Minutes
Indian Hills General Improvement District
Board of Trustees Meeting
District Office
3394 James Lee Park Rd. A
Carson City, NV 89705
May 20, 2026
Public Hearing & Regular Board Meeting
6:00 P.M.

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

Trustees Absent: none.

Staff Present: General Manager Chris Johnson and District Accountant Stacie Cobb.

Others Present: District Engineer Collin Surge, District Counsel Chuck Zumpft, Residents Lynn Dement and Lorre St. Germain.

6:00P.M. - Regular Meeting

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

2. **Pledge of Allegiance:** Led by Trustee Garcia.

3. **Public Interest Comment:** Resident Lorre St. Germain: Yeah. I'm Lorre St. Germain 3524 Silverado. I read in the minutes. Excuse me. Not the minutes. The agenda for the last meeting that Mr. Talbot was going to speak. And I just perused the minutes, I believe, of April, last month's meeting. And there doesn't seem to be any acknowledgment that other than that he was here about what he discussed or talked to about the whatever he talked about. So, I'm clueless about I would think that there should be something in the minutes about why he was here for. Thank you.

   Resident Lynn Dement 1020 Mica Drive. I'll be quick, because I know everybody's probably tired of hearing about our yard sale, but I just wanted to say thank you to Brooke, to Kathryn, and to Robert. Brooke, she's the most help with anything we can ever try to do. She's the backbone of a lot of things around here. And thank you to Robert for making sure every resident of La'dagio had a copy of the yard sale flier. And Kathryn, who has 1 million contacts, and she spoke to every single one of them to spread the word. That's it. I just want to say thank you. And it was successful. And I plan on next year. There were people that made $700.

4. Approval of Agenda

Trustee Stulac motioned to approve the agenda. Chairman Clark-Ross seconded. Motion carried unanimously.

5. PUBLIC HEARING for the adopted Tentative Budget as amended for Fiscal Year 2026-2027, no action will be taken.

Public comment: none

6. Discussion and possible action to adopt the Final Budget for Fiscal Year 2026-2027 with direction to the General Manager to have the adopted Final Budget for FY 2026-27 prepared on the appropriate forms and timely submitted to the State Department of Taxation.

General Manager Chris Johnson reported that only minor adjustments were made to the budget after the preliminary version was presented. The final budget remains consistent with the Capital Improvement Plan and contains no significant changes.

Vice Chairman Jones requested clarification regarding reserve funds allocated for the Amador Street maintenance project. Staff explained that the project spans two fiscal years and that most of the reserve funding was withdrawn in the previous fiscal year. The lower reserve amount shown in the current budget represents the remaining funds needed to complete the project. Staff also noted that Water and Sewer funds contribute to the project's overall cost.

Trustee Garcia thanked staff for their work in preparing the budget and maintaining the Capital Improvement Plan, noting that it helps the Board plan for future capital expenditures.

Trustee Stulac asked about a figure displayed in red on the financial statements, questioning whether it represented a loss.

District Accountant Stacie Cobb clarified that the red figure was simply the bottom-line total and did not indicate a loss. Staff further explained that negative amounts would be shown in parentheses, while the figure in question represented a positive balance.

Following the discussion and clarification of budget and financial reporting items, the Board prepared to consider a motion regarding the budget.

Public comment: none

Trustee Garcia motioned to adopt the Final Budget for Fiscal Year 2026-2027 with direction. to the General Manager to have the adopted Final Budget for FY 2026-27 prepared on the appropriate forms and timely submitted to the State Department of Taxation. Trustee Stulac seconded. Motion carried unanimously.

7. **Discussion and possible action to reimburse Lorre St. Germain for fence replacement costs at 3524 Silverado Drive.**

Resident Lorre St. Germain addressed the Board regarding her request for reimbursement related to two issues: the replacement of a fence near an Indian Hills GID easement and costs associated with rerecording an underground electrical easement. She argued that historical easements, permits, and utility infrastructure on her property created obligations that ultimately resulted in her incurring approximately $10,000 in expenses.

