ (201,146)	\$ 11,949	\$ (189,197)

Indian Hills General Improvement District
Notes to Financial Statements
June 30, 2024

NOTE 6 – LONG-TERM DEBT

Bonds Payable

During the year ended June 30, 2004, the District issued a water revenue bond, series 2003, in the principal amount of \$1,700,000. The bond was issued for the purpose of enhancement of the water treatment plant of the District's public water system. Principal and interest, with a rate of 3.46%, is payable semi-annually on July 1 and January 1. The bond will mature in full on January 1, 2026. Remaining principal balance due on this bond payable at June 30, 2024, was \$226,980.

During the fiscal year ended June 30, 2011, the District issued a general obligation (limited tax) water and sewer bond (additionally secured by pledged water revenue), series 2010, in the principal amount of \$1,105,630 all of which had been disbursed to the District as of June 30, 2017. The bond was issued for the purpose of acquiring, constructing, reconstructing, improving, and extending the District's water system. Principal and interest, with a rate of 2.57%, is payable semi-annually on January 1, and July 1. The bond will mature in full on July 1, 2030. Interest paid and accrued on this debt totaling \$25,628 was capitalized as part of the water system improvements. Remaining principal balance due on this bond payable at June 30, 2024 was \$480,166.

During the fiscal year ended June 30, 2012, the District obtained a term loan from the United States Department of Agriculture, in the amount of \$960,000. The loan was obtained for the purpose of acquiring, constructing, reconstructing, improving, and extending the District's water system. Principal and interest with a rate of 3.25% is payable monthly. Loan will mature in full on August 1, 2051. Remaining principal balance due on this note payable at June 30, 2024 was \$725,903.

During the fiscal year ended June 30, 2014, the District obtained a term loan from the United States Department of Agriculture, in the amount of \$1,382,000 for the purpose of replacing the interim financing and completing the District's sewer system improvements. Principal and interest with a rate of 2.75% is payable monthly. The loan will mature in full June 18, 2053. Interest paid and accrued on this debt totaling \$18,209 was capitalized as part of the sewer system improvements. Remaining principal due on this note payable at June 30, 2024 was \$1,099,325.

During the fiscal year ended June 30, 2012, the District issued a general obligation (limited tax) water bond (additionally secured by pledged revenue), series 2012, in the principal amount of \$1,710,000. The bond was issued for the purpose of refunding the series 2007 bonds issued during the year ended June 30, 2007. The refunding redeemed the remaining balance of 2007 bonds in the amount of \$1,790,000 resulting in a premium on issue recognized in the amount of \$157,647. The principal amount allocated to and secured by sewer revenues is \$1,111,500, with the remaining \$598,500 allocated to and secured by water revenues. The premium on the issue is likewise allocated \$102,471 to sewer operations and \$55,176 to water operations. Principal and interest, with a variable interest rate, is payable semi-annually on November 1, and May 1. The bond will mature in full on November 1, 2026. Remaining principal balance on this bond payable at June 30, 2024 was \$425,000.

As of June 30, 2024, the District held \$350,980 in three separate state investment pool accounts and \$2,952,064 in three separate bank accounts that were restricted for use in accordance with the bond and loan agreements.

Indian Hills General Improvement District
Notes to Financial Statements
June 30, 2024

NOTE 6 – LONG-TERM DEBT (CONTINUED)

Annual debt service requirements to maturity for the bonds at June 30, 2024 are as follows:

Year Ending June 30,	Principal	Interest	Total
<u>Water Fund</u>			
2025	\$ 244,449	\$ 47,146	\$ 291,595
2026	252,500	38,991	291,491
2027	142,966	31,554	174,520
2028	92,935	28,035	120,970
2029	95,471	25,499	120,970
2030-2034	224,105	98,044	322,149
2035-2039	125,241	75,892	201,133
2040 and Later	404,137	85,516	489,653
	<u>1,581,804</u>	<u>430,677</u>	<u>2,012,481</u>
<u>Sewer Fund</u>			
2025	114,907	39,187	154,094
2026	118,813	34,856	153,769
2027	126,190	30,309	156,499
2028	29,489	27,560	57,049
2029	20,310	26,739	57,049
2030-2034	164,694	120,551	285,245
2035-2039	188,941	96,304	285,245
2040 and Later	602,406	107,799	710,205
	<u>1,375,850</u>	<u>483,305</u>	<u>1,859,155</u>
Total Enterprise Fund	<u>\$ 2,957,654</u>	<u>\$ 913,982</u>	<u>\$ 3,871,636</u>

Changes in Long-term Liabilities

During the year ended June 30, 2024, the following changes in liabilities reported in long-term debt:

	Balance June 30, 2023	Additions (Reductions)	Balance June 30, 2024	Due within One year
GOVERNMENT ACTIVITIES				
Lease liability	\$ 16,375	\$ 1,575	\$ 17,950	\$ 6,713
Compensated absences	18,954	7,203	26,157	24,547
	<u>\$ 35,329</u>	<u>\$ 8,778</u>	<u>\$ 44,107</u>	<u>\$ 31,260</u>
BUSINESS-TYPE ACTIVITIES				
Compensated absences	\$ 47,761	\$ 7,698	\$ 55,459	\$ 52,804
Premium on bond issue	99,865	(3,995)	95,870	-
Bonds and notes payable	3,305,238	(347,584)	2,957,654	359,356
	<u>\$ 3,452,864</u>	<u>\$ (343,881)</u>	<u>\$ 3,108,983</u>	<u>\$ 412,160</u>

Indian Hills General Improvement District
Notes to Financial Statements
June 30, 2024

NOTE 7 – PENSION PLAN

General Information About the Pension Plan
Plan Description

The Public Employees' Retirement System of Nevada (PERS or the System) administers a cost-sharing, multiple-employer, defined benefit public employees' retirement system which includes both Regular and Police/Fire members. The system was established by the Nevada Legislature in 1947, effective July 1, 1948. The system is administered to provide a reasonable base income to qualified employees who have been employed by a public employer and whose earnings capacities have been removed or substantially impaired by age or disability.

Benefits Provided

Benefits, as required by the Nevada Revised Statutes (NRS or statute), are determined by the number of years of accredited service at time of retirement and the member's highest average compensation in any 36 consecutive months with special provisions for members entering the System on or after January 1, 2010 and July 1, 2015. Benefit payments to which participants or their beneficiaries may be entitled under the plan include pension benefits, disability benefits, and survivor benefits.

Monthly benefit allowances for members are computed as 2.5% of average compensation for each accredited year of service prior to July 1, 2001. For service earned on and after July 1, 2001, this multiplier is 2.67% of average compensation. For members entering the System on or after January 1, 2010, there is a 2.5% service time factor and for regular members entering the System on or after July 1, 2015, there is a 2.25% factor. The system offers several alternatives to the unmodified service retirement allowance which, in general, allow the retired employee to accept a reduced service retirement allowance payable monthly during his or her lifetime and various optional monthly payments to a named beneficiary after his or her death. Post retirement increases are provided by authority of NRS 283.575 - .579.

Vesting

Regular members entering the System prior to January 1, 2010, are eligible for retirement at age 65 with five years of service, at age 60 with 10 years of service, or at any age with thirty years of service. Regular members entering the System on or after January 1, 2010, are eligible for retirement at age 65 with five years of service, or age 62 with 10 years of service, or any age with thirty years of service. Regular members who entered the System on or after July 1, 2015, are eligible for retirement at age 65 with 5 years of service, or at age 62 with 10 years of service, or at age 55 with thirty years of service, or at any age with 33 1/3 years of service.

The normal ceiling limitation on monthly benefits allowances is 75% of average compensation. However, a member who has an effective date of membership before July 1, 1985, is entitled to a benefit of up to 90% of average compensation. Both Regular and Police/Fire members become fully vested as to benefits upon completion of five years of service.

Indian Hills General Improvement District
Notes to Financial Statements
June 30, 2024

NOTE 7 – PENSION PLAN (CONTINUED)

Contributions

The authority for establishing and amending the obligation to make contributions and member contribution rates, is set by statute. New hires, in agencies which did not elect the Employer-Pay Contribution (EPC) plan prior to July 1, 1983, have the option of selecting one of two contribution plans. One plan, provides for matching employee and employer contributions, while the other plan provides for employer-pay contributions only. Under the matching Employee/Employer Contribution plan, a member may, upon termination of service for which contribution is required, withdraw employee contributions which have been credited to their account. All membership rights and active service credit in the System are canceled upon withdrawal of contributions from the member's account. If EPC was elected, the member cannot convert to the Employee/Employer Contribution plan and cannot withdraw these contributions.

The System's basic funding policy provides for periodic contributions at a level pattern of cost as a percentage of salary throughout an employee's working lifetime in order to accumulate sufficient assets to pay benefits when due.

The System receives an actuarial valuation on an annual basis indicating the contribution rates required to fund the System on an actuarial reserve basis. Contributions actually made are in accordance with the required rates established by the Nevada Legislature. These statutory rates are increased/decreased pursuant to NRS 286.421 and 286.450.

The actuarial funding method used is the Entry Age Normal Cost Method. It is intended to meet the funding objective and results in a relatively level long-term contributions requirement as a percentage of salary.

For the fiscal years ended June 30, 2023, the Statutory Employer/Employee matching rate was 15.5% for Regular and 22.75% for Police/Fire. The Employer-pay contribution (EPC) rate was 29.75% for Regular and 44.00% for Police/Fire.

Pension Liabilities, Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2024, the District reported a liability of \$1,774,724 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The District's proportion of the net pension liability was based on total contributions due on wages paid during the measurement period. Each employer's proportion of the net pension liability is based on their combined employer and member contributions relative to the total combined employer and member contributions for all employers for the period ended June 30, 2023. At June 30, 2023, the District's proportion was 0.00972%.

For the year ended June 30, 2024, the District recognized pension expense of \$325,497. Amounts totaling \$137,373, resulting from District contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2024. For the year ended June 30, 2024, the District contributed \$231,946 under the statutory requirements based upon covered payroll of \$841,774 which equates to 27.55% overall to the plan.

Indian Hills General Improvement District
Notes to Financial Statements
June 30, 2024

NOTE 7 – PENSION PLAN (CONTINUED)

Pension Liabilities, Pension Expense, Deferred Outflows of Resources and
Deferred Inflows of Resources Related to Pensions (Continued)

At June 30, 2024, the District reported deferred outflows of resources and deferred inflows of resources related to pension from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 231,324	\$ -
Net difference between projected and actual earnings on pension plan investments	-	16,611
Change in assumptions	166,325	
Changes in proportion and differences between District contributions and proportionate share of contributions	187,993	114,966
District contributions subsequent to the measurement date	137,374	-
Total	\$ 723,016	\$ 131,577

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions, without regard to the contributions subsequent to the measurement date, are expected to be recognized in pension expense as follows:

<u>Year Ending June 30,</u>	
2025	\$ 61,894
2026	54,517
2027	230,860
2028	25,253
2029	8,398
2030 and later	-
	\$ 380,922

The net difference between projected and actual investment earnings on pension plan investments will be recognized over five years, all the other above deferred outflows and deferred inflows will be recognized over the average expected remaining service lives, which was 5.63 years for the measurement period ending June 30, 2023.

Indian Hills General Improvement District
Notes to Financial Statements
June 30, 2024

NOTE 7 – PENSION PLAN (CONTINUED)

Pension Liabilities, Pension Expense, Deferred Outflows of Resources and
Deferred Inflows of Resources Related to Pensions (Continued)

Actuarial Assumptions

The System's net pension liability was measured as of June 30, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The total pension liability was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation rate	2.50%
Investment rate of return	7.25%
Productivity pay increase	0.50%
Projected salary increases	Regular: 4.20% to 9.10%, depending on service
	Rates include inflation and productivity increases
Consumer price index	2.50%
Other assumptions	Same as those used in the June 30, 2023 funding actuarial valuation

Actuarial assumptions used in the June 30, 2023, valuation were based on the results of the experience study for the period July 1, 2016 through June 30, 2020. The discount rate used to measure the total pension liability was 7.25% as of June 30, 2023. The projection of cash flows used to determine the discount rate assumed plan contributions will be made in amounts consistent with statutory provisions and recognizing the plan's current funding policy and cost-sharing mechanism between employers and members. For this purpose, all contributions that are intended to fund benefits for all plan members and their beneficiaries are included, except that projected contributions that are intended to fund the service costs for future plan members and their beneficiaries are not included. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments for current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability as of June 30, 2023.

Investment Policy

The System's policies which determine the investment portfolio target asset allocation are established by the Retirement Board. The asset allocation is reviewed annually and is designed to meet the future risk and return needs of the System. As of June 30, 2023, PERS's long-term inflation assumption was 2.50%.

Indian Hills General Improvement District
Notes to Financial Statements
June 30, 2024

NOTE 7 – PENSION PLAN (CONTINUED)

The following was the Retirement Board's adopted policy target asset allocation as of June 30, 2022:

Asset Class	Target Allocation	Long-Term Geometric Expected Real Rate of Return
Domestic Equity	42%	5.50%
International Equity	18%	5.50%
Domestic Fixed Income	28%	0.75%
Private Markets	12%	6.65%

Sensitivity of the District's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the District's proportionate share of the net pension liability of the PERS as of June 30, 2023, calculated using the discount rate of 7.25%, as well as what the District's share of the net pension liability would be if it were calculated using a discount rate that is 1 percentage-point lower (6.25%) or 1 percentage-point higher (8.25%) than the current discount rate:

	1% Decrease In Discount Rate (6.25%)	Discount Rate (7.25%)	1% Increase In Discount Rate (8.25%)
Net Pension Liability	\$ 2,760,888	\$ 1,774,182	\$ 959,860

Pension Plan Fiduciary Net Position

Additional information supporting the Schedule of Employer Allocations and the Schedule of Pension Amounts by Employer is located in the PERS Comprehensive Annual Financial Report (CAFR) available on the PERS website at www.nvpers.org under Quick Links – Publications.

NOTE 8 – OTHER POST EMPLOYMENT BENEFITS

The employees of the District are covered by the Public Employees Benefits Program of the State of Nevada (PEBP) a multiple employer, self insurance trust fund. PEBP provides health insurance benefits for current and retired employees of the State of Nevada and other public employers. Chapter 287 of the Nevada Revised Statutes established the benefit provisions provided to the participants of PEBP. These benefit provisions may only be amended through legislation. The Nevada Public Employees Benefits Program issues a publicly available financial report that includes financial statements and required supplementary information for PEBP. That report may be obtained by writing to the Nevada Public Employees Benefits Program, 901 South Stewart Street, Suite 1001, Carson City, Nevada 89701, or by calling (775) 684-7000.

The District only participates in the retirement benefits portion of the plan which provides for health insurance for retired employees. Retirement benefit costs are billed to the employer as they occur. Currently, the District has one retired employee that falls under the retirement benefit provisions. There were no amounts paid under this provision for the fiscal years ending June 30, 2024, June 30, 2023, and June 30, 2022.

Indian Hills General Improvement District
Notes to Financial Statements
June 30, 2024

NOTE 9 – EXCESS EXPENDITURES OVER APPROPRIATIONS

The NRS require that governmental fund budgetary controls be exercised at the function level. For the year ended June 30, 2024, total expenditures exceeded appropriations for the following funds and/or functions, which are potential violations of the NRS:

Capital outlay, general fund, public works expense function	\$ 624,263
Capital outlay, general fund, culture & recreation expense function	\$ 48,751
Capital outlay, enterprise fund, operating expense function	\$ 1,404,237

While there was a budget overage in the area of capital outlay in both the enterprise and general funds, the overages were covered with reserve funds set aside for infrastructure and asset repairs, maintenance and replacements.

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REQUIRED SUPPLEMENTARY INFORMATION

Draft

Indian Hills General Improvement District
Water and Sewer Enterprise Fund
Statement of Revenue, Expenditures and Changes in Net Position – Budget and Actual
For the Year Ended June 30, 2024

	<u>BUDGETED AMOUNTS</u>		Actual	Variance Favorable (Unfavorable)
	Original	Final		
OPERATING REVENUE				
Water & sewer user fees	\$ 2,416,000	\$ 2,416,000	\$ 2,553,653	\$ 137,653
Gain on disposal of assets	-	-	-	-
Grant income	-	-	-	-
Miscellaneous income	12,442	12,442	12,449	7
Connection fees	-	-	5,130	5,130
Total Operating Revenue	<u>2,428,442</u>	<u>2,428,442</u>	<u>2,571,232</u>	<u>142,790</u>
OPERATING EXPENSES				
Salaries & wages	615,236	600,236	533,446	66,790
Employee benefits	248,200	271,200	264,421	6,779
Services & supplies	674,400	659,398	649,410	9,988
Capital outlay	-	7,002	1,411,239	(1,404,237)
Depreciation	915,000	915,000	898,282	16,718
Total Operating Expenses	<u>2,452,836</u>	<u>2,452,836</u>	<u>3,756,798</u>	<u>(1,303,962)</u>
Operating Income	(24,394)	(24,394)	(1,185,566)	(1,161,172)
NONOPERATING REVENUE (EXPENSES)				
Interest income	4,120	4,120	120,434	116,314
Interest expense	(98,475)	(98,475)	(90,829)	7,646
	<u>(94,355)</u>	<u>(94,355)</u>	<u>29,605</u>	<u>123,960</u>
Excess (Deficiency) before Capital Contributions and Transfers	(118,749)	(118,749)	(1,155,961)	(1,037,212)
INTERFUND TRANSFERS				
	-	-	139,665	139,665
Change in Net Position	<u>\$ (118,749)</u>	<u>\$ (118,749)</u>	<u>(1,016,296)</u>	<u>\$ (897,547)</u>
RECONCILIATION TO STATEMENT OF ACTIVITIES:				
Add back capital outlay			1,411,239	
Less difference between pension expense and contributions			(86,550)	
Change in Net position of Enterprise Fund			<u>\$ 308,393</u>	

Indian Hills General Improvement District
Schedules of Required Supplementary Information
For the Year Ended June 30, 2024

**SCHEDULE OF THE DISTRICT'S PROPORTIONATE SHARE OF THE
NET PENSION LIABILITY
Nevada State Public Employees' Retirement System**

Year Ended June 30	District's proportion of the net pension liability (asset)	District's proportionate share of the net pension liability (asset)	District's covered employee payroll	District's proportionate share of the net pension liability (asset) as a percentage of its covered- employee payroll	Plan fiduciary net position as a percentage of the total pension liability
2014	0.01011%	\$ 1,053,893	\$ 577,813	182.39%	76.31%
2015	0.01013%	\$ 1,160,372	\$ 582,794	199.11%	75.13%
2016	0.00923%	\$ 1,241,485	\$ 546,565	227.14%	72.23%
2017	0.00938%	\$ 1,247,834	\$ 570,405	218.76%	74.42%
2018	0.01189%	\$ 1,621,168	\$ 741,598	218.60%	75.24%
2019	0.00840%	\$ 1,145,083	\$ 546,745	209.44%	76.46%
2020	0.00783%	\$ 1,090,075	\$ 531,414	205.13%	77.04%
2021	0.00795%	\$ 725,325	\$ 561,231	129.24%	86.51%
2022	0.00887%	\$ 1,602,108	\$ 609,795	262.73%	75.12%
2023	0.00972%	\$ 1,774,724	\$ 692,744	256.19%	75.12%

