Minutes
Indian Hills General Improvement District
Board of Trustees Meeting
District Office
3394 James Lee Park Rd. A
Carson City, NV 89705
October 21, 2026
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 Administrative Services Supervisor/ Human Resources Brooke Thompson.

Others Present: District Engineer Collin Surge, District Counsel Chuck Zumpft, Residents Lynn Dement, Dallas Debatine, Mary Stearman, John Hulett, Gennady Stolyarov III, Irene Garcia, Virginia Hill, Myron Mill and Ben and Debbie Walker.

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 Vice Chairman Jones.

3. Public Interest Comment
Resident Gennady Stolyarov II: Yes, I did. Thank you very much, Madam Chair. My name is Jeanette Stolyarov the second, and I've lived in Sunridge for 16.5 years on a fully paid off home there and have regularly run throughout the district neighborhoods without incident for many years until October 12th, 2026, at approximately 9:30 p.m. that evening, while finishing my run, I jogged to retrieve my mail. I wore bright neon yellow running attire and a matching cap with a headlamp. Passing a house, I vaguely heard someone call out, but wearing headphones and listening to music, I did not understand what was said. I continued across the street to my mailbox. A middle-aged man emerged from a tall white Dodge Ram van parked at the house now across the street from me. He shouted that I had failed to respond when called and that I, quote, looked suspicious. I explained that I lived here and was simply running. He persisted when I asserted my right to use a public street. He walked into the road visibly angry, while I remained on the opposite sidewalk and tried to keep my distance. He asked, are you antisocial? Claim people might think that I was a villain and exclaimed, don't you know that there is criminal activity in this neighborhood? He described people shining flashlights at his fence and apparently suspected me because of my headlamp. My explanation that it was ordinary running equipment did not persuade him. He even claimed he could

not see my running outfit, despite its conspicuous neon yellow color. He told me to go home saying if you want to run, do it during the day. I chose not to escalate matters and went home frustrated, but I did my research regarding the parcel records for the address where the white van was parked. I found that the property is held by a trust administered by an Indian Hills GID board member. Because these comments are part of the public record, I choose not to name the board member at this time, as I do not know if the van belongs to him or to a male relative or a friend. But I'm troubled that the connection exists. My concern is the principle. No resident peacefully using public sidewalks should be challenged on the basis of an unsupported suspicion. Such stereotyping does not deter criminals. Residents using their streets can actually help to detect genuine threats. There is no neighborhood curfew more than 12 years ago. Former general manager John Lufrano confirmed this to me in writing My right as a law-abiding citizen, using the public sidewalks, not bothering anyone, not making noise, not disturbing the peace should not be infringed. I have long considered Sunridge to be a peaceful neighborhood that one could comfortably enjoy. Having my right to be on my own street Challenged in this way was deeply disconcerting. So, thank you for listening. I asked this board to affirm every resident's right to use public sidewalks peacefully and lawfully, without time-of-day restrictions. Thank you very much.

Chairman Clark-Ross: Wow. Thank you.

Trustee Garcia: Thank you.

Chairman Clark-Ross: All right. Come on up. Let's sign in.

Resident Lynn Dement: Lynn Dement at 1020 Mica Drive. And you'll have to forgive me. I'm going to have a tough time with this. I'll try to get through it, but this is an emotional thing for me. I think we were all present. The board was present the night of that resident reported of a board member by the name of Bob Stulac was out with a golf club chasing two eight-year-olds. It was determined that he was not acting as a board member, so no action could be taken by the board. Subsequently, I was informed by another board member that Mr. Stulac had contacted them and said he wanted me to hear his side of the story. I said, just say you passed the message on. And my side of the story is what the deputy sheriff who stopped at my house told me happened that evening. So, end of story. That was just to set this up two weeks ago. Mr. Stulac called me at my home in the afternoon.

Trustee Stulac: Is this is this an appropriate thing? This has nothing to do with the district.