Ms. St. Germain contended that a fence associated with the booster station permit should have been maintained by the district and that she should not have been responsible for replacing it. She also stated that she incurred costs correcting an electrical easement that she believed should have been modified decades earlier following installation of an underground power line.

General Manager Chris Johnson disagreed with her interpretation, explaining that the district's only fence is the existing six-foot chain-link fence surrounding its booster station and utility facilities. He stated that the wooden fence replaced by Ms. St. Germain was a private residential fence associated with her property, not District infrastructure. He further explained that the district holds an easement on the property, not a leasehold interest, and that the "leasehold" terminology appearing in county records is simply an accounting classification used by Douglas County.

District Counsel Chuck Zumpft stated that county records do not create maintenance obligations for the district and that, based on the information presented, he was unaware of any legal obligation requiring the district to repair, maintain, or reimburse the fence replacement costs. He noted that while plans may have referenced fencing around District facilities, the district's chain-link fence remains in place.

Board members questioned Ms. St. Germain regarding the timing and nature of the expenses. She explained that the fence replacement occurred in 2024 after wind damage and deterioration of the existing wooden fence. During the replacement process, she received a Douglas County code violation because the new fence exceeded the permitted height along the front of the property, prompting her to further investigate the property's easement history.

Several trustees expressed the view that the issues raised involved historical property records, easements, county actions, developers, and utility companies rather than responsibilities of the district. Trustee Garcia summarized that Douglas County controls the easement records, that historical easement conditions are not necessarily relevant to the current recorded easement, and that the district has no obligation to reimburse a property owner for a privately installed fence.

Secretary/Treasurer Siegman stated that he did not believe the district had any responsibility to pay for either the fence replacement or the electrical easement costs and suggested that if Ms. St. Germain wished to pursue the matter further, it should be handled through legal counsel rather than through the Board.

Vice Chairman Jones acknowledged the complexity of the property's history and asked whether the district had any obligation to maintain perimeter fencing around its easements. District Counsel responded that he could not determine based on the information available and noted that map references and legal requirements can differ.

Before concluding the discussion, General Manager Johnson clarified for the record that the agenda item was prepared exactly as submitted by Ms. St. Germain and rejected any suggestion that staff had omitted information from her request.

Overall, the Board discussion centered on whether the district had any legal responsibility for the fence replacement or electrical easement expenses. The consensus expressed by Board members and legal counsel was that no such obligation had been established.

Public comment: Resident Lynn Dement: I am fairly unfamiliar with our rules of order and how this meeting is supposed to be run, but I thought I remembered there is not to be a discussion between a board and a presenter with question and answer back and forth. This was unbearable to listen to.

Following the discussion with resident Lorre St. Germain, Board members deliberated on her request for reimbursement of fence replacement and electrical easement-related expenses.

Trustee Stulac expressed concern about the timing of the reimbursement request, noting that the costs were not brought before the district when they were incurred. He found it unusual that reimbursement was being sought only after Ms. St. Germain received county code violations related to the fence. He also questioned why District staff had not been consulted before the fence project was undertaken if reimbursement was expected. Additionally, he noted that the reimbursement request lacked supporting documentation, such as invoices, receipts, or a detailed breakdown of the claimed costs, making it difficult for the Board to evaluate.

Ms. St. Germain responded that there was no fence directly in front of her house and argued that the fence was located along the easement area. She also stated that she had attempted on multiple occasions to bring her concerns before the Board but felt she had been prevented from doing so.

General Manager Chris Johnson and District Counsel Chuck Zumpft disputed that assertion, explaining that agenda placement decisions are made by the Board Chair and that neither counsel nor staff had authority to prevent agenda items from being considered. Johnson further clarified that the only occasion an item was not placed on the agenda was when it was considered a repeat request and was declined by the Chair.

Trustee Garcia refocused the discussion on the agenda item itself, stating that the request concerned reimbursement for replacement costs and that, based on the information presented, the matter appeared to be primarily a county issue rather than a District responsibility. He noted that District counsel had advised that no obligation existed for the district to provide reimbursement.