Indian Hills General Improvement District
Schedules of Required Supplementary Information
For the Year Ended June 30, 2024

SCHEDULE OF DISTRICT CONTRIBUTIONS
Nevada State Public Employees' Retirement System

Year Ended June 30	Actuarially Determined Contributions	Contributions in Relation to the Actuarially Determined Contributions	Contribution Deficiency (Excess)	Covered- Employee Payroll	Contributions as a % of Covered Employee Payroll
2014	\$ 152,535	\$ 142,046	\$ 10,489	\$ 577,813	24.58%
2015	\$ 151,925	\$ 145,533	\$ 6,392	\$ 582,794	24.97%
2016	\$ 82,017	\$ 78,432	\$ 3,585	\$ 546,565	14.35%
2017	\$ 85,610	\$ 84,584	\$ 1,026	\$ 570,405	14.83%
2018	\$ 111,727	\$ 110,609	\$ 1,118	\$ 741,598	14.91%
2019	\$ 82,470	\$ 81,104	\$ 1,366	\$ 546,745	14.83%
2020	\$ 84,637	\$ 81,562	\$ 3,075	\$ 531,444	15.35%
2021	\$ 89,140	\$ 83,629	\$ 5,511	\$ 561,231	14.90%
2022	\$ 98,980	\$ 97,925	\$ 1,055	\$ 609,795	16.06%
2023	\$ 112,179	\$ 113,131	\$ (952)	\$ 692,744	16.33%

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SUPPLEMENTARY INFORMATION

Indian Hills General Improvement District
 General Fund
 Schedule of Expenditures
 For the Year Ended June 30, 2024

(Page 1 of 2)

GENERAL GOVERNMENT	
Board of trustees	7,500
Equipment rental	8,228
Fuel expense	108
Insurance	20,427
Office expense	33,064
Other expenses	7,216
Payroll taxes and benefits	28,824
Professional fees	101,246
Repairs and maintenance	414
Safety program	865
Salaries and wages	65,617
Telephone	13,703
Travel and training	750
Utilities	5,393
Capital outlay	-
Total General Government	292,755
 PUBLIC WORKS	
Board of trustees	3,750
Fuel expense	3,250
Insurance	20,426
Other expenses	1,559
Payroll taxes and benefits	18,246
Professional fees	9,770
Repairs and maintenance	19,171
Safety program	1,482
Salaries and wages	122,596
Telephone	1,008
Utilities	6,232
Capital outlay	627,570
Total Public Works	835,060

Indian Hills General Improvement District
 General Fund
 Schedule of Expenditures
 For the Year Ended June 30, 2024

(Page 2 of 2)

CULTURE AND RECREATION	
Board of trustees	3,750
Equipment Rental	-
Fuel expense	2,837
Insurance	19,852
Other expenses	1,486
Recreation expense	5,849
Payroll taxes and benefits	5,422
Professional fees	9,202
Repairs and maintenance	28,255
Safety program	1,653
Salaries and wages	122,408
Contracted labor	-
Telephone	1,012
Travel and training	461
Utilities	58,719
Capital outlay	52,251
Total Culture and Recreation	<u>313,057</u>
 Total Expenditures	 <u>\$ 1,440,872</u>

Draft

Indian Hills General Improvement District
Water and Sewer Enterprise Fund
Schedule of Services and Supplies
For the Year Ended June 30, 2024

	Business-Type Activities		
	Water	Sewer	
SERVICE AND SUPPLIES			
Bad debt recovery	5,299	3,998	9,297
Board of trustees fees	7,500	7,500	15,000
Fuel expense	5,840	6,032	11,872
Garbage expense	-	15,822	15,822
Insurance	20,427	20,427	40,854
Lab Fees	11,276	10,771	22,047
Office expense	2,715	1,048	3,763
Other expense	9,680	7,262	16,942
Professional fees	25,041	24,822	49,863
Permit fees	5,019	5,133	10,152
Repairs and maintenance	31,721	35,469	67,190
Safety program	2,284	1,248	3,532
Telephone	12,063	3,280	15,343
Travel and training	2,476	1,070	3,546
Treatment chemicals	4,886	15,737	20,623
Utilities	85,862	68,122	153,984
Water Costs	189,580	-	189,580
Total Service and Supplies	<u>\$ 421,669</u>	<u>\$ 227,741</u>	<u>\$ 649,410</u>

REPORTS ON INTERNAL CONTROL & COMPLIANCE

Draft

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL
OVER FINANCIAL REPORTING AND ON COMPLIANCE AND
OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS
PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Directors of the
Indian Hills General Improvement District

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Indian Hills General Improvement District as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Indian Hills General Improvement District's basic financial statements and have issued our report thereon dated November 15, 2024.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Indian Hills General Improvement District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing an opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Indian Hills General Improvement District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected in a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Indian Hills General Improvement District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matter that is required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Carson City, Nevada
November 15, 2024

Draft

AUDITOR'S COMMENTS

Draft

To the Board of Trustees of the
Indian Hills General Improvement District

We have audited the basic financial statements of the Indian Hills General Improvement District for the year ended June 30, 2024, and have issued our report thereon dated November 15, 2024. Professional standards require that we provide you with the following information related to our audit.

Our Responsibility under U. S. Generally Accepted Auditing Standards

As stated in our engagement letter dated March 30, 2023, our responsibility, as described by professional standards, is to express opinions about whether the financial statements prepared by management with your oversight are fairly presented, in all material respects in conformity with U. S. generally accepted accounting principles. Our audit of the financial statements does not relieve you or management of your responsibilities.

Other Information in Documents Containing Audited Financial Statements

Our responsibility for the other information in the Management's Discussion and Analysis which contains the District's financial information and report does not extend beyond the financial information identified in the audit report. We do not have an obligation to perform any procedures to corroborate any of the other information contained in the Management's Discussion and Analysis. We did, however, read the information contained therein. As a result, nothing came to our attention that caused us to believe that such information, or its manner of presentation, is materially inconsistent with the information, or manner of its presentation appearing in the financial statements.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Indian Hills General Improvement District are described in the financial statements. We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. There are no significant transactions that have been recognized in the financial statements in a different period than when the transaction occurred.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting the financial statement was management's determination that all accounts receivable 30 days old or less are collectible at year end. We evaluated the key factors and assumptions used to develop the estimate of collectability in determining what is reasonable in relation to the financial statements taken as a whole.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. The following material misstatements detected as a result of audit procedures were corrected by management:

1. Record adjustments necessary to comply with GASB 68 decreasing net income by \$93,551.
2. Record adjustments to accounts receivable and related allowance accounts increasing net income by \$12,243.
3. Record adjustments to the PERS payable, increasing net income by \$26,290

The total net income effect of all adjustments proposed and recorded by management was to decrease net income by \$45,148.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated November 15, 2024.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the governmental unit's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition of our retention.

As required by generally accepted auditing standards and the terms of our engagement in planning and performing our audit, we considered the internal control solely to determine the auditing procedures to be employed for the purpose of enabling us to express our opinion on the financial statements and not to for the purpose of expressing an opinion on the effectiveness of the District's internal control over financial reporting. Therefore, we express no opinion or other form of assurance thereon.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or combination of deficiencies in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. Our report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* dated November 15, 2024, noted no significant deficiencies or material weaknesses.

It should be noted, however, that the excess expenditures over appropriations detailed in Note 9 represent potential violations of the Nevada Revised Statutes. Management should take care to monitor budgets closely and request budget changes and/or augmentation from the appropriate authorities at the State to avoid budget overruns in the future.

This information is intended solely for the use of management and the District and is not intended to be and should not be used by anyone other than these specified parties.

Carson City, Nevada
November 15, 2024

Draft

AGENDA ITEM 6a.

Reports to the Board:

a. General Manager Report

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

New Items:

The wind blocks / shades for the tennis courts have been taken down for the winter and will be reinstalled in Spring.

We had to do some work to the electrical box controlling the parking lot and street lights around James Lee Park. Someone had broken the lock off of the controller boxes near the ballpark and turned the lights off along the street. That damage most likely caused the controller to burn out near the office. We have replaced the parts and the street lights are working again.

We are conducting our annual fire safety / fire extinguisher training for all staff. The fire extinguishers will all have annual maintenance done at that time.

At the time of this meeting, we will have held the district's Christmas Party. Brooke was able to find a suitable Santa replacement.

Existing Items:

We are installing the poles and electrical infrastructure to support the cameras in the parks. I met with the contractor to establish a plan of development. We are running new power lines to the James Lee restrooms, which will give us more power in the restrooms as well as the ability to run power around the tennis courts to the camera on the north side of the tennis courts. We will install a tilt-down 15' pole near the skate park for the camera that will monitor the skate park and the playground. Once we have the infrastructure in place for the cameras, the contractor will install the cameras. As stated before we will have three cameras in James Lee Park, and one in each of the Sunridge Parks.

The water fountain in the dog park is on hold until we install the cameras. We determined it would probably be wise to hold off on installing that water fountain until after the camera system is active.

Sidewalk at North Sunridge / Mica Drive. I spoke with our Streets Supervisor. Painting additional cross bars on the concrete will create a slip hazard. The additional recognition that another crosswalk bar would bring would most likely be negligible in addition to the flashing lights and other markings already implemented at the crosswalk. The stop sign and painted stop bar are at the location they are to give room for the crosswalk. Moving the stop bar forward will make people stop for the sign in the crosswalk.

Currently waiting on the contractor for Douglas County to provide us a quote for the new playground equipment. Once I have those numbers I will apply for the Residential Construction Tax grant for that as well as the improvements to the basketball court.

The leak on Chip Creak appears to be drying out, but there is still a significant amount of ground water in the area. The water department is working to alleviate the flooding underneath the

sidewalk. As a courtesy, they will also repair the section where the homeowner's contractor's concrete cracked. We will continue to monitor that situation and advise the homeowners as necessary. I have sent regular updates to the homeowners, the HOA president, and the manager of the management company.

We are continuing the planning with Nevada Department of Environmental Protection (NDEP) regarding the Small Municipal Separate Storm Sewer Systems (Small MS4) permit. As stated in previous meetings, we are ensuring that the new permit will not be unnecessarily burdensome requirements on the district for meeting our requirements in the permit.

I have added an item to my planned 25/26 budget for fuels reduction behind the fences on the west side of the district near the exercise trail. It will be added to the budget for work to be done in the 2025 – 2026 fiscal year.

The Speed Logging sign will be installed on South Sunridge Drive. It has not been installed yet as our Streets Department has been short-staffed due to surgery, and they have been busy with the maintenance of the parks and streets in preparation for Winter.

The district's engineer, General Manager (GM) and supervisors will meet at the beginning of January to start assembling the Capital Improvement Plan (CIP).

I compiled the goals from all five General Manager evaluations, combining similar items, and listed them for the board packet.

Completed / Past Items:

5K Run was a success. It was extremely cold at 6:30 that Saturday morning, but we still had a good attendance. They want to make this an annual event, but we will ensure that it does not fall on the same weekend as another 5k next year.

Crosswalk delineator evaluation. After evaluating the design of our crosswalks, the traffic at each location, and the concern expressed from residents for each area, I have come to the conclusion that there is no need for delineators at the crosswalks. If the board wishes for me to continue with the evaluation of the crosswalks, I would recommend hiring a traffic engineer to evaluate the crosswalks.

The tennis court locks are installed on both sides and functional. There has been positive input from residents regarding the locks.

The Streets staff spent a considerable amount of time going through and evaluating the drop ins and culverts throughout the district. This is in anticipation of winter storms, with the goal of preventing flooding and reduced stormwater flow.

The water tank project is complete. The project was completed to our satisfaction.

The hydraulic fluid leak on Sunburst has been resolved. Douglas Disposal had a hydraulic break and leak. They responded with the proper containment using a spill kit, and cleaned the hydraulic fluid up completely. The fluid stained the asphalt. The resident contacted DD and complained about the stain, requesting that they wash the street. I went with DD to inspect the spill again, and there is no more cleanup possible. The spill was contained and cleaned up to NDEP standards. There are no products that will remove the stain, but it will fade out with time, most likely over winter. The resident called me to complain about the stain. I contacted our engineers to see if they had any suggestions, but they agreed that there is no way to clean the spill more than already done. I called the resident back to inform them that we could not do anything more, but they did not answer. Their concern is that they have lived here for 25 years and if they decide to sell their home now, the stain would be a hinderance.

Cleaned pine needles out of center meridian of Mica Drive per a request from a trustee.

The east-facing flasher at North Sunridge / Mica Drive. The intersection now has flashing lights on both sides of the crosswalk, as well as flashers facing both directions of traffic in the center meridian.

Automatic locks have been installed on James Lee Park's restrooms, giving us the ability to schedule locking & unlocking of the restrooms.

Administrative Report

December 2024

The ACH program continues to be well received. Residents are thankful the district has implemented this option for payments. We currently have 589, 29.158% of residents taking advantage of automatic withdrawal. We continue to receive requests and new authorization forms daily.

In November we sent out thirty-eight past-due bills resulting in three disconnections. Two of the three accounts have since paid in full and service has been restored. The other account remains off, the property appears to be vacant.

We had thirteen new account sign ups in November. These are homes that have changed ownership.

The District's Gazebo reservations are done for the season. The tennis court is always utilized, however since the board changed the reservation policy there have been no reservations for the tennis courts.

On Thursday, December 19, 2024, all staff will attend yearly Fire Safety training. This is always a fun and well-received training. After the classroom portion, employees are able to use what they have learned and extinguish a controlled fire.

Tammy Cloughton, the Founder of The Porch Movement approached the District about using our boardroom for their board meetings and some small gatherings. We are excited to be involved in this great movement. What is the Porch Movement? We are currently facing a "loneliness epidemic." Together, we can do something about it! We can build community one "Porch" at a time. Inspiring individuals and groups to create Porch Environments all across their community, in their neighborhoods, for the purpose of authentically connecting with others. Intentionally holding space for one another and lending a genuine helping hand as needed. For more information on the Porch Movement you can visit their website at theporchmovement.com

District staff, Trustees and residents generously filled 30 of the 38 Project Santa Clause Angels we received. This will make these local children very happy on Christmas day! Thank you all for your help, it is appreciated.

Water Department Report

December 2024

Water Quality:

- The Bac-T sample results for November 2024 came back good.
- The Hobo water plant received 7.6 MG of (Minden) water for the month of November.
- North and South School wells have been shut off for the winter due to low demand.
- Ridgeview pumped 3.1 MG of water for the month of November.
- Hobo well has been shut off for the winter.

Water Plant Rounds:

- Every morning all operations of the Water plant are checked. Morning rounds consist of,
- The water level and operation of all water storage tanks are checked and recorded.
- The water pressure at the plant and off-site booster stations is checked and recorded.
- All flow and totalizer meters are checked, and the amount of water used is recorded.
- The booster pumps at the plant are checked for proper voltage and current. They are also checked for excessive temperatures at bearings and checked for any water leaks. All information is recorded.
- Water samples are taken from the plant, and we check the water for proper chlorine residual and calibrate the chlorine analyzer as needed. We also check the water for PH, clarity, and temperature. All information is recorded.

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

Maintenance:

- The Water department excavated a water meter pit at 898 Valley Crest Dr. due to a leak on the service line going to the pit.

- The Hobo north storage tank rehab has been completed and the tank is back online.

- The Water department is working on replacing the drainpipes at the water plant. The drains for the bathroom are cast iron pipes underneath the concrete floor. They have rotted out causing them to collapse.

Wastewater Department Report

December 2024

1: Treatment plant: We completed the PM (preventable maintenance) on the south basin WILO mixer by installing a new mechanical seal on the pre-chamber, we changed the oil in the pre-chamber and resealed the fill and drain plugs.

Ryan is repairing a cracked discharge hose on the sludge pond submersible grinder pump.

Mid-October the 4" Godwin self-priming mobile pump was dropped off at Pac Machine Co. The front main seal started leaking oil and was blowing oil all over the front of the pump. Pac Machine also reported that the pump mechanical seal and lip seal replaced. The BOT approved \$7015.00 for repair of the pump. FYI, this pump is used for emergency by-pass pumping at Lift 3 on South Sunridge Dr. Lift 3 pumps sewage for all of South Sunridge, Dogleg and Long Drive.

Ryan has been removing sludge from the northeast pond. He has pulled at last half of the sludge out of the pond. Some of it is stockpiled above the pond and is hauling it to Bently ranch.

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 flows to the Wastewater plant for November 2024 were .295 MGD (Million Gallons per Day) or 295,000 gallons per day.

2: Lift Stations: The Lift 5 pump #1 seized up. The second repair of the pump was successful, and it is back in operation.

Mid-October we received the new Flygt submersible pump for Lift 2. We installed the wet well mixer on the new #3 pump and installed it in the wet well. It is pumping 1050 GPM (gallons per minute) compared to 750 GPM on pump 2. The mixer has drastically reduced the amount rags and grease in the wet well.

We removed rags and grease from Lift 2 and 5 wet wells on 12/11/24.

All 4 lift stations continue to perform satisfactorily.

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

Parks & Streets Department Report

December 2024

Parks and Streets staff have been busy hanging Christmas lights around the District. Lights have been hung at the District office, maintenance shop, Vista Grande trees, both Indian Hills signs, Mica island trees and the Christmas tree near South Sunridge Park.

Fall clean-up of District office and Vista Grande landscaping including trimming trees and shrubs has been completed.

Staff continues to sweep all District streets twice a week to control the leaves throughout the District.

Staff has prepared the snowplows for the winter. They changed the oil and filters on both streets' sanders, checked hydraulic oil levels and added as needed on both snowplows. They have put the plows and sanders on the truck to ensure proper operations of all functions.

The crew finished the installation of the second automatic lock for the tennis courts. Both locks are fully functional and are working flawlessly.

The Parks crew has been working very hard to keep up with the leaves throughout the District's parks, tennis courts and open spaces to ensure the storm drains stay clear of debris.

Continue weekly checks of parks. Checks are done on Monday's and Friday's during the winter as usage is way down. Staff check and clean/restock all of the District's public restrooms, check all trash cans and dog bag dispensers on district property along with a visual inspection of playground equipment.

We have completed a major overhaul of Parks and Streets Safety Data Sheet. The maintenance shop was the last department to be updated from Material Safety Data Sheet to the Safety Data Sheet, which is the new OSHA standard. This is a huge deal as it brings the District to full Occupational Safety and Health Administration compliance.

We have made some improvements to the maintenance shop. We purchased one new flammable cabinet, purchased one acids and corrosives cabinet both for OSHA compliance and updated shop lighting to LED.

The streets department has ordered three pallets of perma patch (asphalt cold patch) and have started filling potholes. We have started on Haystack to address a complaint we received. We will move throughout the District as needed.

AGENDA ITEM 6b.

