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

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

Trustees Absent: none.

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

Others Present: District Engineer Colin Surge, District Counsel Chuck Zumpft, and Residents Bill Eisele, Lynn Dement, Christopher Hill, Ben & Debbie Walker, Virginia Hill, Daneille Meares and Laura Yaney.

6:00 P.M. – Regular Meeting

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

2. **Pledge of Allegiance:** Led by General Manager Chris Johnson.

3. **Public Interest Comment:** Resident Christopher Hill: I do.

Chairman Garcia: Can you state your name and address for the record?

Resident Christopher Hill: My name is Christopher Hill. My address is 3557 Vista Grande Boulevard. I have some concerns about the construction project that's going on in our neighborhood at the corner of Ruby Court and Vista Grande Boulevard. I think most of you in the room probably know that there was an electrical outage there. We had a buried cable that had to be replaced. The project went relatively smoothly up until about the last few weeks, or it just appears to have stopped. The signage is still in the area. There's equipment in the area. The sidewalk is actually blocked in three separate locations. In Ruby Court and on Vista Grande Boulevard. And it just appears like it isn't going to be completed. Now, I'm sure that the plans are to have it completed, but nothing happened in the last about a week and a half, maybe two weeks, and it needs to be paved. So that's my concern.

Chairman Garcia: Okay. Do you have any other comments? Again, we are not allowed to discuss it because this is not on the agenda. So, is there anything else? Sure.

Resident Christopher Hill: I would like to I realize you can't discuss it now, but I would like the administration of Indian Hills General Improvement District to maybe get back to me or the public and let us know when the completion date is going to occur. Okay. That's all I have to say.

Chairman Garcia: Thank you very much. Do we have any other public comment on a non-agenda item?

Resident Lynn Dement: Yes, I know, Linda 1029 to drive. And I just wanted to mention that we're done with yard of the month. We had a great year. More houses. The community looks beautiful. Halloween judging will be starting this week. I've purchased prizes, one for each side of the highway. So, I guess why I'm saying anything is Anybody would like to chip in $5. It would be nice. Thank you.

Chairman Garcia: Thank you, Mrs. Dement. Any other public comments on non-agenda item? Please step forward and state your name and address for the record.

Laura Yanez: My name is Laura Yanez and I'm actually not meeting. I was supposed to meet somebody that lives in the community. So, I am here from Nami Western Nevada, National Alliance on Mental Illness for Western Nevada. And two of our staff live on Tourmaline Lane. And each year they do the Candy cane Lane. And they are launching on December the 5th. This year in the past we've done donations through Nami. Western Nevada has the nonprofit portion to support families that are impacted by mental illness for Christmas gifts this year, what we'll be doing is collecting donations for the Quad County Animal Shelters. Nami Western Nevada covers substantial areas of rural and frontier Nevada. One of the things that we're also doing during Candy Cane Lane is you will notice there's Nevada Teen Text line information out there, and I do have some, if anybody would like it. Nami, Western Nevada runs the Teen Text line that is available to teens throughout the state of Nevada. And there is the spa. And that teen text line is open from noon to midnight for youth that are experiencing mental health challenges. And they can reach out to a transition age young adult that is state certified, has training in suicide prevention and receive support. So, we also use Candy Cane Lane to promote that line to this community. So, I am sure that she will have comment after me. Thank you very much. And as I said, I have information and bracelets, if you just want to take some to even hand out, feel free to and thank you again.

Chairman Garcia: Thank you. I think if you leave some for us, we would be happy to have them maybe on the counter.

Vice Chairman Stulac: What was your first name?

Laura Yanez: Oh, Laura.

Chairman Garcia: Laura.

Vice Chairman Stulac: Laura.

Chairman Garcia: Thank you. Laura.

Chairman Garcia: Name and address.

Danielle Meares: Danielle Meares and what? I'm sorry.

Chairman Garcia: And your address for the record.