District Counsel Zumpft advised the Board that it should take formal action on the request rather than simply allowing the discussion to conclude without a decision.

Vice Chairman Jones stated that while she sympathized with Ms. St. Germain and recognized the complexity and frustration of the situation, she did not believe the district had a legal responsibility to reimburse the claimed expenses. She therefore made a motion to formally deny the request for reimbursement.

Key Points of Board Discussion:

- Trustees questioned why reimbursement was not requested when the expenses were incurred.
- Concerns were raised regarding the lack of supporting documentation for the claimed costs.
- Staff and counsel stated that neither had prevented the matter from being brought before the Board.
- Several trustees viewed the issues as matters involving Douglas County records, property history, and code enforcement rather than District responsibilities.
- District counsel recommended formal Board action.
- Vice Chairman Jones moved to deny the reimbursement request based on the district's lack of legal obligation.

Vice Chairman Jones motioned to deny the request to reimburse Lorre St. Germain for fence replacement costs at 3524 Silverado Drive. Trustee Garcia seconded. Motion carried unanimously.

Recess: 6:56
Reconvene: 7:02

8. **Reports to the Board:**

   a. **General Manager Report**

   General Manager Chris Johnson provided updates on park projects, grant activities, staff development, and ongoing construction efforts throughout the district.

   Parks and Grant Funding

   General Manager Chris Johnson explained that park expenditures currently appear over budget because the new playground project was not included in the original budget. However, the project is being funded through grant money, so the additional spending is offset by grant revenue.

   Staff continue to pursue grant opportunities for future park improvements. One option under consideration is a splash pad, but Johnson reported that preliminary estimates place the cost at approximately $500,000. The district is currently seeking about $300,000 in grant funding for other park improvements, making a splash pad financially challenging. He also noted that maintenance demands are a significant concern, as District staff are already operating near capacity maintaining parks and streets.

Staff Recognition and Training

General Manager Chris Johnson publicly recognized Administrative Services Supervisor/Human Resources Manager Brooke Thompson for successfully completing Phase Two of the Human Resources Assessment Program, resulting in the district receiving formal recognition and a commemorative plaque.

He also praised Brooke for securing numerous grants that have funded:

- Team-building activities for staff.
- Replacement of a fire-resistant records cabinet.
- Employee training programs.
- Playground safety and inspection certification training for the Park Supervisor.

The Park Supervisor recently completed a three-day course on playground safety, inspections, maintenance, and certification, with all associated costs covered through grant funding from Pool Pact.

General Manager Chris Johnson further reported that the district continues to strengthen its safety program through regular safety meetings, monthly and quarterly inspections, bloodborne pathogen training, and the efforts of the district's designated safety officer.

Playground Construction Update

General Manager Chris Johnson reported that the playground project has experienced delays due to manufacturing defects and supply issues.

A damaged component was initially replaced by the manufacturer, but installers later discovered that a critical structural support piece had been incorrectly drilled, preventing installation of an upper bracket. After waiting two weeks for a replacement, the new part arrived with the same defect. The district is now awaiting a second replacement part before final completion can occur.

Once the correct component arrives and installation is completed, the district plans to hold a ribbon-cutting ceremony, potentially during a summer kickoff event.

General Manager Chris Johnson also noted that the district unexpectedly had to obtain a county building permit for the playground because of its size and height. The playground is believed to be one of the tallest playground structures in Douglas County.

Construction and Development Updates

General Manager Chris Johnson reported that major construction projects remain underway and are now expected to be completed around the second week of July. He noted that crews have encountered numerous challenges while working around infrastructure that was originally installed approximately 50 years ago, leading to unexpected complications during excavation and construction.

He also informed the Board that the Sunridge development is exploring significant future expansion plans. District staff have been meeting with developers to discuss water and sewer capacity requirements and infrastructure needs. While no formal plans have been finalized, staff continue to evaluate potential service impacts and will provide additional information as projects advance.