Reports to the Board:

b. District Accountant Report

**INDIAN HILLS GID
CASH BALANCES
AS OF 11/30/24**

CASH BALANCES	11/30/2024
Operating	\$ 4,975,138.11
Reserved from rate increase	\$ 1,797,885.99
Reserved for Parks	\$ 19,585.14
Reserved for streets	\$ 1,189,976.27
Reserved for water tank	\$ 41,471.65
Operating Available	\$ 1,926,219.06
Payroll	\$ 23,097.05
Money Market-Nevada State Bnk	\$ 1,643,567.84
Reserve for Infrastructure	\$ 776,187.03
Reserve for Connections	\$ 603,636.66
Reserve for storm water mgt	\$ 56,618.39
Reserve for sewer debt reserves	\$ 64,654.40
Reserve for short lived assets	\$ 55,276.95
Money Market Available	\$ 87,194.41
Money Market-Moreton	\$ 3,204,219.15
Reserve for water conservation-Parks	\$ 5,000.00
Moreton Available	\$ 3,199,219.15
Pipeline	\$ 634,782.07
Reserve for USDA debt service	\$ 40,284.00
Reserve for O&M	\$ 67,941.82
Reserve for short lived assets	\$ 376,680.70
Reserve for AB198 capital repl	\$ 133,528.00
Reserve for construction	\$ 16,347.55
Pipeline Available	\$ -
Total Available	\$ 5,235,729.67
Investment Pool	
IHGID	\$ 9,716.10
IHCIP (2m 2007 Bonds)	\$ 135,342.16
Drinking Revenue Bond	\$ 213,664.62
Total	\$ 358,722.88

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**INDIAN HILLS GID
CASH BALANCES BY FUND
11/30/2024**

CASH BALANCES	11/30/2024		
	WATER	SEWER	ADMIN
Operating	1,090,142.15	1,618,849.10	2,266,146.85
Reserved from rate increase	908,868.19	889,017.80	
Reserved for streets			1,189,976.27
Reserved for parks			19,585.14
Reserved for water tank	41,471.65		
Operating Available	139,802.31	729,831.30	1,056,585.44
Money Market-Nevada State Bank	432,582.58	749,563.27	461,421.99
Reserve for Infrastructure	191,596.53	247,547.00	337,043.50
Reserve for Connections	314,643.33	288,993.33	
Reserve for storm water mgt			56,618.39
Reserve for sewer debt service		64,654.40	
Reserve for sewer short lived assets		55,276.95	
Money Market Available	-73,657.28	93,091.59	67,760.10
Money Market-Moreton	1,068,073.06	1,068,073.05	1,068,073.04
Reserve for water conservation-Parks			5,000.00
Moreton Available	1,068,073.06	1,068,073.05	1,063,073.04
Pipeline	634,782.07		
Reserve for debt service (fully funded)	40,284.00		
Reserve for O&M	67,941.82		
Reserve for short lived assets	376,680.70		
Reserve for AB198 capital replacement	133,528.00		
Reserve for construction	16,347.55		
	0.00		
TOTAL AVAILABLE	1,134,218.09	1,890,995.94	2,187,418.58

**INDIAN HILLS GID
ATTORNEY EXPENSES
NOVEMBER 2024**

MONTHLY FEE	3,000.00
TOTAL	<u>3,000.00</u>

INDIAN HILLS GID
LONG TERM DEBT
AS OF 11/30/24

DEBT	BALANCE	PAYMENT	FINAL INTEREST RATE
WATER 2003 BOND	\$ 171,686.79	59,220.37	1/1/2026 3.46%
WATER/SEWER 2007 BOND *	\$ 290,000.00	**	11/1/2026 4.00%
USDA SEWER	\$ 1,088,403.01	4,754.08 MONTHLY	1/1/2052 2.75%
USDA PIPELINE	\$ 718,916.30	3,357.00 MONTHLY	8/1/2051 3.25%
PIPELINE 2010 STATE	\$ 445,993.37	40,343.06	due Jan and July 7/1/2030 2.57%
	\$ 2,714,999.47		

* (35% WATER, 65% SEWER)

** payment amount varies

INDIAN HILLS GID
ENGINEERING EXPENSES
NOVEMBER 2024

ENGINEERING FEES 0.00

0.00

lbp

Indian Hills General Improvement District
OVERTIME/CALLOUT HOURS
November 2024

Employee	pay date		pay date		pay date		Total	
	Hours	11/1/2024	Hours	11/15/2024	Hours	11/27/2024	Hours	Earnings
WATER TECH		0.00		0.00		118.13	2	118.13
WATER TECH		0.00		0.00		0.00	0	0.00
PARKS		0.00		0.00		0.00	0	0.00
PARKS		0.00		0.00		0.00	0	0.00
STREETS		0.00	1.25	36.38		0.00	1.25	36.38
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	274.68	1.25	68.67	5	359.00	5	359.00
ADMIN SUPPORT		0.00		0.00	6.75	463.52	12	806.87
SEWER TECH		0.00		0.00		0.00	0	0.00
SEWER TECH		0.00		0.00		0.00	0	0.00
SEWER SUPER		0.00	3	151.62		0.00	3	151.62
SEWER SUPER		0.00		0.00	2.00	113.84	2	113.84
MECHANIC		0.00		0.00		0.00	0	0.00
MECHANIC		0.00		0.00		0.00	0	0.00
TOTALS	4.00	274.68	5.50	256.67	15.75	1,054.49	25.25	1,585.84

**INDIAN HILLS GID
REVENUE AND EXPENSE
NOT INCLUDING DEPRECIATION
FOR THE PERIOD ENDED NOVEMBER 30, 2024
WATER**

INCOME	BUDGET	ACTUAL	(OVER)/ UNDER	41.67%
FEEs	1,449,585.00	704,655.32	744,929.68	48.61%
CONNECTION FEES	0.00	0.00	0.00	0.00%
CRICKET/VERIZON	12,441.60	5,184.00	7,257.60	41.67%
GRANT INCOME	0.00	0.00	0.00	0.00%
INTEREST	60,000.00	27,711.59	32,288.41	46.19%
MISCELLANEOUS	0.00	339.00	(339.00)	0.00%
TOTAL REV	1,522,026.60	737,889.91	784,136.69	48.48%
EXPENSES				
SALARIES/BENEFITS	439,797.62	160,336.29	279,461.33	36.46%
OPERATING EXP	488,450.00	193,559.57	294,890.43	39.63%
DEBT PRINCIPAL	244,519.42	143,708.37	100,811.05	58.77%
DEBT INTEREST	47,146.48	22,033.83	25,112.65	46.73%
CAPITAL OUTLAY	120,000.00	7,239.21	112,760.79	0.00%
TOTAL EXP	1,339,913.52	526,877.27	813,036.25	39.32%
PROFIT	182,113.08	211,012.64	(28,899.56)	
NON-CASH				
infrastructure depletion (DEPRECIATION)	503,000.00	287,204.92	215,795.08	57.10%

**INDIAN HILLS GID
REVENUE AND EXPENSE
NOT INCLUDING DEPRECIATION
FOR THE PERIOD ENDED NOVEMBER 30, 2024
SEWER**

INCOME	BUDGET	ACTUAL	(OVER)/	41.67%
			UNDER	%
FEEs	1,061,954.00	481,806.24	580,147.76	45.37%
CONNECTION FEES	0.00	0.00	0.00	0.00%
INTEREST	41,000.00	23,283.98	17,716.02	56.79%
MISCELLANEOUS	0.00	0.00	0.00	0.00%
TOTAL REV	1,102,954.00	505,090.22	597,863.78	45.79%
EXPENSES				
SALARIES/BENEFITS	450,440.69	158,001.02	292,439.67	35.08%
OPERATING EXP	258,600.00	87,420.86	171,179.14	33.81%
DEBT PRINCIPAL	114,836.79	98,945.65	15,891.14	86.16%
DEBT INTEREST	39,257.17	16,556.10	22,701.07	42.17%
CAPITAL OUTLAY	45,000.00	93,425.00	(48,425.00)	0.00%
TOTAL EXP	908,134.65	454,348.63	453,786.02	50.03%
PROFIT (LOSS)	194,819.35	50,741.59	144,077.76	
NON-CASH:				
infrastructure depletion (DEPRECIATION)	390,000.00	161,648.82	228,351.18	41.45%

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**INDIAN HILLS GID
REVENUE AND EXPENSE
NOT INCLUDING DEPRECIATION
FOR THE PERIOD ENDED NOVEMBER 30, 2024
GENERAL**

INCOME		BUDGET	ACTUAL	(OVER)/ UNDER	41.67% %
	AD VALOREM	1,196,205.00	613,635.90	582,569.10	51.30%
	DOUGLAS CO. CONSOLIDATED TAX	400,793.00	176,491.91	224,301.09	44.04%
	PARK REV	1,000.00	600.00	400.00	60.00%
	GRANT	0.00	0.00	0.00	0.00%
	DONATIONS	0.00	0.00	0.00	0.00%
	MISCELLANEOUS	0.00	26.00	(26.00)	0.00%
	INTEREST	46,000.00	22,524.85	23,475.15	48.97%
	STORM WATER	21,700.00	9,172.00	12,528.00	42.27%
	TOTAL REV	1,665,698.00	822,450.66	843,247.34	49.38%
EXPENSES					
ADMIN	SALARIES/BENEFITS	108,422.24	39,283.18	69,139.06	36.23%
	OPERATING EXP	216,050.00	56,980.30	159,069.70	26.37%
	CAPITAL OUTLAY	0.00	0.00	0.00	0.00%
PARKS	SALARIES/BENEFITS	240,410.24	74,950.94	165,459.30	31.18%
	OPERATING EXP	161,150.00	75,017.80	86,132.20	46.55%
	CAPITAL OUTLAY	38,000.00	25,476.00	12,524.00	0.00%
STREETS	SALARIES/BENEFITS	259,889.44	80,834.51	179,054.93	31.10%
	OPERATING EXP	102,900.00	31,677.53	71,222.47	30.78%
	CAPITAL OUTLAY	490,000.00	3,220.00	486,780.00	0.00%
	TOTAL EXP	1,616,821.92	387,440.26	1,229,381.66	23.96%
	PROFIT	48,876.08	435,010.40	(386,134.32)	
NON-CASH:					
	infrastructure depletion (DEPRECIATION)	305,700.00	126,325.00	179,375.00	41.32%

**INDIAN HILLS GID
WATER FUND SUMMARY
11/30/2024**

CASH BALANCES	LOAN BALANCES	REVENUES / EXPENSES
Operating		User Fees
Reserved from rate increase	Water Bond-2003	\$ 300,644.43
Reserved for water tank	Water Bond-2012 (35%)	\$ 396,422.84
	Pipeline USDA	\$ 7,588.05
Operating Available	Pipeline State	\$ -
		\$ 27,711.59
		\$ 5,184.00
		\$ 339.00
		TOTAL REVENUE \$ 737,889.91
Money Market		
Reserve for Infrastructure		Salaries/Benefits
Reserve for Connections		\$ 160,336.29
Money Market Available		Operating Exp
		\$ 193,559.57
		Interest Exp
		\$ 22,033.83
		Capital Outlay
		\$ 7,239.21
		TOTAL EXPENSES \$ 383,168.90
Pipeline		
Reserve for debt service (fully funded)		
Reserve for O&M		
Reserve for short lived assets		
Reserve for AB198 capital replacement		
Reserve for construction		
TOTAL AVAILABLE	TOTAL LOANS	INCOME (LOSS)
\$66,145.03	\$ 1,438,096.46	\$ 354,721.01

**INDIAN HILLS GID
SEWER FUND SUMMARY
11/30/2024**

CASH BALANCES	LOAN BALANCES	REVENUES / EXPENSES
Operating	Sewer Bond-1999	User Fees
Reserved from rate increase	Sewer Bond-2012 (65%)	Late fees
	USDA sewer bond	Connection fees
		Interest
		Misc income
Operating Available		TOTAL REVENUE
Money Market		Salaries/Benefits
Reserve for Infrastructure		Operating Exp
Reserve for Connections		Interest Exp
Reserve for sewer debt service		Capital Outlay
Reserve for sewer short lived assets		TOTAL EXPENSES
Money Market Available		
TOTAL AVAILABLE	TOTAL LOANS	INCOME (LOSS)
<u>\$822,922.89</u>	<u>\$ 1,276,903.01</u>	<u>\$ 149,687.24</u>

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**INDIAN HILLS GID
ADMIN, PARKS, STREETS SUMMARY
(AD VALOREM)
11/30/2024**

CASH BALANCES	ADMIN	REVENUES / EXPENSES
Operating	\$2,266,146.85	Storm water fees \$9,172.00
Reserved for streets	\$1,189,976.27	Consolidated Tax \$176,491.91
Reserved for parks	\$25,619.87	Ad Valorem Tax \$613,635.90
Operating Available	\$1,050,550.71	Recreation Fees \$600.00
Money Market	\$461,421.99	Interest Income \$22,524.85
Reserve for Infrastructure	\$337,043.50	Grant fund received \$0.00
Reserve for storm water mgt	\$56,618.39	Miscellaneous \$26.00
Money Market Available	\$67,760.10	TOTAL REVENUE <u>\$822,450.66</u>
		Salaries/Benefits \$195,068.63
		Operating Exp \$163,675.63
		Capital Outlay \$28,696.00
		TOTAL EXPENSES <u>\$387,440.26</u>
TOTAL AVAILABLE	\$1,118,310.81	INCOME (LOSS) <u>\$435,010.40</u>

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

DATE	WATER		WASTEWATER		ADMIN	
	RATE RESERVES	DEPR RESERVES	RATE RESERVES	DEPR RESERVES	RATE RESERVES	DEPR RESERVES
6/30/2011	0.00	27,500.00	0.00	27,500.00	0.00	0.00
6/30/2012	0.00	40,700.00	0.00	37,310.00	18,900.00	18,900.00
6/30/2013	0.00	55,196.00	0.00	46,814.00	37,488.00	37,488.00
6/30/2014	0.00	75,500.00	0.00	59,954.00	64,992.00	64,992.00
6/30/2015	38,637.00	48,174.00	27,364.00	74,546.00	93,696.00	93,696.00
6/30/2016	132,336.00	70,170.00	99,152.00	69,691.00	123,588.00	123,588.00
6/30/2017	267,694.00	73,628.00	221,563.00	85,687.00	142,350.00	142,350.00
6/30/2018	483,052.00	94,628.00	386,987.00	103,687.00	173,450.00	173,450.00
6/30/2019	746,866.00	112,020.00	585,105.00	123,687.00	195,650.00	195,650.00
6/30/2020	623,484.00	133,821.00	799,245.00	143,937.00	219,550.00	219,550.00
6/30/2021	921,247.00	164,820.00	1,023,070.00	165,437.00	253,250.00	253,250.00
6/30/2022	1,116,468.00	106,370.00	1,188,439.00	187,337.00	233,335.00	233,335.00
6/30/2023	1,232,994.39	188,566.39	1,269,027.85	207,546.96	274,235.07	274,235.07
6/30/2024	781,920.30	175,179.88	866,853.08	235,047.00	314,835.15	314,835.15
11/30/2024	908,868.19	191,596.53	889,017.80	247,547.00	337,043.50	337,043.50

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

AGENDA ITEM 6c.

Reports to the Board:

c. Engineer Report

AGENDA ITEM 6d.

Reports to the Board:

d. Attorney Report

AGENDA ITEM 7.

**Discussion and possible action to provide
candidate information during elections.
(Chairman, Stulac)**



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

Dear Candidates,

Thank you for your interest in running for the Indian Hills General Improvement District, Board of Trustees. We invite you to participate in providing a short introduction of yourself including an explanation of why you chose to run for the IHGID Board.

Please answer the following questions:

- What do you see as challenges for Indian Hills over the next four years and how would you address/fund them?
- What are your priorities for the District? Why did you select these issues?
- Do you view a District Trustee as a representative of a sub-division or of the District as a whole?

Please submit your written response to the office no later than **(date)**

All candidate information and responses will be posted on the District website for interested residents to view at their leisure prior to Election day. We will notify residents of this in our September newsletter.

As always, please don't hesitate to contact the office with any questions or concerns.

Sincerely,

IHGID

This institution is an equal opportunity provider and employer.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.

AGENDA ITEM 8.

**Discussion and possible action regarding goals discussed during General Manager Chris Johnson's annual performance evaluation.
(Chairman, Stulac)**

Here is the compiled list of goals:

Goals:

- Work on tact and demeanor, accept constructive input.
- Improve content of monthly report.
- Grant updates every month.
- CIP completion and report to board.
- Maintenance plan on webpage.
- Research low Interest Loans / USDA Loans.
- Department Operations Plans.
- Documented monthly safety meetings.
- Budget Variance Overview.
- Spreadsheet of resident concerns for RVs in the streets, RVs in driveways, overgrown weeds, sidewalk obstructions, and speeding.
- Crosswalk mitigation in district to avoid resident near-misses with vehicles.
- Provide adequate board meeting minutes.
- Install camera system in parks.

AGENDA ITEM 9.

**Presentation of Service Award to Dale Dunham for his years of service to the Indian Hills General Improvement District Board of Trustees.
(General Manager, Chris Johnson)**

AGENDA ITEM 10.

Discussion and possible action to approve Draft Minutes from the November 20, 2024, Board meeting.

**Minutes
Indian Hills General Improvement District
Board of Trustees Meeting
District Office
3394 James Lee Park Rd. #A
Carson City, NV 89705
November 20, 2024
Regular Board Meeting
6:00 P.M.**

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

Trustees Absent: none.

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

Others Present: District Counsel Chuck Zumpft, District Engineer Colin Surge, Residents Kathy Waters, Dale Morlan, Kathryn Clark, Sharon Buckley, Lynn Dement, Ben Walker, Debbie Walker, Frank Espino, Denise Espino, Tammy James, Stacie Cobb, Dave Jenks, Chuck Bailey, Christina Hollibone, Captain Koontz, and Sheriff Coverley.

6:00P.M. - Regular Meeting

1. Call to Order

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

2. Pledge of Allegiance: Led by Vice Chairman Garcia.

3. Public Interest Comment: Resident Lynn Dement 1020 Mica Drive stated. I'll make this quick because there's a lot on here. You know, we always do these contests, and we're going to do a holiday lights contest for December for all the December holidays and divide up the district into areas. Kathryn generously helped me do the two prizes for the Halloween contest, but I'd like to do five areas. So, here's my hand, would any of the board like to contribute \$15 so we can do 5 to 5 prizes. I want to do the gingerbread houses that you make and put together the kits. But if we're going to do five areas, we need three more people.

Chairman Stulac stated I'll help.

Resident Lynn Dement stated Great. Thank you.

Chairman Stulac stated we'll catch you later, neighbor. Yeah, I'll give you. Yeah. Thanks. All right. Thank you. Lynn. Anybody else want to step up there in public comment for anything.

4. Approval of Agenda

Chairman Stulac stated all right. Well, then we'll go ahead and move on to the agenda and approve the agenda. Items on the agenda may be taken out of order. Two or more agenda items may be combined for consideration. Any item appearing on the agenda may be removed or its discussion delayed at any time. Does anybody have anything they want to have moved around on the agenda? Any of the board? I would just like to ask for one. I'd like to take item 11 on the discussion of possible action for candidate information during elections, and just move that up to item seven, because I believe some people might not be here to stay to the very end. It's kind of near the end, and there might be some people from the public who might have asked about that, could hear that after the manager's report, and then not have to stick around for a lot of the other some of the technical and capital improvement stuff we have to discuss. So, I'd like to make that.