Danielle Meares: 3520 Tourmaline Drive for the record. My apologies for being late. I work in children's mental health, so I came from Reno, North Reno. So, like, Laura said something We started almost. I think it was like four years ago now. Our little 36, which is now branched over on the other side of Tourmaline Way. We turned tourmaline into Candy Cane Lane. We worked very closely with Douglas Sheriff, and pretty much we have all 36 houses, and I think we might even be at 40 last year. Santa Claus comes, I think, on the 22nd of this year and is escorted by Douglas Swat, which Santa really likes because it's changed from the reindeer. And then we go and we award the brightest bulb in the neighborhood. And what we have seen it do is turn into a community. Really? Event? We have cars. There's nothing better than looking out my window and seeing mini traffic jams and seeing people walking along. This year, we're going to have some hot chocolate. The kids in the neighborhood want to have a hot chocolate stand. So last year I was invited to come and speak with you all this year and invite Laura so you guys can know a little bit more about Nami. And yeah, so I wanted to make sure we got the information for you. This year we launch on December 4th. And we've also been very supported by Carson Valley Inn. I don't know if those who remember Candy Cane Lane at Carson Valley Inn. We have been blessed enough with their owner donating a lot of those same decorations. So, you'll see those up in about two. Yeah.

Trustee Clark-Ross: I just want to say I'm so glad you guys finally came, because I've been admiring that growth over there for me. I'm so glad you finally came to the board meeting.

Danielle Meares: Yes. Thank you.

Trustee Clark-Ross: You're doing an amazing job.

Danielle Meares: Thank you so much. Yeah. We're actually some of us are switching to projection mapping this year, so we already have our Halloween decorations up. So can you see.

Chairman Garcia: Us I apologize, we're going to we're going to cut off the discussion because we're not supposed to be discussing anything that's not agenda item okay. All right.

Danielle Meares: Thank you.

Chairman Garcia: Thank you. And please feel free to leave some of those.

Laura Yanez: I will feel free to distribute them to anybody that might have used their stickers, cards, and bracelets.

Chairman Garcia: Thank you very much.

Trustee Clark-Ross: Thank you.

Chairman Garcia: Thank you for coming.

4. Approval of Agenda-Chairman

Vice Chairman Stulac asked for the Board reports to be moved to item 6.

Chairman Garcia motioned to approve the agenda with moving item 11 to item 6. Vice Chairman Stulac seconded. Motion carried 5-0.

5. Discussion and possible action to approve an Interlocal agreement between Indian Hills General Improvement District and Douglas County to accept $306,412.00 in Residential Construction Tax park funding for the purchase and installation of playground equipment for James Lee Park.

Chris Johnson reminded the board that a few months earlier, Ryan and Brook presented a new playground development plan.

The interlocal agreement states that Indian Hills GID will purchase the playground equipment, Douglas County will reimburse the district, and the district will take possession once the installation is complete.

The Douglas County Board of Commissioners approved the agreement about two weeks prior, and now the Indian Hills GID Board's approval is needed to proceed.

A positive update: Douglas County will handle removal of the old playground equipment, relieving the district of that responsibility.

Ryan Stanton, Deputy Director of Douglas County Community Services, spoke:

- Thanked the Indian Hills GID Board, Chris Johnson, and Brooke for their cooperation throughout the process.
- Explained that the County initially planned to purchase and install the playground, but ownership and maintenance concerns led to the new arrangement.
- Confirmed that once the interlocal agreement is executed, the playground order can be placed.
- Estimated delivery time: 6–8 weeks.
- Community Services will assist with project management, unloading, and installation logistics, as unloading large playground components can be complex.
- The County will help coordinate the installer, delivery, and site logistics to ensure a smooth process.
- Expressed excitement about providing a modern playground for North County residents.

Board Discussion

- Trustee Clark-Ross asked about the project start date.
  - Chris Johnson and Ryan Stanton clarified that delivery will be 6–8 weeks out.
  - The installer lives in Fallon and will schedule work based on his other projects once delivery is confirmed.
- Trustee Nancy Jones asked how long installation would take.
  - Ryan Stanton estimated 1–2 months from tear-out to completion, depending on weather.
  - The old playground cannot be reused for liability reasons and will be disposed of.
  - Installation will include layout, site prep, and final safety surfacing.
- Trustee Nancy Jones also asked about playground surfacing.
  - Ryan Stanton said the existing engineered wood fiber will remain and be augmented with new material as part of the proposal.
- Secretary/Treasurer Siegman asked if the new structure fits the same footprint.
  - Ryan Stanton and Chris Johnson confirmed it does; no curbing modifications are needed.
  - The playground is engineered for the existing footprint and complies with safety and spacing standards.
- Ryan Stanton added that a certified playground safety inspector on the County's parks team will monitor the installation process.

