

**Minutes**  
**Indian Hills General Improvement District**  
**Board of Trustees Meeting**  
**District Office**  
**3394 James Lee Park Rd. #A**  
**Carson City, NV 89705**  
**June 21, 2023**  
**Regular Board Meeting 6:00 P.M.**

**Trustees Present:** Chairman Dunham, Vice Chairman Stulac, Secretary/Treasurer Lufrano, Trustee Garcia, and Trustee Siegman.

**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 Tim Russell, Residents Kathryn Clark-Ross, Lynn Dement, Ronny Lynch, Bill Eisele, Dale Morlan, Ben and Debbie Walker, Jim Norton with Warren Reed Insurance. Wayne Carlson with Pool Pact and Collin Sturge with Lumos and Associates.

**6:00P.M. - Regular Meeting**

**1. Call to Order**

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

**2. Pledge of Allegiance:** Led by Vice Chairman Stulac.

**3. Public Interest Comment:** Resident Ben Walker at 997 Sunnycrest stated almost every meeting someone has mentioned the same thing, at the Mica and North Sunridge intersection it is a very dangerous intersection. Something must be done, if you can't put a caution sign maybe a stop sign would be great. Every day someone speeds through it, this is something that cannot be ignored any longer. A crosswalk would be nice, but a stop sign would work it is a safety hazard. It is a regular occurrence; it needs to be taken care of. We are limited to three minutes, that is appropriate, but you should limit yourselves too, you go off on tangents repeating yourself over and over, stop it, make your point, and then move on.

Resident Lynn Dement stated that she agrees with Ben completely she has been in the intersection and almost been hit. Lynn stated that she wants to discuss in South Sunridge park at the Mica end there was a dead tree, staff removed it, but nothing has ever been done to clean that up hillside. The hillside is eroding and there are trees where you can see the roots and some attention needs to be made to clean up that area.

#### **4. Approval of Agenda**

*Secretary/Treasurer Lufrano motioned to approve the agenda. Trustee Stulac seconded. Motion carried unanimously.*

#### **5. Presentation on Douglas County's Master Trails Plan.**

Brook Adie, Douglas County Assistant Director Community Services introduced herself to the Board. Brook stated they are working on public outreach as they update the trails master plan. Brooke introduced Katie Moses with Wood Rodgers; Katie went through the master plan presentation.

The Board briefly commented on this item.

**Public comment:** Resident Lynn Dement thanked everyone who is involved in this, all of you that maintain the trails, thank you. It is a real joy to hike these trails. Lynn asked how common rattle snakes are in Nevada.

#### **6. Discussion and possible action to approve a renewal proposal from Nevada Public Agency Insurance Pool (POOL) and approval for payment from fiscal year 2023-2024 funds.**

Jim Norton with Warren Reed Insurance and Wayne Carlson with Pool Pact went over the renewal proposal with the Board.

The Board briefly commented on this item.

**Public comment: none**

*Secretary/Treasurer Lufrano motioned to a renewal proposal from Nevada Public Agency Insurance Pool (POOL) and approval for payment from fiscal year 2023-2024 funds. Trustee Garcia seconded. Motion carried unanimously.*

#### **7. Discussion only regarding discussions and comments made by the Board at the May Board meeting.**

Resident Ronny Lynch read a letter he prepared expressing his issues with the Board and Chairman Dunham publicly attacking him and telling him he needed to get life alert which had nothing to do with the meeting or an agenda item and speaking to him like he was a five-year-old. Ronny also brought up the issue of the Board seeming to have a difficult time making decisions, discussions going all over the place like a train continuously going off to la la land and the double standard when it comes to public comment, not being fair and treating members of the public different. Ronny stated that your behavior is not appropriate at a public meeting.

The Board briefly commented on this item.

**Public comment:** Resident Lynn Dement stated that she couldn't agree more with some of the statements that were made. Lynn stated that she thinks the goals of the GID have been lost. It is for the community and the public to work with the board, the board is to treat them with respect, and

she does not feel like that is how it has been. She agrees with the three minutes for them to speak but it is good for the board to limit yourselves too. They have heard the same stories over and over and over again for several months now, you are not campaigning anymore they don't need to hear your past history, what you have done, what you did with your neighbors. There is not supposed to be any communication with the board and public that did not happen at the last meeting. You guys really need to police yourselves, maybe the attorney can step in when things get out of control. If you want this to work better, you need to police yourselves a little better.

**8. Discussion and possible action to allocate the entire \$50,000 Douglas County grant to James Lee Dog Park.**

General Manager Chris Johnson went over amenity ideas with the board. The board discussed this item.

**Public comment:** Resident Lynn Dement stated the agility courses are an awesome idea. Would the washing station be inside or outside the fenced area? She thinks it needs to be outside where there is concrete not on the dirt. Lynn stated that she would like a grass area and a shade structure is awesome for the people but bushes or something to give shade underneath them for the dogs. Everything is awesome, thank you.