Trustee Lufrano stated can you do the same with item number ten? Bob, move it up.

Chairman Stulac stated say that again. Can you do item?

Trustee Lufrano stated can you move item number ten up also?

Chairman Stulac stated where would you like to move that to?

Trustee Lufrano stated uh maybe to in front of the item number nine. After eight. Before nine.

Chairman Stulac stated sure. If that's something you'd like to, we can move that to be number nine. Okay, well, then we'll make those. We'll take those two changes in that order. And can we just get a motion then for those couple changes from someone?

Secretary/Treasurer Siegman stated your moving 11 to where.

Chairman Stulac stated to be number seven and ten to be up and to be to be nine.

Trustee Lufrano stated I'll make a motion to make changes to the agenda, as discussed.

Chairman Stulac stated Okay.

Trustee Lufrano stated is that enough to say it that way?

Trustee Lufrano motioned to make the changes to the agenda as discussed. Vice Chairman Garcia seconded. Motion carried unanimously.

Resident Lynn Dement stated Mr. chairman, before you continue can I ask that the board speak up a little?

Chairman Stulac stated sure.

Resident Lynn Dement stated because it's a little harder to hear sometimes back in the back. And I'm old and I don't have the best hearing. Thank you.

Chairman Stulac stated yes, we will. All right. So, let's move on to agenda item number five. And we have a presentation by the Douglas County Sheriff, Dan Coverley. If you want to come on up. And thanks for coming, Dan.

5. Presentation by Douglas County Sherriff Dan Coverly.

Douglas County Sheriff Dan Coverley stated Chairman, board, thank you for giving me this opportunity to come and talk to you today about some traffic enforcement options or issues that you may have, and how the Sheriff's office may help your area. Here in the residence to address those traffic complaints are the number one complaint that the Sheriff's office receives countywide. It doesn't matter what area you're in. Lake Tahoe to the ranchos in town, obviously Johnson Lane out here. So it's a concern everywhere. So you're not alone. We have we address our traffic issues in a couple of ways. We have a traffic unit of a sergeant and then three deputies that are assigned to work traffic enforcement. So they don't take calls for service per se. They do accidents and then write speeding tickets and stuff. We have two traffic trailers that are similar to the ones that you guys have here in the district. We can move those around. They're mobile. We can park them wherever an issue may have, and they record data. They don't take pictures of vehicles or anything, but they just record the speeds of the vehicles that are coming through. And then we can go back and look at the data, you know, and say, look at a time frame, you know, between 8 and 9 in the morning, there was 200 cars and the average speed was, you know, 35, and it was a 25 mile an hour speed zone or something like that. And then that tells us, all right, we need to do some more active enforcement kind of thing so that we have those items that you guys are certainly welcome. If you have an issue somewhere, we will just get ahold of us and we'll have that trailer dropped off, and then we will share the data with you if you want, obviously. And so, you know, what we know kind of thing. So there's several types of traffic complaints that we get is the one that's happening right now. You're going down 395. You're behind somebody and they're weaving all over the road. And it's a danger to you and everybody else and you think there's an issue. And so you call 911 and tell the dispatcher the make and model of the car, the license plate and the direction of travel. And if you can kind of follow safely for a bit, we can. And then we try to get a deputy there to make a stop. And, and then you have the option to also pull over and sign the citation based on what you saw. If you want to. So that happens every day all over the county. And then the other one is the kind of the chronic problems. Right. And mostly it has to do with commuting times. Right. So people are going to work or coming home and everybody's going way too fast on the street. The parents are concerned. Kids are at the bus stop, that kind of thing. And so what they want is a as a deputy out there to sit and enforce the traffic laws. And so that is you just call the office. Captain Koontz is here with us. Rick Koontz, he's my patrol division commander. And so that's under his purview. And then we give that information to our traffic unit, and then they come up and start writing tickets. So this morning, to give you an example, we get a lot of complaints on a Riverview in front of the golf course in the ranchos. The two guys down

there this morning, and I bet they made 50 stops. I don't know how many tickets they wrote, but they made a pretty good impact. And at that time everybody slows down. Now, as soon as we leave, it picks back up again. And that's just the nature of the beast. Okay. So we will come out and we will make an impact at that time, you know what I mean? And things usually slow down for a while, but eventually it will come back up. If you have the chronic offender hauling through your neighborhood and you know who it is, you got a license plate or you know where they live or something, give us a call, we'll go talk to them and approach it that way. So there's a lot of different ways we can do okay, but we need specific information. If you want us to make contact with somebody or stop somebody, right. We've got to know who we're going to talk to, what they what they were doing, and a description of the vehicle and them, if you can, if it's just an issue that may be happening at a certain period of time every day, then then let us know and we'll come out and handle it that way. It's what, what we're able to do. And so we understand the issue and the complaints on being on my street. I'm out mowing the lawn and some guy flies by and pisses me off, too. So, I'm with you, right? So, but that's what we can do with that. Rick, did you have anything that you wanted to add?

Patrol Captain Rick Koontz stated no, I just want to introduce myself. I'm Rick Koontz with the patrol captain. Nice to meet you guys. We're happy to help you with whatever you need, so feel free to reach out anytime, day or night. Okay. Thanks you guys.

Chairman Stulac stated Thank you. Thank you. Rick. Your title again was what?

Vice Chairman Garcia stated Traffic commander or.

Douglas County Sheriff Dan Coverley stated He's a captain. So, he's So I have four captains over each division, and he's the patrol division commander.

Vice Chairman Garcia stated so Captain.

Chairman Stulac stated Thank you.

Douglas County Sheriff Dan Coverley stated The other thing that while I'm here, I'll touch on is anything that your residents or you guys think that the sheriff's office can help you with, then give us a call. All right, if there's something going on that you think is not right or doesn't look right or just doesn't feel right, give us a call. Let us check it out and make sure that what's going on is correct. Okay. The best thing that can happen is we look into it and it's there's nothing going, you know, there's nothing wrong, and there's lawful activity. Call them if we need help. They need the community's help with things so give them a call.

Trustee Lufano stated do you hear a lot about specific areas that a lot of residents share as being scary.

Douglas County Sheriff Dan Coverley stated no specific areas up here.

Vice Chairman Garcia stated thank you both for coming tonight is it fair to say with limited resources you have a scattered source of information you go where you get the most calls.

Minutes of the November 20, 2024, Regular Board of Trustees Meeting

We are limited by what the district can do

Douglas County Sheriff Dan Coverley stated with the traffic unit it is as the saying goes the squeaky wheel gets the grease.

Chairman Stulac stated thanks for coming and Chris thanks for setting this up.

Patrol Captain Rick Koontz stated the non-emergency number is 782-5126.

Public comment: Resident Lynn Dement stated she lives on Mica. The GID has done absolutely everything they can do, a real effort on their part at this point has been made. It is in the sheriff's departments hands now, she has to say when she has called the sheriff's office she has gotten what do you want me to do about it. She is not trying to be rude but maybe a little education involved. There are a lot of residents that feel there is no rapport with the sheriff's office, why radar isn't used in the community it is a win. It is a good money maker could mean a lot to us here to get the radar gun out there. Let people know that DCSO means business she would like to see that happen.

Resident Kathryn Clark stated that she runs a senior program here on Wednesday's and Friday's there use to be a lady named Bernadette who would come in every few weeks she's retired now but is there someone who can do that again for the seniors. She would tell them of scams going on and answer questions or us, she was great.

Douglas County Sheriff Dan Coverley stated to give him a call tomorrow.

Chairman Stulac stated thank you both for coming tonight.

6. Reports to the Board:

a. General Manager Report

General Manager Chris Johnson stated thank you for your understanding with his report being verbal this month. Chris stated that he emailed to board after the last meeting, the 5k was great with about 140 attendees. Regarding the sidewalks and crosswalks, he has spent a lot of hours going through this. He was given no guidance on this, so he created his own criteria as far as putting delineators in, all of our sidewalks and crosswalks are ADA compliant now. We have 97 intersections; he has dropped it down to the major arteries. There are only a couple where there are cross walks with three or four ways, he identified a few and looked at complaints that we have received from those areas. The way the sidewalks and curbs are designed throughout the district we have the beveled rounded curbs and sidewalks if you go the intersections, those are not rounded they are sharp curbs to keep traffic from going up on the curbs. Chris stated that he thinks our sidewalks are already set to prevent this problem. We have had one complaint actually two Mr. Lynch came in and said people need to take personal responsibility when they are walking. Chris stated that we don't want to impede the flow of traffic up there. If the board would like him to further pursue this then that is

there discretion, but he doesn't know what else we can do. Chris stated that he does not see a need for it, we could hire a professional to do a traffic study.

Vice Chairman Garcia stated that he would like to go out with Chris, when he is feeling better as he doesn't see how it would impede traffic. Vice Chairman Garica stated a right angle curb would be more for a delineator. Can we look into the crosswalk at Mica and North Sunridge to see if we can continue it to the concrete and not stop at the asphalt.

General Manager Chris Johnson stated sure but that it is not going to prevent cars from going up on the curb.

Secretary/Treasurer Siegman stated he is concerned about delineators with snow removal.

General Manager Chris Johnson stated they will be taken out by the plows that is a very good point we couldn't plow with the delineators there.

Chairman Stulac stated yes look into another stripe on the concrete for crosswalk if it is allowable and report back.

General Manager Chris Johnson stated sure.

General Manager Chris Johnson stated the tennis court locks are now installed. The total cost was \$160 the company gave us both locks. We did the welding and installation. They had a couple hiccups with them, but they are installed and working. Parks and streets staff are on standby with potential flooding with the storm coming this weekend. We will reevaluate on Friday.

The water tank project is complete, it wasn't bad Collin will give update on that during his report.

General Manager Chris Johnson stated that he met with community services to look at the playground equipment at James Lee Park. He spoke with Brooke about refinishing the basketball court to a multipurpose court, one playground is looking bad it is old. We have had a lot of kids coming out on the basketball court to play. We talked about refinishing it and putting in new hoops and then temporary pickleball courts on the basketball court.

Vice Chairman Garcia asked if that would that include a backstop for other hand ball stuff.

General Manager Chris Johnson stated that Brooke with Community Services said that her board is pickleballed out. Chirs stated that we were an election location, and it was very busy. The leak on Chip Creek it is a

separate agenda item, but no leak was found in the yard one thing was very apparent and that was ground water was flowing in. Chris showed a video to the board. The water department went into the street and found a little area that they were concerned about.

District Counsel Chuck Zumpft stated no chlorine was in that water.

General Manager Chris Johnson stated there was a little bit, which is why he told them to continue investigating and cut the street. They have to let the water dry out before they can do any repairs.

General Manager Chris Johnson stated the fence by our catch basin on Haystack is in need or repair. The resident that it abuts to asked if we would split the costs. We are going to put in a chain link fence with security slats, so he is looking into that. The cameras for parks, he has reached out to five different companies three don't do cameras for parks only two will do it for parks and only one gave him a bid which he reported on to the board for \$14,000 and change. He told the one contractor that we will take that he will follow up with him asap so we can get that ball in motion. He emailed the board the ranges of the cameras.

Chairman Stulac stated it showed the location of each what is the range of those, he didn't see the rings on the email,

General Manager Chris Johnson stated they are great cameras, and he is excited about getting them.

Chairman Stulac stated what is the timeframe for this.

General Manager Chris Johnson stated probably a couple of months. It will take some time to run power from the box to the tennis courts the parks department can do that we have a lot going on right now, especially with the weather.

There was a hydraulic leak from one of Douglas Disposals trucks on Sunburst. The resident is not happy about the stain in the road, but DDI did everything right and the stain will be reduced over time.

He judged the senior Halloween costume contest, and we had our trunk or treat. We only had seven cars but a lot of kids.

Chris received a call from gentleman that stated who's the idiot who only painted half the crosswalk and who is the idiot who put the stop sign there crosswalk isn't half painted it is faded. Chris tried calling him back several times, but he hasn't answered his calls or called back.

Grant research working with community services for the rct grant.

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Chairman Stulac stated when talking with Dale about brick program what is the status of that.

General Manager Chris Johnson the bricks are the final thing they have to do they need to put in the water fountain before the bricks. They have ran the water line as a separate line now it will stay active as it is freeze resistant. They have been busy with other projects, the bricks we are looking at early spring.

Chairman Stulac ok but water fountain is in.

General Manager Chris Johnson no just the line is in, it is not at the top of the priority list. They have other projects, one example the parks and streets crew were out helping with the leak on Chip.

1. Administrative

General Manager Chris Johnson reviewed the report to the Board.

2. Water

General Manager Chris Johnson reviewed the report to the Board.

3. Wastewater

General Manager Chris Johnson reviewed the report to the Board.

b. District Accountant Report

General Manager Chris Johnson reviewed the report to the Board.

c. Engineer Report

District Engineer Collin Sturge stated the tank construction is complete, they only used \$570 out of the \$20,000 force account. Overall, the project went well. There was some damage to the transducer, but it has been repaired and we will be passing that onto the contractor. He is closing out with NDEP then he will follow up with the sanitary survey. The MS4 permit renewal is due at the end of the year so he has been working on that.

Vice Chairman Garcia stated water samples have to be taken to get the tank back online when will that happen.

District Engineer Colin Sturge stated no those all passed we are waiting to hear from NDEP.

Secretary/Treasurer Siegman stated can we get a record back from who wrote us up for the tank.

District Engineer Collin Sturge stated NDEP did once we get the tank back online then he will follow up on the sanitary survey part. He has also been working with the engineer and contractor on the Lily Court project.

d. Attorney Report

District Counsel Chuck Zumpft stated he has nothing to report.

Public comment: Resident Lynn Dement stated that she wants to say one thing about the basketball court that is great that it will get resurfaced, it is so bad over here. Not to beat a dead horse can you pull up the picture of the intersection again can we add a cross walk the other way on North Sunridge we know they speed through that area; she really thinks something out there would make them pull out more.

Chairman Stulac stated a crosswalk coming from that corner going east on north Sunridge is that possible to paint one there.

General Manager Chris Johnson I will look into it that we can't just throw cross walks anywhere.

Secretary/Treasurer Siegman can we paint stop there.

General Manager Chris Johnson I will check on that.

Resident Sharon Buckley Mica drive, as you can see you cannot see the stop sign it is so far back, they roll they don't stop. The majority of people do not stop they literally roll she would like to see the stop sign moved up closer to the flashing sign, something, anything. The new lights people are paying better attention to that they see it, the one in the middle has really helped and she appreciates that.

Chairman Stulac Chris will see what he can do.

Break 7:18

Back 7:26

General Manager Chris Johnson forgot to add in his report the last two months the speed trailer has been on Mica he showed the radar data it was there on each side for one month.

Chairman Stulac that is a really good analysis.

Vice Chairman Garcia you are sharing the peak violators with the sheriff's office.

General Manager Chris Johnson absolutely yes, he wanted to thank the undersheriff he has a direct line they are responsive and interested in helping us out.

Vice Chairman Garcia limit use of acronyms in reports he doesn't understand. In the board reports can you have an old business, new business and closed out business section. Things can be there for one cycle; it would be a helpful tool for all of us.

General Manager Chris Johnson, the Trello project management and task management software he can't have all trustees commenting for open meeting laws but he can give you all access to that to see what is going on with projects.

Chairman Stulac what about what he asked for in the reports every month, that's great it helps the public and the board and yourself it gives you a reminder.

General Manager Chris Johnson yes.

7. Discussion and possible action to provide candidate information during elections.

Chairman Stulac many residents of the district have been and/or are asking for Trustee candidate information to help them cast their votes. I propose one or more of the following choices to all future candidates running for board of trustee positions. 1. Prepare a candidate statement to be posted on the IHGID website. 2. Do a video with questions and post it on the IHGID website or 3. Conduct a candidate night. The selected choice above shall be in place at least 45 days prior to the election. I don't want this to be labor intensive for staff.

Vice Chairman Garcia I agree, we owe it to the public but it is important for them to know who is running if you offer it to everyone then that is ok if some do not do it. It takes pressure off existing board members. As far as how far in advance he doesn't know.

Chairman Stulac I would think if we offer it to all candidates but say one doesn't participate we have no liability as we offered it to all they chose not to do it.

Vice Chairman Garcia stated Chuck already said it is ok.

District Counsel Chuck Zumpft ok yes but if you choose option one then we will need to establish some criteria.

Chairman Stulac ok Brooke and Chris had some great questions, I don't want an undue burden on staff but we need to do something Brooke put this one the next agenda come up with the questions from the letter provided in the past.

General Manager Chris Johnson stated we would need to look at overtime for candidate night videos, the cost of cameras and the software for that.

Vice Chairman Garcia so let's start with a written submission

Chairman Stulac ok so it will be on the next agenda for the board to look at.

Trustee Lufrano I agree.

No action was taken on this item. The Board requested that staff bring this item back to the December meeting with the previous list of questions for further discussion.

Public comment: Resident Lynn Dement stated we should make it 60 days before, people were on next door before 45 days asking.

8. Discussion and possible action regarding water leak at water meter box at 931 Chip Creek Court.

Homeowner Chuck Bailey owner at 931 Chip Creek Court, Chuck asked Chris to bring the picture back up. Chuck my house is the blue house, a few things he wants to address tonight. I know you don't know what you don't know until you know it. First thing the board should be aware of as the homeowner is communication could be better, procedures and policies of how this has been reported and dragged on need to be looked at. Improving policies, procedures, and communication. This started I don't know the exact date but in spring or summer of 2023. They have lots of build-up of water in the meter pit, the water wasn't ever rising up past the meter. The GID came out and looked at it and determined it was ground water, there was no chlorine in the water and it wasn't rising so it wasn't a real problem. This spring my neighbor saw water coming out of the box saturating the ground in front of the sidewalk, he called again and can't say for sure he did so he called a leak detection company. That report is provided but nothing he could act on was found so he contacted the HOA. I contacted Chris directly, inviting him out to see the problem himself during this time the problem seemed to be getting worse, Chris came out and walked through things. There were a bunch of markers on the street and five or six weeks later no one has contacted him. He has never got anything in writing, he is a homeowner who is moving next year, he plans on putting house on market April 1st. Who's issue is this, all he has is this leak detection report. When he contacted Chris he wasn't trying to be combative or anything but they finally came out yesterday. That is the picture there is a big crack in the street that wasn't there before, the gutter has been filled with water since March or April, the water is pretty clean coming out pouring over that sidewalk. There appeared to be chlorine in the water when coming over the sidewalk. The GID would see chlorine in the water sometimes and not others as we are getting into winter, we need to find a solution. If this problem can't be solved there needs to be mitigation. In early contacts they didn't feel welcome to get help, if another sump needs to be put in then ok. He requests communication be better, he should have been notified about what was going on, the other thing is when workers showed up it would have been nice to know they were going to be out there a simple knock on the door not trying to be combative just trying to bring in some problems with simple solutions to it.