Conclusion

- The Board expressed appreciation for the collaboration with Douglas County.
- Chairman Garcia prepared to entertain a motion to approve the interlocal agreement.

Public Comment: none

Vice Chairman Stulac motioned to approve an Interlocal agreement between Indian Hills General Improvement District and Douglas County to accept $306,412.00 in Residential Construction Tax park funding for the purchase and installation of playground equipment for James Lee Park. Trustee Clark-Ross seconded. Motion carried unanimously.

6. Reports to the Board:

a. General Manager Report

Grants & Funding:

- The District's Residential Construction Tax grant was successfully awarded.
- Staff are exploring additional wildfire mitigation grant opportunities through the State's Living with Wildfire program.
- Due to Indian Hills GID's Firewise Community status and ongoing work on a Community Wildfire Protection Plan (CWPP), the district is in a favorable position for grant consideration.
- Chris and Steve have been attending an in-depth University of Nevada, Reno Extension seminar to develop the CWPP, which outlines community response strategies and high-risk wildfire zones.

- The highest risk area for wildfire is located behind Trustee Russ's residence, where prevailing winds from the west and open land create significant vulnerability.
- The district's new skid steer with mower attachment will assist with fuels reduction and firebreak creation in these high-risk areas.

Firewise & Community Activities:

- Firewise home inspections were completed with Firewise Coordinator Kelly. Participation was limited but successful, and residents provided positive feedback.
- These activities continue to earn points toward Firewise and Living with Wildfire community certifications.
- The Carson Valley Trails Association hosted a successful poker run and 5K event, both of which drew strong participation and benefited the local community.

Capital Projects:

- Work continues with Loomis on the Amber project. Bid advertisement, pre-bid meetings, and bid opening dates have been officially scheduled.
- Chris expressed enthusiasm about the project progressing to implementation.

Safety Inspections:

- The district completed quarterly OSHA safety inspections across all departments: Water, Wastewater, Administration, and Parks/Streets.
- Inspections are performed by department supervisors using standardized checklists.
- Deficiencies identified during inspections are corrected, then verified during follow-up inspections.
- The latest round of inspections revealed several important safety issues — notably the absence of smoke detectors in the administrative building, which has now been corrected.
- All exit lights, fire extinguishers, and safety signage have been replaced or updated as needed.
- The district continues annual fire extinguisher training for all staff.

Fleet & Equipment Maintenance:

- The district holds monthly vehicle maintenance meetings and uses Trello to track maintenance items.
- Supervisors log issues directly in Trello; the mechanic updates repair status, ensuring full transparency and accountability.

Parks & Streets:

- The Parks Department has been actively working on defensible space clearing around District properties and along the Easterling Trail.
- Staff are also maintaining access to sewer line easements and creating firebreaks along trail corridors.

Board Discussion

Vice Chairman Stulac inquired about property issues related to Ms. Saint Germain

(referencing page 32 of the agenda).

Chris Johnson explained that discussions with Ms. Saint Germain are ongoing. The district has not formally proposed a new plan to her yet.
The District Engineer and County representatives are awaiting Syncon Homes' decision to dedicate a southern property parcel that would resolve easement alignment issues.
Chris noted the current fencing crosses part of the district's easement, but since access is not presently needed, the district will avoid escalating the matter.
It was also clarified that Ms. Saint Germain has only been paying taxes on the portion of her property outside the easement.
A previous mediation attempt was dismissed when both parties were not properly notified.

Trustee Nancy Jones asked about new storm sewer system requirements (page 33 of the agenda).

Chris Johnson responded that Douglas County and other small communities are proposing a collaborative MS4 (stormwater) report to streamline compliance.