Resident Kathryn Clark-Ross stated tonight is just to allocate money for the James Lee dog park not setting these ideas in stone. Kathryn stated that her vision is more green trees and grass her dog goes there to socialize not to work out. There is time to get the details worked out and voted on.

*Secretary/Treasurer Lufrano motioned to allocate the entire \$50,000 Douglas County grant to James Lee Dog Park. Trustee Siegman seconded. Motion passed 4-0. Ayes by Chairman Dunham, Vice Chairman Stulac, Secretary/Treasurer Lufrano and Trustee Siegman. Trustee Garcia abstained from voting.*

**Recess: 8:01PM**

**Reconvene: 8:09PM**

**9. Discussion only to earmark Indian Hills funds/reserves and future returns from investments to replace and enhance underutilized park grass areas in support of other ongoing water conservation initiatives.**

Trustee Garcia just wants the board to start thinking about putting away some money for this each year. The board briefly discussed this item.

**Public comment:** Resident Lynn Dement stated she is big on water conservation, but she is also big on grass, and she hopes that if this proceeds it will be done with caution. Please don't eliminate every blade of grass in the district, she loves the desert but does like the grass as well. Lynn stated she hopes the board would keep that in mind to leave some grass.

**10. Discussion only regarding creating a depreciation schedule for tennis court maintenance/resurfacing and setting aside the necessary funds annually vs. approving one-time capital outlays from parks budget.**

Trustee Garcia just wants the board to start thinking about putting away some money for this each year. The board briefly discussed this item.

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**Public comment: none**

**11. Discussion only regarding possible pay to play fee structure to offset rising costs of periodic maintenance to Tennis Courts.**

Trustee Garcia explained his ideas to the board. The board briefly discussed this item.

**Public comment:** Resident Lynn Dement stated has anyone thought about allowing residents to purchase a membership to use the facilities.

**12. Discussion to inform the Board of an emergency purchase to hire a contractor for a water line replacement and paving project on Long Drive due to a leak.**

General Manager Chris Johnson explained this project to the board.

**Public comment: none**

**13. Discussion and possible action to approve a quote from ESRI in the amount of \$5,150 1<sup>st</sup> year, \$5,300 2<sup>nd</sup> year and \$5,500 3<sup>rd</sup> year for the purchase of a GIS program.**

General Manager Chris Johnson explained the GIS program to the board. The board briefly discussed this item.

**Public comment: none**

*Vice Chairman Stulac motioned to approve a quote from ESRI in the amount of \$5,150 1<sup>st</sup> year, \$5,300 2<sup>nd</sup> year and \$5,500 3<sup>rd</sup> year for the purchase of a GIS program. Trustee Garcia seconded. Motion passed unanimously.*

**14. Reports to the Board:**

**a. General Manager Report**

General Manager Chris Johnson reviewed his report with the board.

**1. Administrative**

General Manager Chris Johnson reviewed the Administrative report with the board.

**2. Water**

General Manager Chris Johnson reviewed the Water report with the board.

**3. Wastewater**

General Manager Chris Johnson reviewed the Wastewater report with the board.

**b. District Accountant Report**

General Manager Chris Johnson reviewed the Accountant report with the board.

**c. Engineer Report**

District Engineer Tim Russell stated he has been working on the Indian Drive sewer redesign project and will bring that back to the board. The drainage wash pad for the shop has been a challenge, prices came in a lot

higher than anticipated, we will also bring this back to the board. He has been helping Chris out with the emergency repair. Tim stated that he has Collin here tonight he is stepping down as the District Engineer Collin will be taking his place, he is not going anywhere and will still be here for a resource it is just time to pass the torch.

**d. Attorney Report**

District Counsel Chuck Zumpft stated he has nothing to report.

**Public comment:** Resident Lynn Dement stated that Douglas County came in and sprayed down Mica. Lynn stated we need to move the traffic speed sign around for a while to different locations. Your data might show speeding was higher the first day it was out and then decreased. Moving it might give you more information.

**15. Discussion and possible action to approve Draft Minutes from the May 17, 2023, Board Meeting.**

**Public comment: none**

*Vice Chairman Stulac motioned to approve Draft Minutes from the May 17, 2023, Board Meeting. Trustee Garcia seconded. Motion carried unanimously.*

**16. 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.**

**17. Adjournment**

*Trustee Garcia motioned to adjourn the meeting. Vice Chairman Stulac seconded. Motion carried 3-0.*

*Ayes by Chairman Dunham, Secretary/Treasurer Lufrano, and Trustee Garcia. Vice Chairman Stulac and Trustee Siegman were absent from the meeting.*

Meeting adjourned at 9:31P.M.

**FINAL APPROVED MINUTES AS PRESENTED**

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**Secretary/Treasurer  
Vicky Lufrano**