Resident Frank Espino at 935 Chip Creek Court this is an issue that has been going on for over a year. Any pictures of the hole from yesterday, he looked at it today at 4:30 it is very dry his sump pump stopped working today.

General Manager Chris Johnson to clarify some things in his timeline and give you information on what was happening here on our end. They did go excavate after those markings. They went in the pit to check the connections; it was also at that time we were going and checking meter usage to see if there was anything that caused it. The gate irrigation was using a lot of water, so we waited to see if that was the problem that is it.

Chairman Stulac is it flowing right now.

Chuck Bailey no not right now it is completely dry now for the first time since April or May.

Chairman Stulac interesting that it is not running now.

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Chuck Bailey it only stopped running since they dug yesterday or the other day.

General Manager Chris Johnson, Matt installed a new meter in September hoping that would help. We hope the work they did helped once it dries out and we fill it and know if that will be the true fix.

Vice Chairman Garcia nothing found this is a first time they have been out and pumping trying to find that leak, it is a process.

General Manager Chris Johnson no that was done when they excavated the first time then he told him to cut into the sidewalk and street.

Vice Chairman Garcia stated it is a process it doesn't happen overnight, it isn't always a simple fix. Chris was going through that process and then expanding the investigation.

General Manager Chris Johnson it can take some time to go through these steps we have been trying to track down the leak and doing all we can.

Vice Chairman Garcia there is no contention now the water has chlorine.

General Manager Chris Johnson yes on the side by the street the other water by the house does not.

Vice Chairman Garcia the next step is to get the more specialized equipment in there to look and see.

General Manager Chris Johnson, I don't know, we will see what it does now. As Murphy's law has it we are supposed to get hit with a storm the next few days.

Vice Chairman Garcia but you haven't given up on finding it you will continue to search.

General Manager Chris Johnson exactly.

Chuck Bailey right now for first time in five or six months he is hopeful that it remains dry but in light of how this has gone on he wants to work with you to figure this out. The communication needs improvement.

General Manager Chris Johnson as Robert was saying we are already looking at the next step if this doesn't work. We are looking at ground penetrating radar.

Chairman Stulac one thing would be helpful is to keep him informed about updates. In your home do you have a crawl space.

Chuck Bailey yes I do and I have not seen water under there he looked. At the irrigation valve it has always been dry until the last time he looked at it.

Frank Espino my sump pump comes on all the time until a few days ago they are incurring cost for electric and the wear and tear on the pump.

Vice Chairman Garcia it is important you brought this to our attention. We don't have a policy and not sure we can make one but it is on the table he is not discounting it but it would be difficult.

Christy Hollibone the main thing is when it comes to a policy and this is unique but when it comes to policy how do you report something like this. When we call we are told not to touch the meter box and that is it, no one came out or did anything. Do you need a form for the process as opposed to a policy.

General Manager Chris Johnson he can say with certainty that was not the case, yes you were told not to touch the meter box but they will also call the water department and they will go out and look. The meter and box is ours and a fine can be associated with that for tampering with it.

Vice Chairman Garcia there can be a workflow and follow up, they are getting there.

Chuck Bailey they are asking for better communication.

Frank Espino he did make a call to Brooke he was told that he will be fined if you look in meter box and that the water is coming from a spring.

Christy Hollibone at one point Matt was out there and said Franks meter wasn't turning Franks meter wasn't turning and there was chlorine in water, where was the water coming from. They did get a lot of push back from the office and field staff, we do get a feeling as though they don't want to talk to us. George even called to find out when they will be out to dig, he was told a week and no one showed up for six weeks.

Chairman Stulac Thank you Chris will improve communications.

Trustee Lufrano Matt was saying no pump is running here or there but found chlorinated water, would water be there only at that time.

General Manager Chris Johnson that is one of mysteries of this whole thing you can see the flow of water.

Trustee Lufrano if it is mixed with spring water would it be diluted the chlorine, do we know what level of chlorine was.

Chuck Bailey between .5 and 3.

Vice Chairman Garcia I don't know what that is or means.

Chairman Stulac that means parts per million and that is typical.

General Manager Chris Johnson no ours is 2 so when it gets to consumer it is 1.

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Vice Chairman Garcia fingers crossed that this is it.

Chairman Stulac and he didn't encounter ground water when he dug.

Trustee Lufrano suppose I would like to say from your perspective where you are looking at this probably a hurry up and wait when you are looking for some kind of resolve solution. I am sorry that it has taken this long, she is aware that Matt is extremely good at his job and he is doing everything he can do and looking for whatever the issue may be. The understanding is that this will continue to be worked on and additional communications. I appreciate you bringing this to our attention.

Chairman Stulac giving the board each month an update in the managers' report each month will help, you are welcome to come to each meeting.

General Manager Chris Johnson thank you Trustee Lufrano on the comment on Matt. He is not just very good at his job, but he takes personal pride in his work, he takes it home with him he was stressing bad about this. When he was out sick he was communicating with him he is very good at what he does.

Chairman Stulac in my prior occupation I worked with ground water and is very funny in how it works and travels.

Chuck Bailey I am just asking for the board to be as committed to this issue as he is. Water is coming from somewhere and we need to figure it out. I just need to get the problem fixed.

Secretary/Treasurer Siegman in the leak detection report they did not test the water for chlorine, what did the leak detection company do.

Chuck Bailey a lot of what Matt did and listening he did not hear water anywhere.

Secretary/Treasurer Siegman the test strips show other minerals too so maybe do a water analysis. Test our water and the water at the home to compare. We can take a water sample and send it somewhere to get it tested.

Frank Espino but can we? Are we not trusting that? And.

Secretary/Treasurer Siegman always trust but verify? I was in the gas industry for 30 years and so you electronics.

Frank Espino are the employees that there is chlorine coming out and it's been tested multiple times.

Secretary/Treasurer Siegman but trace amounts sometimes, but not all the time. And that's where the mystery is.

Frank Espino no, but I was on the phone with Chris when he tested it on speakerphone and he goes, oh, we've got chlorine coming out of your sump and in the meter, chlorine is just not going to come out of the groundwater. It's going to come out of the city water because it's treated.

Secretary/Treasurer Siegman but how did it get how did it get in your sump?

Frank Espino It's because it's coming up from a leak. It's coming up from the street it's pumping up. It's following a trace through the groundwater, through the rock and gravel.

Secretary/Treasurer Siegman that's what we assume we need to. We need to do something methodically to get to the bottom. I mean,

Resident Frank Espino totally we want to, we want to. I agree.

Chairman Stulac Chris, did you want to add one more thing and then. Yeah.

General Manager Chris Johnson just actually, when we were on the on the phone there, we didn't find chlorine in yours. We did find it in the meter pit.

Resident Frank Espino that was the first time they came out there. And so that's one of the things that was part of this mystery is how we were getting different samples from two sources immediately next to each other.

Secretary/Treasurer Siegman close to each other and they could be two different sources.

Resident Christina Hollibone right. Well, and even that, when they opened the pit back on the 17th or so around the meter, they tested the water on the other side of the meter box and it was a chlorine. But between the little space, between the meter box and the sidewalk, it had chlorine. And while I'm standing there looking down at that box where it tested chlorine. The sand and gravel was just falling in, like there was water pushing out from under the sump and from under the sidewalk.

Chairman Stulac well, I think at this point, you know, the work that was done appears to maybe have had an effect. I think we have to wait a little bit of time here with we've got this upcoming storm we're going to keep you notified and keep this is an open item that will continue to be looked at. Russ is making some good points. Doing a full blown water analysis isn't cheap out there to do stuff. But it's a it's a he's just throwing out an idea that could be helpful. We're going to take a quick minute, two minute, three minute break before for the for the rest of this.

Vice Chairman Garcia all this talk of water is thinking about the bathroom. You know.

Chairman Stulac I unless there's anything further. Okay. Yeah. We're going to go ahead and close out that and come back with them back on item eight then thank you for. Did you have anything further that you wanted to?

Resident Frank Espino Okay. Yeah.

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Chairman Stulac ok thank you

Break 8:53

Back 9:00

No action was taken on this item. The District will continue to investigate where the water is coming from if the problem persists.

9. Discussion and possible action to approve a quote from Pac Machine Co. in the amount of \$7,015.00 to rebuild the Godwin pump.

Chairman Stulac And then at Vicky's request, we're just going to hit kind of another cost item here on a pump. We'll do that. And then we'll go to we're going to move item ten up above and do that. Now, the discussion and possible action to approve a quote from Pak Machine Company in the amount of \$7,015 to rebuild the Goodwin pump. Chris, General or general manager. Go ahead and take that away.

General Manager Chris Johnson Thank you, Mister chair. Government contacts. That is the that's the pump that the wastewater department uses in in emergency situations, or they use it all the time. It's a pump. For example, if one of the lift stations goes down, they to bypass or when, for example, they use one on Indian Drive. When we had worked on the on the sewer system, they use that pump to bypass that section of, of sewer so that they can go ahead and remove that sewer. And the Godwin pump, the one in there took it in for some maintenance and it's in bad shape and it's built. So we were hoping to replace it next year, but it just it just made itself a priority. So it's one of those this is one of those pumps that it's not an emergency to get it done. But if one of our main pumps fails, it will become an emergency. So this is we'd like to get that done. He does it. Have it in his in his services and supplies to take care of us. So go ahead and push forward with it.

Vice Chairman Garcia so if we were to approve it today, you would move forward with it right away. You would or not. Okay. Before another board of trustee discussion or anything.

Trustee Lufrano just a question, Chris, that I think is off the topic, but has to do with this. There was something else that recent, I think it was in water. There was the pump that you wanted to have a redundant pump built or rebuilt. You bought a new one and then had one rebuilt. That was in water. Correct. That's all I wanted to verify. Do you remember. That?

General Manager Chris Johnson speaking of the pump and lift station five,

Trustee Lufrano and it might not have been a pump, it may have just been some other part where you they could have rebuilt the part, but instead the cost to rebuild it was not.

General Manager Chris Johnson so that was pump three and lift station five. And that, that one caught us by surprise.

Trustee Lufrano It is not the same thing, No, no.

General Manager Chris Johnson no. But that's a very good point because in Lift Station five, that was one of three pumps that went down. If one of the other pumps went down at that time, we would have needed the Godwin pump to support it. So that's what this pump is. It's a portable pump that can be used to support those.

Chairman Stulac other tasks, whether water or sewer, whether in the in just the sewage sewer, sewer.

General Manager Chris Johnson sewer only.

Chairman Stulac Okay.

Secretary/Treasurer Siegman yeah. We don't want to mix them.

Chairman Stulac that's right.

Secretary/Treasurer Siegman it would leave a bad taste in your mouth. Literally. I had a question on the pack machine company it mentions over here in the in the comments that they're going to ask if you want to do the complete cooling package. But I'm looking over here in the parts and it's already in there. So the \$7,015 is a complete deal. Radiator water pump?

General Manager Chris Johnson yes.

Secretary/Treasurer Siegman all the associated stuff? Yes. Okay. I was going to recommend we do it, but it's already in the price, so it looks like it's done.

General Manager Chris Johnson okay. And so.

Secretary/Treasurer Siegman cheap insurance.

General Manager Chris Johnson my supervisors are great about that. When they come to me with an item such as this, they come with a lot of options. You know, we could go with this route. We could just replace this. We could just replace this. And we do a cost benefit analysis on things on, you know, we could just replace this piece, but it's probably going to fail in the next two years and then we'll have redundant costs. So but yes, we did evaluate that. And we're going forward with the complete rebuild.

Chairman Stulac any comments from Trustee Dunham over there or Garcia? No. Okay. Then let's go ahead and open up for public comment. Is there any public comment on agenda item ten? If so, step forward. Okay. We don't. So we'll go ahead and close public comment and back to the to the board. I'll make a motion that we this is any further comment?

Public comment: none

Chairman Stulac I'll make a motion that we go ahead and approve the quote from Pac Machine Company in the amount of \$7,015 to rebuild the Goodwin pump.

Vice Chairman Garcia second.

Chairman Stulac all in favor, say aye. Aye. Aye. Any opposed? Great. And none opposed. It passes unanimously. There. Okay, good. Okay.

Chairman Stulac motioned to approve a quote from Pac Machine Co. in the amount of \$7,015.00 to rebuild the Godwin pump. Vice Chairman Garcia seconded. Motion carried unanimously.

10. Discussion and possible action to approve a proposal from Lumos & Associates to develop a Capital Improvement Plan for Indian Hills General Improvement District in the amount of \$18,650.00. Funding will be taken from professional services split between all five departments.

General Manager Chris Johnson Thank you, Mr. Chair. So I just want to take a minute to give full in-depth of what a capital improvement is because I had a couple of questions about the capital. So when you see that it's a five year capital improvement plan, it's a five year scope. It's not it's not good for five years. It's just a five year scope. So it's the plan is forever. Every year we will go through an update. With the capital improvement plan. Does is basically gives us our first our first year out. Those are things we're doing. We're guaranteed we're doing it. That's we're budgeting for it. And they're hot items that need to be done. Whereas all the way out at five years. Those are things that are coming up. And that's year five is what I like to call the wish list here. Because that far out a lot of things can happen between now and then. But that's what it is. It takes every item that we go through, all of our infrastructure, our equipment, everything looks at the cost of that, the depreciation on that item, the lifespan on that item, and gives us a roadmap very much similar to the PCI, which is the pavement condition index. It gives us a roadmap and shows us what equipment is that is nearing completion. They're nearing completion

Vice Chairman Garcia and their useful life.

General Manager Chris Johnson Yeah. End of useful life. And it gives us a kind of a five year plan on what capital is going to be addressed, at what time, based on our budget. So that's what this is. And it's called a five year capital improvement plan because it is a five year scope. We have the five years planned out. So that's what we're doing here. I've been working with, with Colin on this, and we meant to bring it a few months ago, but we've had so many other things going on. We had just kind of put this on the back burner, but it's we finally had a month with nothing on the agenda, so we brought it home and everything's joined up on the agenda. So. But Colin, would you like to add to this? Yeah.

District Engineer Colin Sturge I'm just going to work with Matt, Dave, and Chris to come up with the list.

General Manager Chris Johnson and Steve

District Engineer Colin Sturge and Steve. In addition to Brian, actually. So we will include water sewer and the roads. We come up with a matrix in terms of what we want to What we need to address as a priority versus as a not more of a wish list like Chris mentions based on actual needs and concerns. And then we also are going to obviously incorporate the budget from Chris and Stacy to develop the plan. It's pretty straightforward. I'm excited for it. I know Chris is excited for it, too. So give us a good idea of what we need to focus on in these next five years.

General Manager Chris Johnson I so it's been kind of a nervous feeling for me. And, and it's caught up with a couple of times here over the past couple years of operating without a capital improvement plan on airports. We have an asset which is the airport capital improvement fund. You don't operate without one. And So over the past few years, learning about all of our equipment, all of our different pieces of our, of our infrastructure and knowing that, oh, shoot, we have a pump that needs to be replaced very soon. It has just reinforced how much we need the capital improvement plan. So I'm anxious to have it out there. I feel like I'll have radar again. Okay.

Chairman Stulac Thank you. Chris. So any board trustee discussion before we open up to public comment? Does anybody have any two things?

Chairman Stulac: We'll come back to it. Let's go ahead and open up to public comment. Anybody would like to step forward and have anything to say regarding this agenda item seeing not we'll go ahead and close that and then back to the board. So Trustee Garcia did a couple questions you had.

Public comment: none

Vice Chairman Garcia Yeah. It was in the December time frame, Chris, where we talked about the capital improvement plan. 1st December of last year when we were talking to Gus, was it on the USDA loans and that that would be part of the requirement for us to be able to get USDA loans. So that was December of last year. So if you could briefly tell me from December of last year what I think, what I heard you say was that you're kind of understanding the infrastructure to get up to speed on what was needed and all that. But we talked about putting together a capital improvement plan at that point in time. And as part of that conversation, I remember you saying that you did a capital improvement plan for the airport right now when you said you did it, I guess I misunderstood, and I thought you meant you did it.

General Manager Chris Johnson no.

Vice Chairman Garcia okay. So you worked with an engineer at that point, too?

General Manager Chris Johnson exactly.

Vice Chairman Garcia okay. So that answers that one. So tell me what has happened since we talked about it in December of last year versus getting this on the agenda today.

General Manager Chris Johnson so what's happened is well, Colin and I have discussed it a number of times, but what we've done is, for example, the wastewater plant has they've been going through all of their all of their infrastructure, making a list on it, because there's a lot of things in our infrastructure that have been around longer than any of us. So they have to go back through records and track down everything. And when we're talking about capital improvement plan, I'm not just saying the wastewater plant needs replacement. We're talking we've got the three pumps and lift station two two pumps and lift five, for example, all of the pumps, all of the, the grinders, everything that needs to be listed out. And so it's collecting that data, finding all of that data. And as we find that data, it's when was it put in. What is the cost our costs. Now we have no clue. You know, a lot of things what we do for like the pump and lift and lift too because we just replaced one. So but that's where the value, where the engineers come in as we go through them and identify all of our infrastructure and the age of that infrastructure. They know the lifespan, they know the useful life and the estimated costs of it. And so.

Vice Chairman Garcia okay. So, so. Basically from that December on, you've been collecting that data necessary to be able to get the expertise on board to be able to do the next part of it. Okay.

General Manager Chris Johnson correct.

Vice Chairman Garcia all right.

District Engineer Colin Sturge so I think it's probably also important to note that we, you know, we were still completing. Indian Drive at the time in the. Spring. And then we had the sanitary survey from NDEP come out. And so our priority then was that.

Vice Chairman Garcia priority shifted.

District Engineer Colin Sturge yeah. We handle the comments from NDEP that are that they're cracking the hammer down on. First, and then we can get our mind wrapped around what's next. Right. Okay.

Vice Chairman Garcia thank you. That's helpful to me because I don't know what a capital improvement plan entails. So I appreciate the education.

General Manager Chris Johnson absolutely.

Vice Chairman Garcia so that's the only questions I have. I really don't have any.

General Manager Chris Johnson any other board members have anything you'd like to discuss on this.

Secretary/Treasurer Siegman this going to be an ongoing evaluation? Absolutely. Good for five years. So next year we're going to do it again for five years.

General Manager Chris Johnson so it won't be the same cost. So that's this is the setup of the capital improvement plan. So now next year Colin and I will probably have one meeting and go on and probably only charge me \$50,000 to do it. I'm joking. But the typically the way it works is that I'll meet with the engineer and before the budget cycle and we'll look at okay, so this is our this is our five year outlook. We are going to accomplish these goals in this budget year. Item F we're not going to get to it this year. We don't have the budget for it, but we'll push it back a year or two and we go through and reevaluate and reset all five years. So all the items that are in year one that are getting cleared out, they go away. A year or two becomes year one. Based on what you wrote.

Vice Chairman Garcia It's a rolling five years.

General Manager Chris Johnson It is a rolling five years. And that's what I was trying to clarify at the beginning. It's only it's a called a five year plan because it's a five year scope at all times. We've got five years played out on the list. And every year we go in and update it and so that we can see what's going on five years out. Yeah.