District Engineer Collin Sturge added that the MS4 permit is being rewritten for the first time in over a decade, and local agencies are working together to navigate the process.

Vice Chairman Stulac noted that the permitting agency is generally flexible and recommended maintaining open communication if challenges arise.

Vice Chairman Stulac suggested trimming older items from the "Completed / Past Items" section of the General Manager's report to improve readability.
The Board discussed several options:
Removing items after three months.
Highlighting items scheduled for removal.
Creating a "To Be Deleted" section to allow review before deletion.

The Board reached consensus to retain items through the end of the year and revisit the reporting format in a future agenda item.

Chairman Garcia asked for an estimate of man-hours spent on the safety inspections.
Chris Johnson estimated approximately:
10 hours per facility for inspections (about 40 hours total for four sites).
Additional 30–60 hours for follow-up and corrections across departments.
Going forward, now that major deficiencies have been addressed, remediation time is expected to decrease significantly during future inspection cycles.

Conclusion

The Board thanked Chris Johnson and staff for the thorough report and proactive safety improvements.

No formal action was required; the report was accepted as presented.

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

b. District Accountant Report

c. Engineer Report

District Engineer Collin Sturge

Summary of Report:

- Amador Project:
  - Design work is progressing on schedule.
  - The project will go out to bid on November 21st, with bids opened publicly on November 12th (rescheduled from the 11th due to the Veterans Day holiday).
  - A recommendation for the award will be presented to the Board at the November 14th meeting, along with a proposal for construction services, including construction management, inspection, and materials testing.
  - The Engineer's Opinion of Probable Construction Cost (EOPCC) is approximately $4.165 million, which may adjust slightly once bids are received.
  - Construction is anticipated to begin January 2026 and continue through June 2026.
- Remedy Medical Center (Jacks Valley Road):
  - The district received plans for the new medical center and will coordinate review and hydraulic modeling.
  - Loomis & Associates will prepare the hydraulic report for submittal to NDEP, as Loomis maintains the Indian Hills GID water model.
  - Plan review and hydraulic modeling will be completed by Collin Sturge in collaboration with General Manager Chris Johnson.
  - Costs for plan review and modeling are billed to Indian Hills GID, and the district is reimbursed by the developer.
- Tank Inspections:
  - Coordination is underway with Matt Bell to complete the five-year dive inspections of all District water tanks.
  - The North Tank, rehabilitated last year, will also undergo a one-year warranty inspection by the contractor.
  - The North Hobo Tank inspection costs will be reimbursed by Viking LLC.

- Water Rights:
    - A one-year extension was submitted for Water Rights Permit 82733 (Sunridge Golf Course Well).
    - This renewal is required annually and has been routinely granted.
- Project Closeouts:
    - Collin has been coordinating with NDEP to complete the closeout documentation for the Cottages Phase II project, originally constructed around 2021.
    - The closeout request was initiated by NDEP to ensure final documentation and compliance.

Board Discussion

- Vice Chairman Stulac asked whether the Remedy Medical Center project costs will be reimbursed.
    - Collin Sturge confirmed that all engineering and modeling expenses are billed to the district and reimbursed through the developer.
- Trustee Nancy Jones asked for clarification on the Amador Street project, wondering whether it involves a full street replacement.
    - Chris Johnson explained it will be a complete reconstruction of the roadway, including curb, gutter, sidewalk, water, sewer lines, as well as Placer Court and Ore Court within the same project area.
    - Vice Chairman Stulac noted that Amador ranked the worst street in the district's pavement management program.
    - The project is expected to take about six months, with traffic management plans in place to maintain residential access during construction.
    - Temporary closures will only occur during activities such as final paving.
- Chairman Garcia raised a concern regarding NV Energy's utility work on Vista Grande and Ruby Court, noting that the district had recently resurfaced that area.
    - Chris Johnson explained that NV Energy coordinates directly with Douglas County rather than the district, although District staff are notified through USA 811 dig calls for marking underground utilities.
    - Administrative Services Supervisor/Human Resources added that she had spoken with the project superintendent, who confirmed plans to resume and complete restoration work by the end of the week, weather permitting.
    - The superintendent also indicated that residents were notified door-to-door prior to construction.
    - Chairman Garcia and Vice Chairman Stulac both emphasized the importance of courtesy notifications to the district whenever projects affect recently improved roadways.
    - Chris Johnson agreed and will remind utility partners, noting that other providers such as Charter/Spectrum typically provide advance notice.