District Council Chuck Zumpft: Sure, it is yes.

Trustee Stulac: Okay. No problem. Because Kathryn directed me to call you, so go ahead. This is wasting our time. We have a lot of stuff to get to.

Resident Lynn Dement: Am I to continue?

Trustee Stulac: Three minutes? Yes.

Resident Lynn Dement: He asked if I was okay. I said I'm fine. And he indicated that he had done that all for me.

Trustee Stulac: That's right.

Resident Lynn Dement: Chased the kids with the with the golf club. I said, I don't know why you would say that. I was home in my house a half a mile away. And he continued to say, well, he did it for me. He did it for me. And then he started to say. He said, I had asked him to go chase those children. I said, I most certainly did not ask you to chase those children. I contacted all my neighbors to tell them to lock their car. Told them the kids had run down the street. The teenagers. He got more and more agitated. Didn't want to accept it. That I didn't believe him. That he did it for me and that I told him to chase after these children.

Trustee Stulac: You did ask me to chase after him, for the record, so we can get this done.

Resident Lynn Dement: I'm sorry if.

Resident in the audience: He can’t interrupt here.

Chairman Clark-Ross: Yes. No.

Trustee Stulac: I'm defending myself. There's three minutes.

Chairman Clark-Ross: You can't interrupt. Yes. We have to let her speak.

Trustee Stulac: Well, she has three minutes. I believe.

Vice Chairman Jones: That's true. We do need to limit public comment to three minutes.

Chairman Clark-Ross: Three minutes. Go ahead.

Resident Lynn Dement: I have three minutes left.

Chairman Clark-Ross: No, you. You need to keep continue. But we interrupted her twice. Go ahead. Continue.

Resident Lynn Dement: At that point Mr. Stulac became more and more excitable. And you're going to have to forgive me, but I'm going to give you a direct quote from Mr. Stulac. And it contains very profane language, but it needs to be spoken. His voice got higher and higher and higher, angrier, and angrier. I could feel the violence behind it. And all of a sudden, out of his mouth comes, fuck you, bitch! Over and over and over.

Trustee Stulac: Witch, I called you a witch.

Chairman Clark-Ross: Bob Please.

Trustee Stulac: I'm going to defend myself. I'm sorry. Kathryn She's lying.

Resident Lynn Dement: I will give him that. It could have been witch.

Trustee Stulac: It was. It was.

Trustee Stulac: Thank you. I have to make public comment. Are we? Is it a three-minute mark here?

Chairman Clark-Ross: We. We.

Trustee Stulac: Well, I'll just ask. What is the time? You're all.

Chairman Clark-Ross: I'm pretty sure she's almost done.

Resident Lynn Dement: I terminated the conversation immediately. Mr. Stulac called me back, had calmed down, started rambling about. He is a board member, and this is why I think this is pertinent.

Trustee Stulac: That's a lie. I never called you back. I have phone records.

Chairman Clark-Ross: Bob, please.

Trustee Stulac: No. I have the record. I've made one call. Now she's saying I made two. So, let's end this three-minute debacle because she's lying. And I'm not going to stand here and let her lie and not speak up.

Vice Chairman Jones: You can have comment.

Resident Lynn Dement: I did not speak to him.

Chairman Clark-Ross: Continue because you're three minutes ago.

Resident Lynn Dement: I did not speak to him on the second phone call. He left a voicemail because I didn't want to put myself in the same position as I had in the first phone call. I have it on my phone. His voicemail to me. He indicated he was a board member. Well, let me say he was running for reelection and that one of his sons had gone missing. And if it was me and hoped it wasn't me, but the description he got from the people wherever the sign was removed said it was an older lady that took the sign. Right. I don't even know where this. He said it was something like up and down or in and out or name of some place like that. I never heard of it. I don't know where he met. And those of you who know me know I don't drive. So, I did not remove his sign. He said if it can. Okay. She said if I continued or if I had done it and he wasn't saying I did, but it sounded like a description, but the people didn't have a picture. He was going to go to the sheriff's department and have me criminally charged with stealing his sign. And then he says, be careful. After both, those phone calls. I felt it was a threat. That's how I perceived it. If somebody.