Goals Tracking
Vice Chairman Jones complimented Johnson on a new one-page goals tracking report included in the board packet. She noted that it provided a simple and effective way to monitor progress on District objectives and appreciated the concise format.
General Manager Chris Johnson stated that he intends to periodically provide updates using the new format to keep the Board informed on progress toward established goals.

Baseball Field Maintenance Discussion
Trustee Stulac asked about planned expenditures to refurbish the baseball field infield and questioned the district's responsibility for maintaining baseball facilities.
General Manager Chris Johnson explained that there is no requirement for a park to have a baseball field, but the field is one of the most heavily used facilities in the park. It serves as the home field for local school athletics and receives extensive community use.
He explained that the current infield consists primarily of dirt and decomposed granite, which is less suitable for baseball activities. Ideally, the infield should be reconstructed with specialized clay material to improve playing conditions and safety. Due to cost constraints, staff recently improved only the base paths and sliding areas by installing clay pads between bases, but the long-term goal remains full infield replacement.
General Manager Chris Johnson also noted that local schools contribute significantly to the maintenance of the facility. For example, school personnel recently rebuilt the pitcher's mound and continue assisting with upkeep of both the baseball and softball fields.

Key Takeaways
- Playground costs are offset by grant funding despite appearing over budget.
- Splash pad construction is currently considered too expensive and maintenance intensive.
- Brooke Thompson was recognized for HR program achievements and successful grant acquisition.
- Staff safety training and certification efforts continue to expand.
- Playground completion has been delayed by manufacturing defects and permitting requirements.
- Construction projects remain on track for completion in July.
- Sunridge development proposals may require future water and sewer infrastructure planning.
- The Board responded positively to a new goals-tracking reporting format.

- The baseball field remains a heavily used community asset, with maintenance supported by local schools and District staff.

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

b. District Accountant Report

c. Engineer Report

District Engineer Collin Sturge provided an update on ongoing engineering projects, water rights research, development inquiries, and regulatory compliance efforts.

Annual Construction Project

District Engineer Collin Sturge reported that the district's annual construction project remains on budget and is progressing well. While the schedule has experienced a slight delay due to minor changes in the scope of work, the project is still expected to be substantially complete by the end of June, with final work extending into the second week of July.

He noted that the contract amount remains unchanged from what was previously approved by the Board.

Water Rights Research

District Engineer Collin Sturge completed a comprehensive review of the district's water rights and finished the research on the day of the meeting. He stated that he will be working with General Manager Chris Johnson and District Counsel Chuck Zumpft to evaluate potential adjustments or transfers of water rights within the district's system to better support operational needs.

Public Records Requests and Development Activity

District Engineer Collin Sturge reported that he has been assisting with multiple public records requests related to development inquiries, including:

- Vacant land associated with the Sunridge Golf Course area.
- Properties located north of Jacks Valley Road.
- Requests submitted by various engineers and developers evaluating potential development opportunities.

The volume of requests suggests continued interest in future development projects within the district's service area.

Lead and Copper Rule Compliance

District Engineer Collin Sturge also met with staff from the Nevada Division of Environmental Protection (NDEP) and District personnel regarding compliance with federal and state Lead and Copper Rule requirements.

As part of that effort, he will prepare a proposal to assist the district in compiling and organizing record drawings and documentation required by

NDEP. The work will help ensure that the district maintains compliance with evolving drinking water regulations and reporting requirements.

Key Points

- Annual construction project remains on budget despite a slight schedule extension into July.
- Water rights research has been completed and may lead to adjustments in how District water rights are allocated.
- Multiple public records requests continue to be received from developers and engineers interested in local properties.
- Staff are working with NDEP to address Lead and Copper Rule compliance requirements.
- Additional engineering support may be provided to organize records and documentation needed for regulatory reporting.

d. **Attorney Report**

District Counsel Chuck Zumpft: No ma'am questions only, nothing to report.