- Vice Chairman Stulac confirmed that the district's water and sewer crews were aware of the USA 811 locate requests but had not been informed of NV Energy's full project scope.

Conclusion

- The Board thanked District Engineer Collin Sturge and General Manager Chris Johnson for their updates.
- No formal action was required; the report was accepted as presented.

d. Attorney Report

District Counsel Chuck Zumpft: Mr. chairman, I did review the agreement between Douglas County and the district regarding the playground equipment. It's acceptable for and ready for signature.

Chairman Garcia: Wonderful. Thank you so much. Since I'm signing it, that gives me a good feeling.

Public Comment: Resident Virginia Hill: Virginia Hill, 867 Amador Circle. I signed in. I'm just wondering, do you know when they're going to be paving or anything like that? There's no date set; it sounds like to me. Paving the road. Yeah. No, it's all up in the air.

Chairman Garcia: I think it's still to be. To be determined.

Resident Virginia Hill: Right. Okay, I'm asking Julie. Anything else?

Chairman Garcia: Oh, if you don't have anything else.

Resident Virginia Hill: No. I'm good.

Resident Lynn Dement: 1020 like to drive I just had a question. I know you can't answer, but about the fire inspections. I hope we do it every year. I really appreciate being able to have it done. But my question is, did that include. Property that is not in a residential type of area, like a park or. My question is mainly about the hill overlooking South Sunridge Park that is total half of its dead brush that in that and something. If it wasn't inspected, I'd like to ask. There may be something, or someone goes out and looks at it and see if we can remove a lot of that dead brush, because it really there really is a lot of it. And then also a question about the comment about the parks. There's been an ongoing what I consider a problem with the sprinkler system in South Park. And I know the guys have been out there repeatedly trying to fix it and giving it a lot of attention. Still, even as of last week, the water where the four houses are along the fence line at the back edge of the park is muddy. And I don't know that at this time of year we need to perhaps be watering as much as we are, because it's still running out onto the sidewalk and it's a hazard because it's very slippery when you come out of the park onto the sidewalk. And it just sits there in the grass by 6:00 at night. It's still wet out there. So that might be that's just a comment that I think it is an issue still down there.

Chairman Garcia: Thank you, Lynn. We have, if the board chooses, they can discuss it more when we

go back to board of trustee comments. Do we have any other public comments on the reports to the board? Seeing none, we will close public comment and come back to Board of Trustee comments. Mr. Stulac, did you have one? I thought I thought you had something. No.

7. Discussion and possible action to approve the purchase of a trailer in the amount of $9,099.30 from Nearctis for the new skid steer.

General Manager Chris Johnson presented this to the board.

Summary of Discussion:

- Chris Johnson explained that when the district purchased its skid steer, it was originally intended to be transported using an existing car hauler trailer. However, after use, staff determined that the car hauler cannot safely handle the weight of the skid steer once attachments and fluids are included.
- The mismatch in weight capacity was an oversight in planning, and the current trailer has sustained wear as a result.
- Staff researched multiple replacement options nationwide and identified a new 2024 heavy-duty trailer that offers ample towing capacity (20,000 lb. GVWR / ~16,000 lb. usable) at a lower cost than comparable models.
- The new trailer will allow the district to safely transport the tracked skid steer between District facilities without damaging the machine or roadways. The skid steer is not suited for long-distance travel on asphalt due to track wear, and a trailer is required to move it between sites such as the wastewater plant and water treatment plant.

Board Discussion:

- Vice Chairman Stulac thanked Chris for clarifying the reason for the purchase, noting it answered his earlier question.
- Trustee Nancy Jones asked whether the trailer was new or used.
    - Chris Johnson confirmed it is new, a 2024 model year.
- Secretary/Treasurer Siegman asked what vehicle would be used to tow it.
    - Chris Johnson stated the district has several dump and service trucks capable of towing the trailer safely.
- Vice Chairman Stulac and Secretary/Treasurer Siegman also asked about weight capacity, and Chris confirmed that the trailer can handle 15,000–16,000 pounds usable load, sufficient for the skid steer and its attachments (12,000–13,000 pounds total).
- Chairman Garcia referenced page 12 of the board packet for additional equipment details.