Trustee Stulac: She succeeded past three minutes.

Chairman Clark-Ross: All right. Let's cut it off right there. I think we got the drift.

Resident Lynn Dement: What I am asking. And I live three doors away from Mr. Stulac.

Trustee Stulac: You've done your time.

Resident Lynn Dement: I called the sheriff's department. They sent someone out. They. They put a call out to my house, and he said he would put extra notes on that for me. And he asked if I wanted him to call Mr. Stulac, even though he said it might make things worse.

Trustee Stulac: It was fine.

Resident Lynn Dement: I said yes. I'm sorry. I have my time.

Trustee Stulac: You passed your time.

Chairman Clark-Ross: Bob. You can't.

Resident in the audience: This is the chair to the chair.

Chairman Clark-Ross: I think we got the drift.

Trustee Stulac: Thank you.

Chairman Clark-Ross: All right.

Trustee Stulac: She keeps going. You're going to force me to make my position against you if you keep going. So go ahead.

Resident Lynn Dement: The deputy said he would contact Mr. Stulac and tell him. No phone calls and nothing on my property. So, what I'm asking the board is to meet privately on this matter. I'm asking that Mr. Stulac be censored for this, and I would probably think I know this gentleman's problem to.

Trustee Stulac: Speak on defense of myself.

Chairman Clark-Ross: All right, all right, all right.

Chairman Clark-Ross: Thank you. Thank you, Lynn. Thank you. Can he.

Trustee Stulac: Yes, the attorney said anybody can speak to set the record straight? Lynn was assaulted two years ago in the park by a dog owner. From her description. And it was appalling to most of us because it was a big gentleman and a lady. And so, I felt bad being a single lady, living by herself, no family around. I gave her my personal cell to let me know if she ever has a future problem. Then I try to help. So, I get a call two weeks ago that there's someone stealing gas. And she said, Bob, he's running by your house. Go see if you can find him. So, I was in the middle of a 90-degree heat wave.

District Council Chuck Zumpft: Oh, do it from the podium

Trustee Stulac: It was 90. It was 95 degrees. If you remember, three weeks ago I was in a pair of shorts because it was hot. And we have a golfing thing in the house, a little golfing. Many golfers are here. It's like a little golfing, putting green. And I was putting because I was in big tournament a week ago and I was in an open championship at our course. So, Lynn calls me panicked, and I asked her to reach out to you if she felt threatened by someone. So, we had the door open because it was hot. I just ran out in my shorts in the golf club because I was standing there trying to be to be further. What she left out was there was a. One man was really big, and I've called most of the board members and told them my story. So, this is nothing new to the board, but for. It might be helpful for Lynn and even Chris. One guy was really big and one kid was small. These were not little eight-year-old kids that were at the park. Big kids one big. I thought, you know, it might not be bad to have a golf course. I don't own a gun like some of the folks I know in this room do. I don't own a gun. So, I went running out there just to see where he went, because the first question I asked Lynn was, did you call the sheriffs? She said yes, I said, good. All I wanted to find out was where the kid ran into to report that the sheriff show up. Everything's fine. There are no charges. There's no harm, there's no foul. And that I actually recognize the sheriff because I used to inspect the jail, the sheriff's department down there in their in their jail, he said to all of us, there was a group. Hey, everybody, this happens in the future. Just stay in your house, lock the doors, make a phone call. And I was even. I shared that with a nice discussion with one of my board members, Russ. It wasn't the smartest thing, but I was in the middle of putting and got this frantic call. The last thing I'll just say when it came to the sheriff who called regarding our call, I actually took the chairman's advice to call her about the incident because Kathryn kind of saw that I was trying to help. She said, well, I'm not calling Bob. He can call me. I prayed and prayed because I'm Christian. I said, well, I'll call and talk to her. The conversation didn't go too well. I tried to tell her she doesn't even remember giving me the giving me giving her phone number two years ago, which I find kind of hard to believe. She dodged that bullet and went on and on, and I never called her what she said. But I did use the word witch at the end because I felt like she was acting like a witch. And with that said, the sheriff called me. I filed a complaint against her, which she probably received, to ask her to refrain from calling me anymore, which is the advice I got from my wife and one of the board members. Don't ever take her calls again. Because here I tried to the good faith with my heart to help her if she's in need. I'm a 60-year-old, pretty in shape guy, and it hurt me when Lynn was assaulted by a man in a park two years ago. That's all I have to say. All right, so that sets the record for my point of view.