Chairman Stulac so as I call Chris and talk to him. So this is this this charge happens one time similar to the PCI. Is that or the pavement condition. Yeah. Chris and I were talking about this and he helped me clarify that, just like we paid that one fee. But then we'll have a database and we will be we won't be going out and digging again. We'll be just looking at the yeah, this.

District Engineer Colin Sturge this is more to build the plan. And then I'm happy to continue using our retainer. To coordinate and develop the plan, or keep the plan. Implemented even more updated. Yeah.

General Manager Chris Johnson you do understand that's recorded now. Okay.

Chairman Stulac so did you just say Colin that in year two? So we pay the 18,000. Let's say we vote for that. And then if you guys discuss something in a year or two down the road, is there a charge that or are you just because you're going to get the work. So you can clarify that, because what you just said made me ask that.

District Engineer Colin Sturge yeah. I'm happy to continue to update the CIP with Chris moving forward beyond the \$18,000 that we charged for the five year. We'll continue to update as a rolling five year with them through the retainer.

Chairman Stulac Okay. Great. Great. Thank you.

General Manager Chris Johnson I should clarify, chairman, that updating the CIP is nowhere near as difficult as creating the CIP.

Chairman Stulac Yeah.

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General Manager Chris Johnson updating it because once it's established, once we've got a good groundwork of what equipment needs to be replaced, at what time, then it's a question of dollars and cents. And so we look at then we have our priorities of we look at our five year out and say, okay, we can do two of our year one things, two of the two of the three things on year one we can accomplish. So one of those items will be pushed back year two. And then we just adjust the plan based on that. So and then if we do accomplish everything and everything does bump up a year, then we go out to year five, my wish list year. And that's where we populate it with the next priorities. So it's not a complex thing to maintain.

Chairman Stulac okay.

Vice Chairman Garcia and I'll also point out, if you don't mind me saying that this will also at least help us or get us in line to meet the requirements to get low interest loans from the USDA, which is with all the capital improvements that we'll have to infrastructure development and replacement will have to do, it's going to be very important to us to consider financing.

District Engineer Colin Sturge so it's a very good point to convert into getting a grant or loan money. We need to first know what we need to do and how much it's going to cost and get out of this.

Secretary/Treasurer Siegman It's much cheaper to get it further out than it is short term loans.

Chairman Stulac any other comments from the board trustees?

Vice Chairman Garcia Mr. chair, will you entertain a motion?

Chairman Stulac yeah.

Vice Chairman Garcia I'd like to make a motion to approve the proposal from Loomis Associates to develop a capital improvement plan for Indian Hills General Improvement District in the amount of \$18,650, and the funding of which will be taken from professional services split between all five departments.

Chairman Stulac okay, we got a couple of. We'll say Russ officially seconded. All in favor say I, I all.

Secretary/Treasurer Siegman that's an I.

Chairman Stulac any opposed?

Chairman Stulac no, it looks like it passes unanimously. There. Okay.

Vice Chairman Garcia motioned to approve a proposal from Lumos & Associates to develop a Capital Improvement Plan for Indian Hills General Improvement District in the amount of \$18,650.00. Funding will be taken from professional services split between all five departments. Secretary/Treasurer Siegman seconded. Motion carried unanimously.

11. Discussion and possible action regarding General Manager Chris Johnson's annual performance evaluation.

Chairman Stulac Okay. Now we're going to do item nine. That got pushed down because of that last one. So discussion and possible action regarding General Chris Johnson's annual performance evaluation. You'll notice in the attachment here that evaluations of all the board are there. And Chris also then attached looks like a type of report on some of the maintenance and the schedule of things from summer to fall, winter and spring, and then and then as a list there also in the board packet of accomplishments that he's done many through the year. And then I think at the end of it and then he's at the end of it's on page 65 in the number of the board packet. Then he's. So this item we're doing here is a discussion of possible action regarding performance. But at the end he's asking the board to consider a 5% increase. 5% or \$6,747 increase is on page 65. They're bringing his salary to the number listed there. So with that said that that's part of where the action part of this item is. And I think it was the first year we've done this where we had an evaluation form, and I think it was helpful. It's not perfect, but I think it was a mechanism to give Chris input from the board opposed like last year and even the year before when I was a citizen out there, and it was just kind of a discussion and there wasn't any way to really give a more formal response, a formal feedback, I should say, and have more of objectivity into it because it was very subjective. So I think in general, the looking at all the board evaluations from my perspective, everybody took the time to do them. You know, the idea was to give Chris some goals or objectives and some feedback. But I think the consensus for all of us was that Chris was doing a good job and he works his butt off. And I think that everybody rated him. In the end, there was a summary rating for him. And, and everybody said that he's doing his job and more. So that kind of, in my eyes sums up at least the totality of the five. Chris, I just wanted to ask if you had a would like an opportunity to discuss the evaluation or have any comments you want to share.

General Manager Chris Johnson actually, I just needed a couple of clarifications.

Chairman Stulac: Sure.

General Manager Chris Johnson : Mr. chairman, I appreciate that.

Chairman Stulac: Yeah.

General Manager Chris Johnson: First off, there's an update on page 65. And there's a I want to make a clarification on page 65 where it says bringing my salary to 141. Yeah, that's total compensation. Yeah. It's not my salary.

Vice Chairman Garcia: I was going to mention that.

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Chairman Stulac: Like we talked about. And then Chris did send an email out to all of us that showed. Correct.

Vice Chairman Garcia: I'm sorry I didn't see that. But I knew what you meant. But I was just for the record, is to make that statement.

General Manager Chris Johnson: Yes. And it's. And on that note, we do budget on that as I sent out an e-mail. We do budget for that as the union contract. Even though the union contract does not include me. We do budget actually 6% because they have the potential for a 3% merit and 3% Cola. So we have to budget for 6% because that is a realized potential cost. So with my position, I believe we only budgeted a 5% increase on that.

Vice Chairman Garcia: And that's the standard that's been. I didn't know that was happening actually. That budgeting, regardless of what was given there, was actually budgeted. So that's good information for me. Maybe I missed it in years past, but thank you again for bringing it up.

General Manager Chris Johnson : Absolutely. And we do budget to that just so that it's there. Because when it comes to an employee's evaluation, there shouldn't be any surprises happening. It should be something that's going into the evaluation. You should be pretty much knowing where you're where you're going to be at. So in the budgeting process we do try to prepare for that. The nice thing is, is if an employee does not get the full increase then that's still that's we're not we don't have an unrealized cost there. So and then the money market and savings account right now, just this year alone, has generated \$132,465 in interest.

Chairman Stulac: So a little more update from the number you had in there. Yeah.

General Manager Chris Johnson : So and I as I went through.

Vice Chairman Garcia : Sorry what was that again? 135. What? 132. I thought you said.

General Manager Chris Johnson : I'm getting back to it again.

Trustee Lufrano: 132.

Vice Chairman Garcia : Yeah, because that was I was looking for the word to write it down tonight.

General Manager Chris Johnson : 132.

Vice Chairman Garcia : Thank you.

General Manager Chris Johnson : It's actually \$464.94. Okay. And I rounded up an extra 665.

Chairman Stulac: So that's the updated number then for the interest. Okay.

General Manager Chris Johnson : So and I as I reviewed these there were some things. And sometimes it's hard to sit to sit back and acknowledge your own shortcomings and, and do that. But I've been trying really to do that. And so I appreciate the input that that because this is a public evaluation. This is public records. So if in for future employment opportunities this could be damaging. So I would like to get some clarification on some items. So and Trustee Stulac, you mentioned at times my tone to the public and or the board isn't the best. And when giving constructive input I sometimes come across a little condescending. And it's funny because at first I was very offended by that because I never have, never in my life intended to sound condescending to anybody. That's you know, that's something I've taken pride in, is and going all the way back to as a sergeant in the Army, you always see on movies and stuff. They say you see the sergeant say drop and do push ups. I never did that once to my soldiers. I always believed firmly that I would take my soldiers into the back and talk to them because they were fellow, they were fellow warfighters. And that thinking back on that and talking to my better half, I kind of came to the realization that I may not mean to sound demeaning, but sometimes I can be very just straightforward. And it took me years to stop doing this to people and talking. And it's not that that's a bad thing, but civilians don't understand that. And I can have a military demeanor sometimes. So I do apologize that for that. But I would like an example of when that happened and ask that in the future if something like this should happen, if there is a if there is a concern that it's addressed with me when it happens and not withheld until the until the evaluation.

Chairman Stulac: I see.

General Manager Chris Johnson : So because in for example, in Pool Pact, the pool pact manage leadership series. They say nobody should go into the into the evaluation with a surprise. And that's both the evaluator and the evaluation team. So that's in an evaluation, the evaluate should not be hearing something for the first time. So I'm asking that in the future, if there is a situation like that, to please address it immediately. So.

Chairman Stulac: Okay.

Vice Chairman Garcia : Can I bring up one point is that we intended at the last evaluation to have a six month evaluation. And we never that never happened. That would have been our that would have been our opportunity to be able to address some of these things. And I don't know if we dropped the ball, if we needed to, if we need to, to give direction, to have it calendared in advance. So we so we don't miss that opportunity. But it's important to have. I agree with you.

General Manager Chris Johnson : Sure. And even on that note even at a six month evaluation, if I'm hearing of something like this for the first time in a six month evaluation you know, it should be something where I'm being brought or a trustee just says, hey, you know what? I perceive this. And you were condescending in that, and we could have addressed it right there. And so that could I feel like that could help. So that's just something that I'm asking is that.

Vice Chairman Garcia : I agree. We should be open to be able to come and talk to you and like.

Chairman Stulac: During the season, during the year, during or at.

Vice Chairman Garcia : The time or what has happened. Something happened at the time it happened.

General Manager Chris Johnson : And again, I apologize if I have sounded condescending at that point because it's my better half said it can appear that way it's perceptions. It's not that I'm intending to sound condescending, but sometimes I can get into that business state of mind, of just transferring facts and that that's it. And a lot of times people perceive things differently. So I appreciate the feedback on that.

Chairman Stulac: Chris, do you want me to say you said did you want me to give any please? You know, I think, Chris, to remember, you know, doing these for so many years with a lot of staff, I had, you know, it's an opportunity just to give some suggestions. And, you know, I think throughout the evaluation I gave you some exceptionals, which I think you deserve. And I think that, you know, when you look at an area of communication, it's seems to come up. It's one of the areas that it can be a common thing in with a lot of staff or just people coming across in a way. So I look at the evaluation as just an area where can we give you some input to, to work on? And I think that it's you know, it isn't. I started saying at times because a lot of times your tone and demeanor is good. It's just I was just trying to say, I try to word it in a way where I didn't say all I said at times, your tone and demeanor and the board isn't the best. I've just seen it a few times. So I was just trying to mention that um you know, and when giving constructive input or talking sometimes, I said, you come across a little condescending. And if you want one example, I think the one thing that stood out to me was when I was pushing for updates on the grants and did we get any grants? I was thinking that you would say something the next meeting. And you've been reporting on the grants now regularly. But when I said is there anything new? And a lot of times we know we didn't maybe get a grant, but have we applied for some? Are we are we even is there even any that are that the district is able to apply for that we're eligible for? And when I mentioned at that second meeting, the second time, I brought it up, the second meeting, your response was, well, Bob, you'll be the first one I tell you, if we get one. And that's the example that that's, you know, a condescending response back that was that's if you want an example that would be one versus just saying, hey, yeah, we're looking into them and we'll report on that. But when you came back that way sitting here as the chairman, I felt like I was being it was condescending. So that's just an example.

General Manager Chris Johnson : I appreciate that. And like I said, I'm asking for clarification.

Chairman Stulac: Yeah. So that's all Yeah. That's that's all.

General Manager Chris Johnson : I apologize about the timing. You felt that I was being condescending in that because that was not the intention. Ever.

Vice Chairman Garcia : And I'm not. We're on the same subject. And on one of the line items I worked on, on communication, I said, work on efficiency and tone, and I think and I'm kind of the same kind of I will play that devil's advocate a lot of times. So in a situation where when the board said to you, you know, we need to start, you know, I think we need to take a look at the budget or our, our, our funds and take a look at where we're getting our interest. And I think we can do better with their interest. The response at that time was, well, you know, you know, we can't really do rather than listening to what we were saying, you were playing devil's advocate as opposed to taking the information and saying, you know, I'll go investigate and see. And it turns out the board direction was correct. We were able to you just reported on what we were able to do. But had you not played devil's advocate and listened first. Better listen better as opposed to immediately jumping into devil devil's advocate mode, which I do myself, I have to admit. And in a public forum, it can come off as a little bit I guess imposing to. So we want audience, we want members of the public to be able to come up and not feel like they're they should be afraid of saying anything, that's all. And I'll just hopefully that's helpful.

General Manager Chris Johnson : Absolutely. Yeah.

Chairman Stulac: You know. It's funny because I that was one of the other ones, Chris, that I felt when I was the line item there is for it says employs tact discretion accepts constructive input. And I just remember to it seemed like Mr. Garcia and I were the ones kind of pushing the getting some of these reserve funds, which are hundreds of thousand dollars in just a little more than the general savings account. And it just didn't seem like he took the constructive input. It took us several meetings to kind of, it seemed like to push you to get to. But look what we've saved. We've saved. What did you just 134,000 in the year. So, you know, it's just echoing a little bit with Robert said that the sometimes just it's one of the communication skills is to accept constructive input. And I think that's all we saw on that. And I think we've had great benefit from getting that done and getting a lot of extra dollars available to the district. So.

General Manager Chris Johnson : Thank you.

Chairman Stulac: You're welcome.

General Manager Chris Johnson : On page 46, Trustee Garcia put web page on page. I just needed a clarification on what you meant by that.

Vice Chairman Garcia : I just I made a note to myself about the fact that you did. Okay, this has to do with compliance. We were not we were not compliant, okay? And I didn't know that we were not before until you investigated and said that we were not ADA compliant and that so for me, that was a, you know, there I made notes on things that I that I observed or made note of. One of the things that I didn't, and I should have made note of, is the fact that the update technology, which I spoke to was specifically the savings from the telephone upgrade. If I had realized that when I was doing the evaluation, I would have put a note down in here under technology for that as well. So that's all that really was. It's a positive. It was a note to myself.

General Manager Chris Johnson : I just wasn't sure because I when I read that, I. Are you asking to update the web page for compliance? Because that's one of the things that we set up.

Vice Chairman Garcia : It was a note for me to discuss to, to mention because it is an oral evaluation. I wanted to make sure I had a very cryptic note for me to be able to mention and justify, you know, why I picked achieved in this area? Because I think you are working towards compliance and will continue to do so.

General Manager Chris Johnson : Great. Thank you. And I appreciate that clarification because our web page is 100% compliant, and that's one of the reasons I went with that company. They one of the things that they do is they constantly monitor new regulations and update our web page to match it so that I know.

Vice Chairman Garcia : If I have chicken scratch, I can barely even read my own writing. So other need for clarification, just suck it up. Great.

General Manager Chris Johnson : My only other real question as well. Sorry. My notes here again. That one I can take off. My last ones. You try to Trustee Lufrano here. So in here that.

Vice Chairman Garcia : And when we get there, can you give us a page number?

Chairman Stulac: It starts at 56. Okay. That's where her evaluation.

Vice Chairman Garcia : So. So 56.

Chairman Stulac: That's where it starts.

General Manager Chris Johnson : And again, I'm the reason that I bring this up is because for me this says needs improvement. And I want clarification on this. Where it says ensures full disclosure, disclosure, and transparency to the Board of Trustees. The comment says Chris lacked transparency and full disclosure with certain hiring decision. I discussed this with him at the time. I became aware, and I'm sure we all know precisely what we're talking about there. But this year, during this evaluation period, I haven't hired anybody. So that's why I'm wondering why it's on this evaluation now. It's, it was an item that we addressed and that we discussed a resolution to. And so I am for me to see it as a negative mark on my evaluation now in the next evaluation period. I'd like clarification on that please.

Trustee Lufrano: Absolutely. And I purposely put I discussed this with him at the time I became aware I became aware during this evaluation period. And I just want to be clear that it does say in development or needs improvement. And you and I talked about it specifically as well as the second bullet point. And I feel that you have corrected or maybe corrected not the right word, but I feel that they have been resolved. However, they did both happen in this evaluating period. So I wanted to put that in there.

General Manager Chris Johnson : Okay. And then which actually the next my next item was that same thing regarding the, the providing information prior to the evaluation, which we did last month. I provided a list of my accomplishments of this year, as well as going into this meeting, a good list of my budget and my requests. So that was.

Trustee Lufrano: And I and I purposely requested those from you, Chris, because I knew how I had gone last year, and I knew that I had asked at the time, as I indicated, and in one of our board meetings, that you do provide that additional information. So I feel that this has gone way smoother. I hope it feels that way for you also.

General Manager Chris Johnson : Very well, thank you. And just I know in your In your future goals. Provide adequate board meeting minutes so that items of discussion can be researched. And so I'm only bringing this one up because Brooke and I have been kind of dancing back and forth down a road. We've had comments that there's too much minutes, there's comments that there's not enough in the minutes. And now, actually, Brooke uses a software that transcribes the minutes verbatim. So all the details that are available are in minutes. And I just want to verify that, you know, I guess what I'm what I'm stating here is that being said, if it if it says provide more details in the minutes, I just want to make sure that I'm not going into the next year with a goal that I cannot accomplish.

Trustee Lufrano: I'm looking for your job description, which I'm not finding here Right away. I thought I had it with me from the last meeting.

Administrative Supervisor/Human Resources Brooke Thompson : I have it.

Trustee Lufrano: I noticed in there was a bullet point. And maybe you can just tell me. Brooke, somewhere in there. There was a bullet point that said something about that. The general manager is responsible for the board packets. But and I don't know if it's specifically.

Administrative Supervisor/Human Resources Brooke Thompson : Responsible for managing preparation of board packets and related materials.

Trustee Lufrano: Okay. So and I understand that that's the beginning end, not the, the end. However I, I sort of lumped it in like that. And I'll give you a specific example is that I was looking for I had requested at the last meeting from Brooke. I had requested some um audio from one of the items from, I don't know, the December board meeting from last year, and she provided that, and it wasn't what I was looking for, and that's no fault of hers. It just wasn't what I was looking for. I thought it was. But when I went back into the minutes, I couldn't find what I was looking for. I know it happened in one of our board meetings. I just couldn't find it. And that's what I'm talking about, is that I would just hope that moving forward within the board minutes that, you know, if I'm looking for something specific like that and it was related to, I guess I would say I don't know if it was goals from last year, but it was more we had a discussion and we all kind of talked about what we thought was important moving forward. And again, I don't want to say they were goals. I don't remember that specifically whether they were or not, but that's what I was looking for. I couldn't find it. And in our minutes, so I didn't know what to ask for when I'm asking for audio.

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General Manager Chris Johnson : Understood. And that's so great. I understand that completely. So. But I just I don't think I explained well enough. So one of your goals. Is asking for a more detailed board minutes. And right now, our as it stands, our board minutes are transcribed verbatim. So.

Trustee Lufrano: Okay.