Conclusion:

- The Board acknowledged the justification for the trailer purchase.

Public Comment: none

Discussion:

- Chairman Garcia noted for the record that the existing trailers were undersized for the skid steer, and the new trailer represents an upgrade.
- He requested that for future purchases of over $10,000, staff provide a CapEx vs. OpEx comparison, evaluating the costs and benefits of leasing versus buying. This would help

consider obsolescence risk and overall cost efficiency, especially when using capital from CDs and investments.

- Vice Chairman Stulac asked for clarification on "OpEx," and Chairman Garcia explained it refers to operating expenses (e.g., monthly lease payments) as opposed to capital expenses (outright purchase).

Trustee Clark-Ross motioned to approve the purchase of a trailer in the amount of $9,099.30 from Nearctis for the new skid steer. Vice Chairman Stulac seconded. Motion carried unanimously.

8. Discussion only regarding improving communication to residents about rules/restrictions.

Discussion:

- Vice Chairman Stulac raised the need to better communicate district rules and responsibilities to residents and renters, including weed maintenance, snow removal, sidewalk clearance, RV/boat/trailer restrictions, and other community requirements. He noted that many renters may not see the newsletter, which is often sent to homeowners or property management companies.
- He suggested potential solutions:
    1. Mail the newsletter to every address in the district.
    2. Distribute a one-time summary of key rules and responsibilities to all addresses.
- Administrative Services Supervisor/Human Resources noted that mailing directly to renters is difficult because the district does not have their contact information; mail addressed incorrectly may be returned.
- Trustee Nancy Jones asked where rules are currently posted. General Manager Chris Johnson explained that many rules are on the district website, and some are enforced via Douglas County codes, e.g., parking of RVs, abandoned vehicles. Chairman Garcia suggested including links on the district website to relevant county code sections.
- Discussion on newsletters and e-blasts:
    - Chris Johnson explained the website has a sign-up feature for announcements.
    - Several board members noted they were not receiving e-blasts and asked to be added.
- Board feedback:
    - Trustee Clark-Ross suggested a community-based approach, like door-to-door communication by volunteers or committees since the district has limited enforcement power.
    - Chairman Garcia noted the district could provide resources (e.g., printable guides, website content) but enforcement is ultimately the property owner's responsibility, with county code enforcement as a backstop.
    - Trustee Nancy Jones suggested framing communications positively, emphasizing why following rules benefits the community, rather than enforcing compliance.
- Proposed actions and next steps:
    1. Create a "Welcome to the District" webpage with:
        - Key rules and responsibilities
        - Links to Douglas County code sections
        - A printable version for distribution to new residents or renters
    2. Add board members to e-blast notifications to ensure they receive announcements.

3. Research the cost of a mass mailing to all district addresses (including paper, envelopes, postage, and copyrights) for informational purposes.
4. Encourage a community-based volunteer system to provide information to new neighbors.

- Post-discussion notes:
  - Estimated postage cost for bulk mailing: ~$0.76 per letter (subject to additional printing and mailing costs).
  - The district will not assume responsibility for notifying renters directly; the focus will be on providing accessible information and encouraging community involvement.

Public Comment: Resident Lynn Dement: Lynn Dement. Mica drive. I just wanted to kind of caution. I come over for bingo and senior lunch and somewhere around a lot of other old people. I happen to love computers. I'm very computer literate, but half the. I think half the seniors in this community don't own a computer. Don't know how to use one. Never go on them. Don't want one, don't want any part of it. They're old school and this is an age pretty much elderly community, at least in Sunridge I don't know. And probably here too. I just want to caution there that we can't depend too much on the website because half the people we know from there, it's like, oh, I don't know how to use my phone. I don't know how to Google anything. I don't know what this is. So just caution. I think a welcome packet is a wonderful idea, and I would certainly can drum up some volunteers too for you to, to pass out on your mailings and of course the new residents. But Brooke would have that information because they have to sign up for billing so she would be able. I think that would be a way to have the names of the new residents and, and you know, I'll go on record. I'll be one to volunteers to pass that up. But I think that's the best way you're unfortunately going to reach people is to hand them a piece of paper.