Chairman Clark-Ross: All right,

Resident Lynn Dement: So, I'm going to public speak again whether it's allowed or not.

Chairman Clark-Ross: No, no.

Resident Lynn Dement: I have a text of my conversation with him that he just lied about. And if you all wish to see it, he never asked me if I was all right.

Chairman Clark-Ross: I'm saying, I think we've got the point between you two. So, we'll be discussing this. She spoke.

Resident Lynn Dement: The officer.

Chairman Clark-Ross: As okay.
Resident Lynn Dement: Stopped him with the kids that told him to go home, and he said how excitable Mr. Sulac was.

Trustee Stulac: You're continuing on with that?

Chairman Clark-Ross: Let's listen. Do we have any other public comment on this issue? Go ahead.

Resident Ben Walker: Yes. My name is Ben Walker. I lived at 997 Sunnycrest. Okay. And I just want to set one thing straight. When Mr. Tulloch said no harm, no foul, you went into the park wading in a golf club. Two eight-year-old boys who happen to live across the street from us hit them, and their mother came and pounded on our door in panic.

Trustee Stulac: That's not true.

Resident Ben Walker: Would you mind, sir? I am speaking, and you are about as rude as a man I've ever met.

Trustee Stulac: Well, you seem to be a little rude yourself. Well.

Resident Ben Walker: Please let me finish.

Chairman Clark-Ross: Yes. Bob, let them finish. Then you can.

Trustee Stulac: Use the court.

Resident Ben Walker: Would you please let me finish?

Trustee Stulac: She's the chairman,

District Administrative Supervisor/Human Resources Brooke Thompson: Bob they get three minutes.

Resident Ben Walker: Please.

District Administrative Supervisor/Human Resources Brooke Thompson: You are interrupting.

Chairman Clark-Ross: We're on. Yes. We're on. We're on a time. Let him finish his time. Go ahead.

Trustee Stulac: This is not about the district.

Resident Ben Walker: They came to our door, pounding on the door and panicked. The poor little boys were traumatized. My wife took them in. They went through the house, locked all the doors while the father went to talk to the police.

Trustee Stulac: I was there

Resident Ben Walker: And find out what was going on. Would you please let me finish?
Vice Chairman Jones: Sir, if you direct your comments through the chair, that would be more appropriate and help to de-escalate the situation.

Resident Ben Walker: Well, I'm sorry that I lost my temper, but this man is out of control.

Chairman Clark-Ross: All right, you're on the time. Just continue.

Resident Ben Walker: I believe that he should be exorcized from the board at this point. I can't believe that you would stand there and act that way in public.

Trustee Stulac: You don't know all the facts.

Resident Ben Walker: I know the fact that those two little boys were talking.

Chairman Clark-Ross: All right. Like Nancy said, direct them to us.

Resident Ben Walker: I'm sorry. But I wanted to make that point that there was a harm. And she the mother was very, very, very upset, and the boys were in fear at our house.

Trustee Stulac: Now my rebuttal.

Chairman Clark-Ross: All right. Thank you. Thank you.

Trustee Stulac: When I was coming down the street from Sunnycrest, it was dark out and I'm 65.