General Manager Chris Johnson : And now I can't put more details in there. So do you understand what I'm saying? I don't want to have a goal that I can't achieve. So does that does that make sense?

Trustee Lufrano: Yeah, I guess I would ask you, were they transcribed verbatim for the entire last year?

General Manager Chris Johnson : No.

Trustee Lufrano: Okay. And then so that's what I mean. So I guess I would say now that I know they're, they're transcribed verbatim, then I think that's the best they can possibly do. Yeah. I don't know what more you could do.

General Manager Chris Johnson : Perfect. So you understand what I'm saying? That's potentially a goal that is impossible for me to achieve if we're already at the peak of that. So thank you for clarifying that. Other than that, I have no other comments.

Chairman Stulac: Okay. Let's see where we're at on the so we started out. So any further board discussion before we open up to public comment, we'll come back to the board again. But does anybody else want to share anything at this point or discuss anything with mention anything to Chris. Okay.

Vice Chairman Garcia : So this public comment, you know,

Chairman Stulac: That's going to be next.

Vice Chairman Garcia : Oh, I'm sorry, I thought you were open to the public.

Chairman Stulac: No, I said we're going to go to that. We're going to I said after further. Any anybody else have any discussion then we'll go to open public comment. Is there anything that.

Vice Chairman Garcia : Sorry I did, but I'll wait till we come back.

Chairman Stulac: Come back. Okay then.

Trustee Lufrano: I would just like to say, Chris, that I feel and if you feel differently, I'd love to have a discussion, but I feel the only item that I did put in development or needs improvement were items that that I did specifically talk to you about. And again, I do feel

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that that they've been amended. Anything else that I didn't feel that I had a discussion with you on? I um I just made sure I did. I did make some comments on them, but they certainly were not written down in any way. Meaning they were they were all achieved. So I hope that that you saw that and respect that I, I through this process um have told myself that I will take more time to reach out to you and have one on one meetings. So that is my commitment to you. I don't know how often I'm thinking at least every other month, but. But I'll work with you on that. And additionally, I would like to point out the part let's see develop skills of staff and engage in succession planning. I know you mention that often, and you mentioned it proudly, and I wanted to call that one out. I do believe that that is something that that is important to you and prudently research and apply new technologies and industry best practices. You have made it very clear through not just talk, but through action within the district that that is very important to you, and you've proven and helped us understand why it's important. And I know I specifically called out the mapping of the manhole covers and sprinkler heads. And while that might not sound like much to individuals, I believe that there are hundreds, if not thousands of those within this district. And um I don't even know that anyone knew that technology was there. But you found it, and you got it for your staff, and you made their job easier, and you made the job of future individuals here easier. And I think that that's super important. And you've done other things to the I mean, we're talking about the, the video at the, at the parks and the, the telephone technology that, that you had updated saving several thousand dollars or tens of thousands of dollars for the district. And I think those things are important to point out. So I just wanted to state that. Thank you. Thank you for doing those.

Chairman Stulac: Yeah.

Vice Chairman Garcia : I might as well go ahead. Go ahead. That way in case the public has any comments on what I, I'm just going to call out the everything was achieved. There's a couple of stand outs. The continuously seeking ways to improve efficiency for productivity and processes, and your focus on improving process for compliance and safety using technology an absolute strength of yours. So that's why I put exceed expectations there because we've we haven't had a technology focused. And I've talked about it a lot previously on the board. The fact that we can use technology not to not to replace people on the job, that's never the intent, but to enhance people, to enhance their jobs, to improve productivity. So we have a limited staff, just like the transcript transcription, whatever, Dragon dictation or whatever you're using to transcribe the recordings. Those are all the efficiencies that I think we need to invest in, because we are in turn investing in our people by helping them and then giving them the time to do other things, like Stacie's taking on an interest in grant writing. I mean, if we can do have programs that will help to automate some of her tasks that are repetitive, we should look into it. So if we can continue on that path, I will continue to in the future, point that out as something that exceeds my expectations. I will say that I have very high expectations of you, so the fact that some of them are achieved doesn't mean that you didn't do well. It just means that my expectations of you are high. Having come from, as you said, having been a general manager in another operation, my expectations are very high and at that level. The one thing I wanted to point out is that following up on board requests, which you and I have sat down and talked about. So I think by you accepting and being willing to update the travel update, Trello, but also for those who are not tech savvy, what have you been able to update the format for the manager's report to add a section that says,

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you know, has new business or maybe seasonal business and, and things that drop off and are checked off go into for one month onto, you know, I think that will help us all to keep track because you have so much going on. I think it's important for us to use every tool that we can to not lose sight of the things that we bring up during this meeting. For instance, there's going to be several items that you have action items on, and rather than just wait a couple of months and say, hey, Chris, what about that thing we talked about a couple of months ago? We need to have those tools available to help you and to help us to better communicate. Stay on track with those.

Chairman Stulac: And I put that in mind too, for future objectives and goals. And Chris, you saw that for the that because it's easy to lose track of things yourself. You got so much going on. And if it's in there and like you said, the new biz is old and something's there for what? I want to give you the reminder. Oh, yeah, I got a I got to give them an update on that. And then there's times I get asked a question from someone about, like the security cameras. And I'm like, you know, sometimes I don't know the update. And so I think that'll my comment echoed similar to what Mr. Garcia just said in there.

Vice Chairman Garcia : So those are the only things that were outside of the scope of achieved again achieved. Very good that you that that that in my opinion because I have high expectations of you achieving almost everything. I think it shows that you're doing the right job and, and we're going to continue to be supportive of you. So I'm done.

Chairman Stulac: Anything from anybody else?

Chairman Stulac: Before. And I just want to compliment Chris on a few things. You know in doing the evaluation, I gave Chris a lot of achievement, a lot of exceeded expectations. But I want to focus on the exceptional ones that I gave Chris. Because we are considering at the end of this, this agenda item, a possible action for his raise. And I just want to emphasize some things that Chris has done exceptional, which is the highest rating we can give him. And I think, first of all, the leadership and, you know, starting at the very beginning of financial stewardship, I, I gave Chris an exceptional rating and the second one there for developing and overseeing capital improvement projects, projections, develops and implement short and long term range and strategic financial plans for the district. I think you've done an exceptional job with that, Chris, and it's something that I wanted to point out as we look to the raise request coming up. The other one on the next page, under leadership, leadership, and professionalism I think I gave Chris an exceptional rating for managing and leading his Indian Hills employees by example, and effectively contributes to the development of cohesion and productivity of the team. And I think you've done outstanding in that area, Chris. And I don't talk with the employees a lot, but the few times I've seen them, maybe at some of the events that the team, the people speak very highly, highly of you. And I just wanted to acknowledge you there. And under the initiative section, which is the last section, I gave you an exceptional rating for developing skills of staff, and you're engaging in succession planning, and I commend you on that, because I think that is lacking in a lot of organizations. It was lacking in some of the organizations I was part of in my career with the state. So I think a great job on that, Chris.

General Manager Chris Johnson: Thank you.

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Chairman Stulac: And if no one else has anything, we'll go to public comment. And so we'll open up to the public. We would like to step forward and make a comment about Chris's evaluation or his achievements as you see fit this year.

Public comment: Resident Lynn Dement: Hi, I'm Lynn and I had a couple of things to say when this is prepared and I know you can't answer me, but I'm just saying that you had talked when you were going to redo this form, that you were going to consider public input and staff input. And I think I'm a little leery of public input because I don't think that can be always fair. But I think I don't know if any of you took into consideration any input from the inside and outside staff as to Chris's performance, per se, because I think maybe that should be a part of his evaluation, how he interacts with his staff. Whatever. That's just my thought. And also as far as I wasn't here in October. And I know sometimes the manager's report doesn't always address every little thing that was brought up in the meeting before. And I do understand why, because some of it is what you all might consider nitpicky things that we've discussed. Like, I almost got hit in the crosswalk. What are you going to do about it? It's been mentioned 100 times, and I don't know that it needs to be brought up every time, but what I saw on this last in the October meeting that all I made a presentation and I think in September about all the safety issues that I thought we could address. And it was like almost the next day, Chris had the guys out there painting the crosswalks on Mica and the two Sunridge's. He had the other light installed coming up Sunridge Hill. He had the vehicle out. And that I mean, that was pretty incredible with all the things he has to do that he would concentrate on that as a safety issue. And I really I thought that was awesome. And then I wanted to on page 59 some of the future goals that he has on here. I'd like to disagree with a couple of them if that's okay. I don't think it's in Chris's job description to maintain a spreadsheet that shows the mitigation efforts about RVs and weeds and all that stuff, because that's not a GID problem or issue or something that GID should be dealing with. I mean, it's just not. I thought we could do committees throughout the community have one for weed control that's in charge of contacting code enforcement. Let the people see all the vehicles that are parked illegally on the street. Have a committee of 3 or 4 that monitor that and report it to the sheriff's department, because I don't think that's Chris's responsibility. It's not anything to do with the GID. It really isn't. And also on the

Chairman Stulac: About 20 more seconds Lynn,

Resident Lynn Dement: I'm going to be there. You watch me research and applied crosswalk mitigations as discussed in the previous meeting. I don't think that's a future goal because I think we've kind of talked about that ad nauseam, and I think Chris has done all he can do about that. I don't think that's a goal he needs to accomplish because he's done all he can do with it. And I'd just like to say I think he's awesome and he's done a great job.

Chairman Stulac: Thank you. Than anybody else from the public like to step forward and to comment. Okay. It looks like not. So we'll go ahead and

Public Dave Jenks: Hang on, I'd like to.

Chairman Stulac: Oh, yeah come on up real quick and just sign the sign up sheet there and just state your name.

Public Dave Jenks: I should say something, but you mentioned from the employee standpoint. Yeah. My name is Dave Jenks. I'm the wastewater supervisor for the district. And I just wanted to say that Chris and Chris mainly, but everybody else that works here is the reason I enjoy coming to work, and that's huge. And I feel trusted to do my job. He's very supportive in everything I do. And I've been in stressful jobs. I don't have that here because of Chris and everybody else that works here. And being in the business for 30 years, I've seen a lot of GM's come and go, And we were fortunate to have Chris here as our general manager. I think we all know that and you guys know that. So I think he's also as far as far as the employees, he's very fair and consistent in how he treats us and how he deals with us all. And Trustee Stulac, you just said you don't hear much for the employees, so I just thought I'd get up and say,

Chairman Stulac: I appreciate that.

Public Dave Jenks: Yeah, he's a great guy. And I really enjoy working with him and for him and for you guys.

Chairman Stulac: Thank you. Thank you. Thank you.

Chairman Stulac: Anybody else from the public want to step forward? Okay. We'll go ahead then and close public comment, and then we'll bring it back to the board. Can I jump back into my evaluation.

Vice Chairman Garcia: On page 46 here? You'll probably see that I erased Exceed expectations for develop skills of staff and engaging succession planning. Chris and I talked about this last year, and it's something that that we discussed and we agreed on, and it was all so yesterday. If I didn't and you did actually last year, start on that path of succession planning and investing with education and classes and all that. So I had originally checked exceeded expectations. But actually that was something that I should have if I didn't mark last year. This year you are meeting those expectations because it's something that we had we had set up. We kind of set a bar last year. So I want you to know that I was I was very close in in agreement with, with Mr. Stulac, with Chairman Stulac on developing skills of staff in engaging succession planning, because I think you realize how invested and invested we are in our in our staff. And I think you're doing a great job with that. Yeah. Thank you.

Chairman Stulac: Anything? Trustee Dunham. Anything you want to add or.

Trustee Dunham: No. I just think that he is an exceptional human being. And also the I want to thank Brooke for sending me those flowers. And I want to thank all the good thoughts of people have been sending me. Thank you. Robert.

Chairman Stulac: Thank you.

Trustee Dunham: Or Bob.

Chairman Stulac: Any further discussion on this end?

Trustee Lufrano: Yeah. I would just like to state for Lynn's comment when I put a future goal on there of maintaining the spreadsheet related to mitigating efforts toward the district for RVs in the streets and driveways, overgrown weeds throughout the district, sidewalk obstructions and speeding. I agree with you, Lynn, in that several of those items are not they're not related to the district and we do not have control over those. But we do have the ability to make efforts toward trying to mitigate those issues. And I'm looking at it from the perspective, from the perspective of what I hear from residents like yourself when I'm sitting here on the board and we do hear about all of those things, we do hear about the crosswalk mitigations. And I would like for us to be able to say residents that are coming to us with these concerns. This is what the district has done related to those items. And then just one more, one more thing on that. Specifically, the sidewalk obstructions are the responsibility of the of the district. And again, that was my intent on putting that there. You are correct in that some things we cannot control, but just because we shouldn't do it doesn't mean we don't have to, or that we should. Just because we don't have to do it doesn't mean we shouldn't make efforts toward trying to mitigate the issues. So that's where I was coming from.

Chairman Stulac: Okay.

Vice Chairman Garcia: Can I elaborate on that a little bit?

Chairman Stulac: Certainly.

Vice Chairman Garcia: I think because it ties into the schedule that that I have under comments on page 45. It could be as simple as prioritizing painting of crosswalks and then furthermore, prioritizing the painting of crosswalks next to parks that could be, you know, part of the mitigation, you know. So as simple as that. I mean, that's really up to Chris. But that leads me into the schedule that or with the checklist that Chris provided. And this is something we talked about last year providing I think I think Russ also commented on, on it would be good to have a schedule that we could eventually publish to the community. So, they're not, you know, folks aren't asking, okay, when are you going to get around to doing our curb and gutters? And when are we going to do when are we going to do our weed abatement or what have you? This is a checklist, which is a good start. But what I would like to see is this enhanced to be a resource management resource planning tool. I mean, you I wouldn't expect a Gantt chart like Gantt chart like a project manager would use that. It's a little too detailed. Or unless it's something you'd like to do and you want to use a Gantt chart, but really, you should be able to say on a schedule or on a resource planning document, in my view, be able to say, well, this painting, the painting is going to take my staff to two people ten days or X amount of man hours. You want to put it in the man hours. If you're just doing one person, or if you cut that time in half, if you're able to move someone who has some time available, right. Those man hours that can be switched over to be able to accomplish that a lot faster. And so, this is a good start. And I think this is something that I can put down as exceeds expectations when it when it shows the promise that it has. So again, to summarize, this is a good checklist and a good start, but it's not a resource planning document I made. I should have made myself more clear about what my expectations were for that. But I thought when I said that this is something that we could put out on a calendar for the public to see, that that implied that there would be more granular

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information about what project. Okay. If I'm if I'm a let's say I'm over here on a, on a street over here on this side of the highway. And I'm wondering how come I, you know, I haven't had my sidewalks painted or the curb and gutter painted or this. Well, is that something that they're supposed to do this year or is it a schedule? Say that it's due. My neighborhood will be done in the third year in a in a three-year cycle, you know, so you can expect that okay, they're faded now. But guess what you're up on. The schedule will be done next year. And then as to use your term, you would be able to assign value and prioritize to areas like crosswalks and parks and then to be able to justify well, why wasn't this done is because you've done a resource reallocation because you've prioritized to move these to crosswalks and parks versus doing, you know, maybe in some obscure back road that hardly anybody goes to. So hopefully that's helpful because I know my chicken scratch here was mainly a note for me to have that discussion with you, and I'm happy to sit down with you to come in a little later. Again, this is you didn't get you didn't get knocked down for this. But I think if this is developed, this is one of those things that could put you in the, in the, in the axis of exceptional category. Yeah.

Chairman Stulac: I just want to mention, since that was this one part where Vicky made the comment and Lynn mentioned it, and you talked about two and her future goals. I think maybe just for a little clarification in how I see this what he was trying to say on, you know, resident concerns about weeds and rv's and, and, and all this. It's a difficult thing in that we know we can we have to rely, for the most part, on Douglas County Sheriff's Office for vehicles on the street and the code enforcement on the driveways. And even with we do have a sidewalk obstruction policy. I think what I gather Vicky was trying to say, and I share some of the concern, is that is there some things that we can do underneath the fact that it's legally responsible responsibility of the Sheriff's department, since not it doesn't get really solved very well. Like I think she was trying to imply like some planning, some creative other ways to try to encourage people to pull their weeds or encourage people to, to move like initially. Chris, when I first started, we had talked about maybe locating a RV storage area, which a lot of places have, but there were some difficulties with that. But it's just that kind of thing, like looking at other ways to, you know, people are getting written up, they move their RV, they put it back out there. Are there just other things that we can plan and do that would be not enforcement, but things to encourage people? I think that's what was implied there. And, you know, I don't know all the answers and have answers for weeds and vehicles, but it's stuff like that I think is the idea is just some planning and even though we don't, we're not we don't have the we don't have the enforcement for it. But could there, can there be some creative planning done to, to nudge a person to get their yard free, more of all the weeds? Because it is true. A lot of people do complain about a lot of the. There are some properties that are pretty bad around our neighborhood that have a lot of weeds and overgrown stuff, and I remember when Catherine was on the board and I was on that side of the table, and there was some property, I guess, way up here on the north end of our district, where it was so bad. And I remember a hurrah night where the person finally got the property taken care of, or somehow through nudging or whatnot of the board and with Catherine that they got this person to clean up a very dilapidated yard. So, I think that's kind of what the implication is on that future goal, at least unless I'm wrong.

Trustee Lufrano: No, I guess I would just like to insert in there that that again, there are ways that that the district can try to I don't know that proactive is the right word either, that

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they can try to make attempts to communicate with the homeowner on these items, whether there's any enforcement ability or not, and there likely is not. And some of them. But. But if we could at least try. On some of them, you know, the worst of the worst. It would be nice, you know, there you know. There's like RV's all summer long, all spring. All summer into the fall. They know how to get around the code enforcement at this point. But maybe if we were to ask and reach out and ask them to remove them, I don't know. They're items to try. Certainly to try.

Chairman Stulac: Okay. Okay. Any further trustee comments or discussion?

Vice Chairman Garcia: Not on the evaluation. Okay.

District Counsel Chuck Zumpft: I have a couple. Okay. How do we document Chris's goals that we decided we wanted him to have or condense them to in one spot. And how do we document the goals that Chris has determined he needs to try to achieve next year? And then do we all sign all five documents and have Chris sign all five documents? What is his overall evaluation? So, I guess that's 4 or 5 questions in one.

Vice Chairman Garcia: I don't think we need to sign anything and go backwards, do we?

Chairman Stulac: We all signed.

Vice Chairman Garcia: Evaluation is his evaluation is positive I think that's the consensus. Should that's a good question. We should at least come to some agreement because we all have different some of them overlap, but there are in there goals that maybe we should summarize take pull from these evaluations and then we can.

Secretary/Treasurer Siegman: Or reduce.

Vice Chairman Garcia: Or we can assign value and prioritize. I don't think we should get rid of any of them because you're, you know, your. Your goal is not any less significant than anybody else's. So but we should come to an agreement on and I use this term again to assign value and prioritize which goals that he believes is achievable. And we agree that, you know that that may be our first hour. I think we need the top five.

Secretary/Treasurer Siegman: I think we need to probably narrow them down, because we could come up with more goals than it's possible for.

Vice Chairman Garcia: For him to achieve in.