Public comment: Resident Lorre St. Germain: Lorre Saint Germain 3524 Silverado I do have a question for the engineer. When there is a utility easement on a parcel and I've asked for reimbursement, why is it that the surveyor and the county cannot find an easement on a piece of property that they need to deal with the engineer?

Trustee Stulac: Isn't that what you said?

General Manager Chris Johnson: So, if I may clarify, this is public comment.

District Counsel Chuck Zumpft: Public comment.

General Manager Chris Johnson: Yeah.

Resident Lorre St. Germain: Isn't he isn't he your engineer.

Trustee Garcia: It's comment not question and answer.

Trustee Stulac: Comments on all the reports that we just covered. And that wasn't what Chris talked about.

Resident Lorre St. Germain: Well, I specifically asked for a utility review. I should be reimbursed for now if that doesn't clarify what I'm asking for, I don't know what else does.

9. Discussion and possible action to approve changes to the Meeting Room Rental Agreement including the meeting room charges.

Trustee Garcia presented revisions to the Community Center fee schedule that were included in the board packet. He noted that the changes were highlighted and thanked Vice Chairman Jones for suggesting that the hourly rental rates be separated and clarified to make the fee structure easier to understand.

The revised fee schedule maintained the existing rental rates of $25 per hour for Indian Hills residents and local businesses. However, the language was modified to clarify that rentals of up to four hours would be capped at a maximum charge of $50, while rentals exceeding four hours would be subject to the standard hourly rate structure.

Additional revisions included:

- Clarification that a refundable security deposit is required for all reservations.
- Language specifying that the deposit is separate from rental fees.
- Addition of an exception to cancellation fee provisions for extenuating circumstances, such as inclement weather.

Trustee Garcia stated that the revisions more closely align the Community Center fee schedule with the district's existing policies for gazebo rentals and other facility reservations.

Board members expressed support for the changes:

- Vice Chairman Jones stated that the revised language was much clearer and that users would better understand their financial obligations.
- Trustee Stulac agreed that the revised fee structure was clear and easy to understand.
- Secretary/Treasurer Siegman also indicated his support, noting that the revised language was straightforward.

Chairman Clark-Ross concluded the discussion by expressing hope that the revisions would fully address prior concerns and eliminate the need for the item to return for further discussion.

Key Points

- Fee schedule language was revised for greater clarity and consistency.
- Resident and business rental rates remain unchanged at $25 per hour.
- Rentals of up to four hours are capped at $50.
- A refundable security deposit is required in addition to rental fees.
- Cancellation fee exceptions were added for circumstances such as bad weather.
- Board members generally agreed that the revised policy is clearer and easier for users to understand.

Public comment: none

Vice Chairman Jones motioned to approve changes to the Meeting Room Rental Agreement including the meeting room charges. Trustee Garcia seconded. Motion carried unanimously.

10. Discussion and possible action to approve Draft Minutes from the February 18, 2026, Board Meeting.

The Board reviewed draft meeting minutes from February 18, 2026, and discussed a correction needed before approval.

Trustee Garcia began by apologizing to the Board and staff for previously creating confusion regarding his attendance at a prior meeting. He acknowledged that he had mistakenly believed he was absent from the meeting in question and clarified that Administrative Services Supervisor Brooke Thompson had correctly recorded him as present. Garcia apologized to both the Board and Brooke for the misunderstanding.

During the review of the February 18 minutes, Trustee Stulac identified an error on page 52. The minutes stated that "Vice Chairman Stulac" called the meeting to order. Stulac noted that this could not be correct because he was not serving as chairman at that time and therefore would not have called the meeting to order.

Vice Chairman Jones further clarified that although she served as Vice Chair at the time, she also would not have called the meeting to order because Chairman Clark-Ross was present at the meeting. The Board concluded that the minutes should instead reflect that Chairman Clark-Ross called the meeting to order.

Trustee Garcia thanked Stulac for catching the error and modified his proposed amendment accordingly.