Chairman Garcia: Thank you.

Resident Lynn Dement: I wish people would use the internet more, but unfortunately, we older people don't. I do, but older people don't. Thank you.

Further Board Discussion & Actions:

- Trustee Nancy Jones volunteered to help create a one-page, easy-to-read paper version of key district rules and responsibilities for residents and renters.
- Chairman Garcia confirmed that she could collaborate with Chris Johnson to incorporate her expertise.
- Chris Johnson agreed to work with Trustee Jones on the content and format.
- The goal is to provide a printable version (phase one or two) that board members or community volunteers can distribute to households to inform residents of important district information.
- Vice Chairman Stulac noted the need to consider cost, and Administrative Services Supervisor/Human Resources (Brooke) will provide feedback on the estimated cost for a one-time mass mailing or distribution to every address in the district.

Outcome:

- The district will move forward with creating a printable welcome/information sheet for residents, with collaboration between staff and board members, and cost considerations will be reviewed for potential mass distribution.

9. Discussion and possible action to cap district gazebo reservations for IHGID residents.

Discussion & Background:

- Chairman Garcia introduced the item, noting that previously, gazebo reservations for Indian Hills residents were free. The proposal aims to:
  - Ensure residents contribute to facility maintenance,
  - Limit exposure to high costs for small private events,
  - Create a fair balance between resident access and fee fairness.
- Proposed Fee Cap:
  - $100 for 1–50 people
  - $140 for 51–100 people
  - Capped for a single reservation (up to four hours).
- Clarifications and Points Raised:
  - The cap applies only to hourly reservation fees, not deposits.
  - Deposits are required for all reservations and are refundable, subject to cleaning and damage checks.
  - The maximum reservation period remains aligned with park rules (dawn to dusk).
  - Board discussed wording to avoid confusion regarding hours and the fee cap.

Consensus & Next Steps:

- The board agreed on the concept of a capped fee for residents.
- The final wording to be clarified as:

Gazebo reservation hourly fees for Indian Hills residents will *not exceed $100* for 1–50 people and *$140* for 51–100 people. A refundable deposit is required for all reservations and is separate from the reservation fees.

- Administrative Services Supervisor/Human Resources (Brooke) will revise the fee schedule with clarified language.
- District Counsel (Chuck Zumpft) will review to ensure clarity and legal compliance.
- The item will be brought back to the next board meeting for final approval with updated, cleaned-up language and a comparison of old vs. new fees.

No action was taken on this item. The board directed staff on wording. This item will be brought back to the board at the November meeting.

Public Comment: Resident Lynn Dement: Do people know? I mean, I know there's a reservation print out thing you can print off the website somewhere and it's been everywhere. But do people really rent or reserve a gazebo at South Sunridge Park and North Sunridge Park? And do they know they're supposed to if they have, like, I have ten people coming in for my kid's birthday party for 20. You're really supposed to reserve that concrete space in South Sunridge Park.

Chairman Garcia: If you pose that as a comment and conclude it, the board may or may not discuss that

as part of board trustee comments.

Resident Lynn Dement: Okay.

Chairman Garcia: Okay.

Resident Lynn Dement: It's a comment.

Chairman Garcia: Okay. Thank you.

Gazebo Reservation Clarifications

- Chairman Garcia clarified that reservations are optional:
  - Residents may use the gazebo without a reservation on a first-come, first-served basis.
  - Reservations ensure exclusive use and may require a fee if the space is reserved for another party.
- Administrative Services Supervisor/Human Resources (Brooke) confirmed:
  - First-come, first-served applies unless the gazebo is reserved.
  - Reservation requests cover multiple locations (South to North Ridge).
  - Reservation signs at South Ridge indicate the party name, date, and time if reserved; blank signs indicate availability.
- Vice Chairman Stulac noted that the presence of a blank reservation sign can signal availability to residents.
- Resident Lynn Dement participated in clarifying use of signage.
- Next Steps:
  - The gazebo reservation policy, including signage and fee structure, will be revised and brought back for board review and approval.