Vice Chairman Jones: Kathryn no additional comment at this time.

Chairman Clark-Ross: I think he has the right.

Trustee Stulac: So, what happened was, when I came from Sunnycrest, which is now coming towards Lynn's house from a quarter mile, I saw two kids leaving their parents park and heading towards Lynn's house. Oh my God, they're going back down there. When I got within 20- 50 yards of a football field, I realized they were little kids and I made a right turn. As we talked, I made a right turn and left the scene. But the lady was really animated. But her husband was very calm. She said, honey, just let him go. He's trying to find the guy. I tried to tell her that I realized that your kids weren't there. I never raised a club in a child. They were three blocks away and it looked like the kids from a far distance. So, when I got closer, I realized, sir, they were young. And I turned into the park to go back north. And so, no club was raised anyway. It's an exaggeration. And the husband was nice. I think he's an ex-Marine. We talked to the cops. If there was a violation, then why wasn't I charged it all? The cop was nice. Well, you were the one who had the concern.

Resident Ben Walker: I don't want to speak to you.

Trustee Stulac: Well, that's okay, but the cops did not charge me anything because there was no crime committed. Thank you very much.

Chairman Clark-Ross: All right, all right. Any other public comment on this issue? Did you want to speak? Anybody else?

District Council Chuck Zumpft: And for the record, it's not on this issue. Yes. Public comment right.

Chairman Clark-Ross: Yes. Any public comment. So, thanks Chuck.

4. Approval of Agenda

Vice Chairman Jones motioned to approve the agenda Trustee Garcia seconded. Motion carried Unanimously.

5. Reports to the Board:

a. General Manager Report

General Manager Chris Johnson provided updates on District projects, staffing, equipment purchases, and wastewater operations.

Amador Street Rehabilitation

- The Amador Street project is approximately 99.5% complete.
- A few remaining punch-list items, including damaged sidewalk and concrete, have been identified and forwarded to the contractor for correction.
- New manhole covers are being installed to replace aging covers, with older covers retained for emergency use.
- New street signs featuring the Indian Hills logo have been installed throughout the project area.
- The district is also reviewing improvements to the South Sunridge merge-lane signage and road striping.

Vehicle Purchases

- The district is proceeding with the purchase of the two vehicles budgeted for the current fiscal year.
- Leasing options were researched but determined not to be cost-effective due to interest expenses and potential end-of-lease costs.
- Delivery is anticipated around January.

Community Clean-Up Day

- The final Community Clean-Up Day of the year was successful, with approximately 240 cubic yards of waste removed from the district.
- The program continues to show positive results, with shorter lines at each event.
- The district plans to continue offering the program.

Personnel Changes and Cross-Training

- A middle-level Water Department position became vacant due to a personnel change.

- The district's cross-trained floater employee was able to move into the Water Department position, resulting in virtually no interruption in service.
- A new floater has been hired for the Parks Department.
- The Board recognized the value of the floater position in providing backup coverage, cross-training, and opportunities for employee advancement.

Wastewater Treatment Plant – North Basin

- The North Basin experienced an issue with its aeration system after clogged and aging diffuser seals caused excessive pressure and overloaded a pump sensor.
- Staff drained and cleaned the basin and removed the old rings and gaskets.
- An emergency purchase of just under $14,000 was made for replacement rings and diaphragms. The expense is already included in the district's budget.
- Replacement components arrived, and staff began installation.
- The basin was expected to return to operation a few days later than the original October 22 target.
- The South Basin remains operational and is providing the necessary capacity while the North Basin is being repaired.

Online Customer Portal

- Trustee Garcia publicly recognized Brooke Thompson for her work in implementing the district's online customer portal and establishing ACH payment options.
- Current ACH participation is approximately 30–31%.
- Trustee Garcia requested updated participation numbers at the next meeting to monitor the impact of the new customer portal.