Secretary/Treasurer Siegman: That year, for him to achieve. So, we've already set him up for failure and giving him too many goals. And that's not what an evaluation is for, at least in my mind. That's not what.

Vice Chairman Garcia: I think. It's important to have that feedback from Chris on if any of the if any of the goals are unrealistic or objectives are unrealistic, some of them are already in process or partly.

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Secretary/Treasurer Siegman: Some might already be complete. Yeah.

Chairman Stulac: Chris, did you want to comment?

General Manager Chris Johnson: Absolutely, Mr. chair, thank you. If it's the will of the board, I can I can compile the goals off of the off of my reviews and bring them back at the next board meeting with a status on this event. The board can determine what goals they want to proceed with.

Chairman Stulac: Okay. And there is some overlap, as Trustee Garcia said, so that there are some that are on 1 or 2 of them or maybe three. So that would be great.

Secretary/Treasurer Siegman: Chris, I'd also like to see some goals for you from you. For you, what would you like to achieve in the upcoming year?

Vice Chairman Garcia: That's a good point.

Secretary/Treasurer Siegman: And it doesn't have to be, you know, six, five. You know, a couple of meaningful goals that you would like to achieve.

Vice Chairman Garcia: And so, we can support you in those endeavors.

Chairman Stulac: Okay. Good point.

General Manager Chris Johnson: That's a very good point.

Secretary/Treasurer Siegman: And then we need to come up with an overall evaluation.

Vice Chairman Garcia: And I don't think we need to come up with a number. I mean, the valuation is positive, I think. That's just my opinion.

Secretary/Treasurer Siegman: I mean, it does it meet expectations exceed expectations. Did he achieve.

Vice Chairman Garcia: It's he achieved. He's at least achieved. I think every.

Chairman Stulac: I think everybody. I don't think I think everybody at the end the very last question gave him, everybody said he achieved. No one said he didn't. Five but I'll just go back to last month and Chris. Chris was very open last meeting and said he didn't mind this. And he said he was comfortable with one from each person. So I just didn't see any real concern that Chris raised that, that this is a new process. We just started this. This is the first year we've done it. There's room for improvement.

Secretary/Treasurer Siegman: Well, that's why I bring up the question.

Chairman Stulac: Yeah, yeah.

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Secretary/Treasurer Siegman: This document needs to evolve as we use it if we're going to get stuck on. No, this is the document, and this is it. We're dead in the water. It needs to evolve.

Chairman Stulac: That's right.

Secretary/Treasurer Siegman: As we use it. So now that we've used it.

Chairman Stulac: We'll bring it back as an agenda item for us.

Secretary/Treasurer Siegman: I believe we need to adjust it and make it better. That's right.

Chairman Stulac: I agree.

Secretary/Treasurer Siegman: And we need to have one at the end. This is his overall view. This is my opinion. This is his overall view based on all of our input on all of these tools. And they're part of the package. He gets one evaluation. This is your overall we all sign it. He signs it as our goal is on it as his goals on it. And we're all good.

Vice Chairman Garcia: So, let's agree to bring it back as an agenda item because we can't do that here.

Secretary/Treasurer Siegman: That's what I think we ought to be working towards.

Chairman Stulac: What do you think of that, Chris? How do you or do you find the five? Seemed like you didn't mind the five. But what do you think of Russ's suggestion?

General Manager Chris Johnson: I think that we'll eliminate a lot of excess. For example, as I go through, I've got five different forms that I'm looking at as far as goals and, and, everything, so the forms will still be done that way. But perhaps when each of you submit your evaluation forms, we could assign a number value as you did on yours. Russ.

District Counsel Chuck Zumpft: And that's what I did, just to give everybody something to think.

General Manager Chris Johnson: About the average of each one and apply it into one master form.

Chairman Stulac: Yeah. Okay.

Secretary/Treasurer Siegman: Well then that way we, I think we come to a, a better aggregate score, we throw out the lows and we throw out the highs, and the overall review is more accurate or and it's not for me. It's for him.

Chairman Stulac: We talk about that.

Secretary/Treasurer Siegman: This is not for you, it's for him.

Chairman Stulac: We talk about this. This would be a good thing to come back and have even someone from the audience last month spoken, saying that she has five bosses, but then they do eventually co co-mingle it together. Remember the.

Vice Chairman Garcia: Single.

Secretary/Treasurer Siegman: Single one that That.

Vice Chairman Garcia: I think we're all in agreement. So, we'll bring this back.

Chairman Stulac: Maybe you want to. Maybe you want to write up an agenda item and have it on a future meeting.

Secretary/Treasurer Siegman: And we already have an agenda item we can put it on next month.

Chairman Stulac: But yeah, but you'd have to write something up for Brooke, you know, just to describe.

Vice Chairman Garcia: The right stuff.

Chairman Stulac: But, Brooke, I think you have a good idea. Yeah.

District Counsel Chuck Zumpft: I'll see you tomorrow. What? What is today is when you see the.

Chairman Stulac: Trustee Lufrano being in HR. Do you have anything that is on the on the process and the format? This is our first year. Do you want to. Because you have a lot of experience of being in this with the form isn't perfect. It's what we started with. I think you might have a comment or if there's anything you would share.

Trustee Lufrano: I would agree we made this document to the best of our abilities, believing that it would achieve the goals and be a good document at the same time. Help us get an objective. Look for Chris at the end of the year. I as I went through it, I think there are definitely areas that we can improve. And, you know, maybe we Bob, you and I meet again as an ad hoc and look it over and bring thoughts back to the group. I don't know, I'm throwing that out there, but, or maybe we just do it all in, in the public session. But those were my thoughts.

General Manager Chris Johnson: Let me add, it could be something as simple as we create a spreadsheet for each. We have six tabs, one tab for each trustee. They go through and input. The values for each of these will automatically convert that into a numerical value, and put the averages on to the master, and that master will reflect the evaluation overall. Yeah.

Chairman Stulac: Okay. All right. Well maybe we'll have that on the agenda for the future. Subsequent meeting that. We will until we can formalize that and.

Vice Chairman Garcia: Do that. All right. And I have no issues with the with the request for the increase. If we're if we're at that point. Yeah, we're at that point now.

Chairman Stulac: Yes.

Vice Chairman Garcia: So, I have no objection.

Chairman Stulac: Anybody else have any I don't I'll just go on. I don't have any objections either. As a matter of fact, I'm trying to get to the page where Chris here is You know, just looking at other increases around the state of Nevada and state employees. Getting they got a pretty good increase this year, and his 5% is well below that well within line. So, I have no problem with it either. Just as an initial comment.

Secretary/Treasurer Siegman: Any. No, I'm good with it.

Chairman Stulac: Trustee Lufrano anything you want to add?

Trustee Lufrano: I have no problem either.

Chairman Stulac: Is Dale still on? Dale. Any dale. Any comments on the requested increase?

Trustee Dunham: No. I'm good. Okay. Okay.

Vice Chairman Garcia: Well, if you if there's no more board discussion, Mr. Chair, to allow me to make a motion, I would like to approve that we move forward with the 5% salary increase for our general manager. And for the record, we want Chris to stick around.

Chairman Stulac: It brings it up.

Vice Chairman Garcia: I'm sorry it brings up from What is that, a new number from 101 17 to 106 163.

Chairman Stulac: That's what he said in his in his email. Yeah. Okay.

Trustee Lufrano: I second that.

Chairman Stulac: Okay. I got a second. Okay, great.

Secretary/Treasurer Siegman: Congratulations and thank you.

Chairman Stulac: Yep.

Vice Chairman Garcia: I know this wasn't easy. Especially with what you just went through with the surgery. And also, thank you for sticking with us.

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Vice Chairman Garcia motioned to approve a 5% increase in General Manager Chris Johnson's annual salary based on his overall performance evaluation rating of achieves. Trustee Lufrano seconded. Motion carried unanimously.

12. Discussion and possible action to approve Draft Minutes from the October 16, 2024, Board meeting.

Chairman Stulac: So, thank you. So, I think we're just down to the discussion of possible action to approve the draft minutes for October 16th. And then I'll ask oh go ahead.

Chairman Stulac: Yeah. Or trustee discussion. Anybody have any comments or corrections from the draft minutes from last month?

Secretary/Treasurer Siegman: I do.

Chairman Stulac: Okay. Go ahead.

Secretary/Treasurer Siegman: Did everybody have a chance to read them?

Chairman Stulac: I did.

Secretary/Treasurer Siegman: Did you notice they're 30 pages long?

Chairman Stulac: Yeah, I think that's the new notice.

Secretary/Treasurer Siegman: The ones from last month were 50 pages long.

Vice Chairman Garcia: They're verbatim now.

Secretary/Treasurer Siegman: And the ones from tonight will probably be 100.

Vice Chairman Garcia: The e file is. That's the E file is better.

Secretary/Treasurer Siegman: That's the verbatim Software that we're using now to.

Vice Chairman Garcia: Okay. So is that a make.

Secretary/Treasurer Siegman: Sure, the minutes are to the letter.

Chairman Stulac: Well, I think, you know, when you look at public the public open meeting law and the whole process. It's whether it's ten pages or 20 or 30 if it's if that's what was said. I think it's helpful because if legally, you know, Chuck, if down the road something comes up and we have that information that it was said or how it was said, I think it could be helpful.

Secretary/Treasurer Siegman: Or hurtful.

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Chairman Stulac: But you don't have a choice in open meeting law. You have to document what's being said. If the if the public talks on a lot of issues, like we had a lot of discussion on chip court, correct me if I'm wrong, I don't think we can deny that that agenda item that was probably brought and discussed at length, which was part of one of our lengthiest items tonight. And that's something wrong, Chuck, I think that.

District Counsel Chuck Zumpft: I think that the intention of minutes is to set forth a general record of what occurred at a meeting. I don't believe that anything is required to be verbatim, but if that kind of detail is what the board is happiest with, that's why they had that kind of software.

Administrative Supervisor/Human Resources Brooke Thompson: So, I do have the NRS that states that only public comment needs to be verbatim.

Vice Chairman Garcia: I see the direction I think the board gave is that when there's important topics discussed between the board members on a, on a, on an important topic, that rather than say we discussed, they decided that there was more detail. I'm not sure anybody gave direction to do it verbatim, but that was a decision made outside the direction of the board, I think. But so, did you have an objection to it or a recommendation based on it?

Secretary/Treasurer Siegman: No, I just would like people to be mindful that every word you say is, is being recorded and being transcribed in this document, every word, every uh every those kinds of things.

Vice Chairman Garcia: Understood. Thank you.

Secretary/Treasurer Siegman: So, if we could just be mindful of that and shorten our meetings a little bit, we would also shorten the notes. Yeah.

Chairman Stulac: Good point.

Secretary/Treasurer Siegman: Because I do read these notes every week or every month before I approve them. And 30 pages is long. 50 is ridiculous. This meeting will be over 100. I'm sure I will spend 45 minutes in that room over there, reading the minutes for a lot of ums and uhs and so forth. So just ask them to be mindful. I think what we say is go ahead.

Chairman Stulac: Go ahead Chris.

General Manager Chris Johnson: I will attest to that. Russ has an office right now. He has an office here in the back room. Now.

Chairman Stulac: That's I mean, I don't know how when I.

Secretary/Treasurer Siegman: Sit there with the toilet paper and read the minutes.

Chairman Stulac: When I go through the minutes myself. I don't always read line by line, but what I do. There are times when something has come up from a prior meeting or so, and I kind of lose track of that. I can go to the minutes, and they've been helpful for me to hear exactly what a lot of times something was brought up.

Secretary/Treasurer Siegman: It's only been used for the last two months this is the third. This is the third meeting. So, it's only been used twice so far.

Chairman Stulac: Yeah, but I'm just saying verbatim. I'm just saying in general some of the meetings before that, there was stuff we went back to look at. Vicky mentioned earlier that we didn't see it in there. I'm just saying you don't have to read the whole 50 pages. Every line you want to look through it, areas that may be useful and make sure it was correctly stated what you said. But I have found some of the minutes stuff in there helpful to like when we come to a meeting and we're going to ask Chris about the manager's report. If I look back at the meeting minutes, he already covered it. I don't need to waste time at the meeting and ask him again. He spoke on that, on that. So, I just.

Secretary/Treasurer Siegman: Think just asking people to be mindful.

Chairman Stulac: You're right. I'm not denying that. I'm just saying there's an advantage to being able to carry on looking at it. Thank you for that. All right, all right. I just had one comment on a typo on page 85. Just. It's just an, I think an important the way it was worded. But on the last full paragraph, it said I think would be much, much worse. Page 85, it should say. I think that would not be much work for you guys.

Administrative Supervisor/Human Resources Brooke Thompson: Where are you?

Chairman Stulac: Page 85. The last paragraph. Last sentence at the very right near the bottom of the page.

Administrative Supervisor/Human Resources Brooke Thompson: That's verbatim.

Secretary/Treasurer Siegman: That's verbatim. That's what you said.

Chairman Stulac: Well, I'm just.

Secretary/Treasurer Siegman: That's my point. You just proved my point.

Vice Chairman Garcia: You're saying what you meant.

Chairman Stulac: But what I what? I just want to correct it. For the record.

Secretary/Treasurer Siegman: That's what you said. That's verbatim. You can't change verbatim.

Vice Chairman Garcia: You can state for the record, this is what you meant.

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Chairman Stulac: Well, when you read it, it doesn't make sense.

Secretary/Treasurer Siegman: Yeah, that's what you said. That's.

Chairman Stulac: Chuck. Can we. Is it worth correcting that?

Secretary/Treasurer Siegman: Well, you just made my point.

District Counsel Chuck Zumpft: It's supposed to reflect what you said, and you can't change it. You can't change what you said.

Chairman Stulac: Okay. All right.

District Counsel Chuck Zumpft: But the point was made you can now state what you meant to say.

Chairman Stulac: That's what I was doing these minutes.

Administrative Supervisor/Human Resources Brooke Thompson: Not to change it.

Secretary/Treasurer Siegman: These will be the 100-page minutes.

Vice Chairman Garcia: Okay.

Chairman Stulac: I just want to clarify that. It just. It read so silly that I just want to say, I think that we would not.

Secretary/Treasurer Siegman: Start at page one and read to the end.

Chairman Stulac: Okay.

Secretary/Treasurer Siegman: If you can get through the 30 pages, I'll buy you a beer.

Vice Chairman Garcia: That's it. All right.

Secretary/Treasurer Siegman: That's what I mean. Just be mindful of what we're saying. And. Yeah, we're at 105.

Vice Chairman Garcia: Just got to 106.

Secretary/Treasurer Siegman: So, I'm done.

Chairman Stulac: Anybody else?

Secretary/Treasurer Siegman: Public comment?

Chairman Stulac: Oh, yeah. Any public comment on the minutes. Looks like they make a motion. All right. Anybody want to entertain a motion on this?

Vice Chairman Garcia: I'll move to approve draft minutes from October 16th, 2024.

Chairman Stulac: I'll second that. All in favor, say aye. Aye. Aye. Any opposed? No. It passes.

Vice Chairman Garcia motioned to approve Draft Minutes from the October 16, 2024 Board Meeting. Chairman Stulac seconded. Motion carried unanimously.

13. Chairman and Trustees Reports, Correspondence

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

Chairman Stulac: All right. Last one. Chairman and trustee reports correspondence. Under this item, the board members will briefly identify relevant communications received by them before the meeting or meetings attended, or potential business for the district. No action will be taken on these items, but a member may request such an item or topic be placed on a future agenda. I'll start down this way. Trustee. The pronoun.

Trustee Lufrano: I'm sorry. I'm not trying to beat a dead horse. I do want to just say that I had asked Brooke for an audio from a different meeting. I don't remember what meeting, and she told me that that the tape was corrupt. So with that said, while I agree, nobody asked for verbatim minutes it would be helpful in that case and that that record is lost. And I wasn't able to find from the minutes of that meeting what I was looking for. So I, it would be nice if there was a happy medium, but nonetheless, I'll let that one go. And the only other thing I wanted to say is that I saw on the list, Chris, for the seasons I saw under Winter, the Christmas lights on Vista Grande. And I'm looking forward to that again this year.

General Manager Chris Johnson: Well, I will pass that on to Steve. Put those up today. And he came in and asked me if he said when do we want to turn them on? And I told him.

Secretary/Treasurer Siegman: Plug them in. Plug them in. Yeah.

Trustee Lufrano: There you go. Okay. Well, they looked lovely last year, so I look forward to them again this year.

Vice Chairman Garcia: Great. Things.

Chairman Stulac: Anybody else?

Secretary/Treasurer Siegman: The only thing I have is some of our neighbors have expressed some interest in the little triangles on the blacktop, but Loomis has been putting

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down for the road survey. So I explained it to a couple of them, and they're very much looking forward to something coming out of it.

Vice Chairman Garcia: Those are for the PCI.

Chairman Stulac: The PCI.

General Manager Chris Johnson: Those are the markings that they've been using for the streets. Yeah, I don't have anything.

Chairman Stulac: Trustee Garcia.

Vice Chairman Garcia: Real quick, I had a note here to discuss the same thing about the corrupt file from. That was the meeting from the general manager review for last year, which I would have been nice to have to reflect on what was discussed at that point and address anything we needed to address. But my question here is for Chuck. If the public asks for a recording of a meeting, public records, and we don't have it, that file is corrupt, whether it be. What is our liability on that? Do we have a can we just say sorry it's corrupt and we don't have any liability on that.

District Counsel Chuck Zumpft: If you don't have the recording to produce, then there's nothing you can do. You can't produce it.

Vice Chairman Garcia: Okay. So, they can't come after us. So I'll just I want to know whether or not we needed to make an investment in redundancy in our systems or anything like that. We don't need to go that far.

District Counsel Chuck Zumpft: But you should make sure that the people who operate the system know how it works and how it's being operated correctly. And if there are updates that they get updated as they're issued and it's just a good faith business practice.

Vice Chairman Garcia: All right. Thank you. The follow up to that is can any member of the public or board record a board meeting.

District Counsel Chuck Zumpft: yes.

Vice Chairman Garcia: Okay. Thank you. That's all I have. Okay.

Chairman Stulac: Anything from you Russ? No. Okay. I'm sorry. I'm going to say Dale. Anything from you? Dale. Sorry.

Trustee Dunham: No, I'm doing good you guys okay?

Chairman Stulac: All right. We move for adjournment.

Vice Chairman Garcia: Thank you. Move to adjourn.

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Chairman Stulac: Alrighty. Righty.

Trustee Dunham: Drive home safe?

District Counsel Chuck Zumpft: Good night, everybody. Happy thanksgiving.

Secretary/Treasurer Siegman: Happy thanksgiving.

Chairman Stulac: Thanks. Thanks, Chuck.

Public comment: Resident Lynn Dement: One public comment. Oh. It's over. What? I didn't need help with judges for driving around at night under the Christmas lights, so. And I want to thank Robert Garcia for part of the round looking at Halloween lights. And we had a really good time, but I don't know.

14. Adjournment

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

Meeting adjourned at 10:30P.M.

FINAL APPROVED MINUTES AS PRESENTED

**Secretary/Treasurer
Russ Siegman**