10. Discussion only regarding General Manager Chris Johnson's annual performance evaluation.

Chairman Garcia reminded the board that Chris Johnson's annual evaluation is upcoming and emphasized that this discussion is only a preliminary review to help board members prepare. The evaluation itself will occur in open session at the November meeting.

- Trustee Clark-Ross inquired about the timing; Chris Johnson confirmed the evaluation is scheduled for November.
- Vice Chairman Stulac and Administrative Services Supervisor/Human Resources (Brooke) clarified that:
  - Trustees are to complete the evaluation forms and submit them to Brooke by November 13 to ensure inclusion in the board packet for the November meeting.
  - The evaluation forms may be filled out electronically or on paper.
- Evaluation Materials:
  - Goals and objectives previously agreed upon are included in the packet.
  - A blank evaluation form and spreadsheet will compile individual trustee scores into an overall average.

- Mid-Year Checkpoints:
    - The board agreed to six-month discussions in June and October to provide mid-year feedback on goals and objectives.
    - These discussions are informational only and do not involve filling out the evaluation form.
    - The checkpoints allow board members to provide feedback to Chris and ensure any necessary adjustments before the formal November evaluation.
- Documentation Recommendations:
    - Chris Johnson will continue maintaining lists of accomplishments with dates, categorized as new, ongoing, or completed items for the evaluation period.
    - This helps track progress and ensures evaluations reflect current-year performance only.
- Board Consensus:
    - The board supports this structured approach for evaluation preparation and mid-year feedback.
    - Trustees are encouraged to provide feedback during the mid-year discussions if relevant, but no formal action is required.

Public Comment: none

Further Board Discussion

- Trustee Clark-Ross expressed that the evaluation process may be overly technical, noting that she frequently provides Chris Johnson with direct feedback in real time due to his open-door policy. She indicated that informal, ongoing communication often addresses performance issues effectively.
- Chairman Garcia acknowledged her comment but emphasized that the formal evaluation process is intended to provide a consistent structure for all board members. Any proposed changes to the process would need to be brought back as a separate agenda item.
- Secretary/Treasurer Siegman supported maintaining the current evaluation format.
- Trustee Clark-Ross agreed to continue the current process.

11. Discussion and possible action to approve Draft Minutes from the August 20, 2025, Board Meeting.

- Trustee Nancy Jones requested a correction to her entry on page 59 of the packet. The minutes currently state that she previously ran for the trustee position in 2022. She clarified that it should read 2024.
- Chairman Garcia and staff noted that if the statement reflects what was actually said during the meeting, it must remain as originally recorded. The minutes will reflect the originally stated year unless confirmed otherwise.
- No further corrections were requested.

Public Comment: none

Trustee Clark-Ross motioned to approve Draft Minutes from the August 20, 2025, Board Meeting. Secretary/Treasurer Siegman seconded. Motion carried 5-0.

12. Chairman and Trustees Reports, Correspondence

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

- Trustee Clark-Ross reminded everyone about the upcoming Trunk or Treat event scheduled for October 30**,** the day before Halloween. She encouraged participation from board members and community members, whether by decorating vehicles or attending the event.
  She also shared her appreciation for the community's Halloween decorations, noting several creative displays around Indian Drive and Vista Grande, and commending residents for their effort and spirit.
- Chairman Garcia added that he would be driving his grandchildren around the district to enjoy the decorations, joking that he would be acting as "chauffeur."
- District Counsel Zumpft indicated he would attend the Trunk or Treat if his schedule permits.
- Secretary/Treasurer Siegman**,** Vice Chairman Stulac, and Trustee Nancy Jones had no further comments.

13. Adjournment

Vice Chairman Stulac motioned to adjourn the meeting. Trustee Jones seconded. Motion carried 5-0.

Meeting adjourned at 8:12PM

FINAL APPROVED MINUTES AS PRESENTED

Secretary/Treasurer
Russ Siegman