Key Points

- Trustee Garcia apologized for previously causing confusion regarding his attendance at a February meeting.
- Brooke Thompson's original attendance record was confirmed to be correct.
- Trustee Stulac identified an error in the February 18, 2026, draft minutes.
- The minutes incorrectly stated that Vice Chairman Stulac called the meeting to order.
- Board discussion determined that Chairman Clark-Ross should be listed as having called the meeting to order.
- Trustee Garcia amended his motion to reflect the correct correction before approval of the minutes.

Public comment:

Trustee Garica motioned to approve Draft Minutes from the February 18, 2026, Board meeting with one change on page 52, Chairman Clark-Ross called the meeting to order. Chairman Clark-Ross seconded. Motion carried unanimously.

11. Discussion and possible action to approve Draft Minutes from the April 8, 2026, Board Meeting.

Vice Chairman Jones commented on the February 18, 2026, meeting minutes, expressing appreciation for the level of detail captured in the record. She specifically highlighted the presentation by Nathan Tolbert and noted that his participation provided valuable information regarding the relationship between the District and Douglas County.

Vice Chairman Jones stated that hearing directly from Tolbert gave her useful information that she could share when speaking with community members and residents about how the District and County interact. She also noted that having the discussion documented in the official meeting minutes would serve as a helpful reference in the future.

Key Points

- Vice Chairman Jones praised the detailed nature of the meeting minutes.
- She specifically appreciated Nathan Tolbert's attendance and presentation.
- The information provided helped improve understanding of the relationship between the District and Douglas County.
- Jones noted that the documented discussion would be a valuable reference when communicating with residents.
- Chairman Clark-Ross opened the floor for public comment on the minutes before moving forward.

Public comment: Resident Lorre St. Germain: Absolutely. It sounds to me like Mr. Tolbert had something very important to give on to the community. And obviously, you don't have a great presence here in the public when you have the meetings, but I think your minutes should absolutely have something about what he was here for and what he was proposing or suggesting, or any information that you could pass on to the community. You haven't done a new job there. Thank you.

General Manager Chris Johnson: Page 65. I might point out.

Chairman Clark-Ross: Page 65. Chris,

General Manager Chris Johnson: Page 65 is precisely what Miss Saint Germain is saying is not.

Trustee Stulac motioned to approve Draft Minutes from the April 8, 2026, Board meeting. Chairman Clark-Ross seconded. Motion carried unanimously.

12. Chairman and Trustees Reports, Correspondence

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

Chairman Clark-Ross shared her personal reflections on the success of the Indian Hills garage sale event held that Saturday. She described the event as highly successful and meaningful, emphasizing that it helped strengthen community connections and gave her a new appreciation for different areas within Indian Hills that he had not previously been familiar with.

She credited resident Lynn Dement for her significant role in organizing the event, noting her extensive effort in coordinating signage and registering approximately 75 participants. She also acknowledged staff support, including Brooke Thompson, while emphasizing the exceptional level of dedication demonstrated by Dement in particular. She stated that the event was one of the most successful community-building efforts she had seen during his time in Indian Hills.

Trustee Garcia followed with several brief comments:

- He reported that District parks are in good condition and well-maintained, particularly highlighting improvements in the South Sunridge park area.
- He suggested continuing efforts to “dry cape” unused portions of the South Sunridge park to reduce water usage.

- He expressed appreciation for community events such as the crafts and garage sale, and thanked staff member Linda for her work in organizing community programs.
- He also thanked candidates running for office, noting the importance of community involvement and voter choice in local elections.

Resident Lynn Dement then addressed the Board, expressing appreciation for the recognition. She stated that her goal has always been to foster a stronger sense of community in Indian Hills rather than a collection of individual homes, and she shared that the recent event successfully achieved that goal.

Chairman Clark-Ross agreed, reinforcing that the garage sale event was one of the most effective community-building efforts to date.

13. Adjournment

Chairman Clark-Ross motioned to adjourn the meeting. Vice Chairman Jones seconded. Motion carried unanimously.

Meeting adjourned at 7:31P.M.

FINAL APPROVED MINUTES AS PRESENTED

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Secretary/Treasurer
Russ Siegman