Board Discussion and Recognition

- Trustees praised the completion of the Amador Street project and the significant improvements to the area.
- The Board recognized the effectiveness of the district's cross-training and floater staffing structure.
- Staff were commended for working together across the Water, Wastewater, and Parks and Streets departments to address the North Basin issue.

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

b. District Accountant Report

c. Engineer Report

District Engineer Collin Sturge provided updates on ongoing engineering projects, regulatory requirements, and District infrastructure.

Amador Street Rehabilitation

- Collin reported that the Amador Street project is nearing completion and confirmed that he personally drove through the area before the meeting.
- The roadway improvements were described as smooth and satisfactory.
- Staff are working through the remaining punch-list items and closing out the project financials.
- A final change order is anticipated at the next month's meeting.
- The change order is expected to result in a credit to the district, as not all allocated project funds were used.

MS4 Stormwater Permit

- Collin submitted the renewal Notice of Intent to the Nevada Division of Environmental Protection (NDEP) for the district's new MS4 stormwater permit.
- This submission was the first required action under the renewed permit.
- Chris Johnson and Collin worked together to complete and submit the notice.

Lead and Copper Requirements

- Collin reported that he has not yet received a response from NDEP regarding the letter previously submitted concerning lead and copper requirements.
- The matter was discussed during the recent sanitary survey.
- NDEP indicated that the submission is still under review.

Sanitary Survey

- Collin attended the sanitary survey with Chris Johnson and the District's water operator, conducted by the Nevada Division of Environmental Protection.
- The lead and copper submission was also discussed during the survey.

Board Discussion

- Trustee Stulac asked whether the previously submitted lead and copper letter was included with the current meeting materials.
- Collin indicated that he believed it was attached to the previous month's report but would need to verify.

d. Attorney Report

District Counsel Chuck Zumpft: Nothing to report.

Public comment: Resident Dallas Debatin: I couldn't hear your comment on the copper.

District Engineer Collin Sturge provided clarification regarding the district's lead and copper compliance efforts and additional water rights activities.

Lead and Copper Rule

- The Board previously recommended submitting a letter to the Nevada Division of Environmental Protection (NDEP) requesting approval of the district's proposed process for addressing Lead and Copper Rule requirements.
- Collin and General Manager Chris Johnson drafted and submitted the letter approximately three months ago.
- The district is still awaiting a response from NDEP.

Water Conservation Plan

- Collin assisted Indian Hills with its Water Conservation Plan.
- He provided the district's water operator with a summary of the district's water rights to support preparation of the plan.

Water Rights Applications and Extensions

- A change application was submitted to the Nevada Division of Water Resources to transfer the district's water rights from the Browns Well to the Ridgeview Five Well.
- Collin coordinated the application with Chris Johnson and District Counsel Chuck Zumpft.
- An extension was also submitted for the district's water rights and the Sunridge Golf Course Well.
- Both extensions were due in September and were submitted during that month.

Browns Well – Board Discussion

General Manager Chris Johnson provided an update regarding correspondence with the owner of the Browns Well, one of the district's wells located near the ski ponds.

Returned Correspondence

- The district has attempted to send multiple letters to the property owner regarding the Browns Well.
- All correspondence has been returned by the U.S. Postal Service as undeliverable.
- The most recent letter was sent by certified mail with a return receipt requested, but it was also returned undelivered.
- Chris clarified that the correspondence was informational only and that no further action or recourse was necessary.

Water Rights Agreement

District Engineer Collin Sturge explained:

- Under an agreement with the property owner, the district's water rights were to remain associated with the Browns Well for a 10-year period, from 2014 through 2024.

- The district subsequently identified that its water rights were still associated with the Browns Well, even though the district was no longer using that well.
- District Counsel Chuck Zumpft reviewed the agreement and confirmed that the district had fulfilled its obligations.
- The district therefore proceeded with transferring its water rights to another District well.

Well Location Clarification

- Trustee Stulac asked whether the Browns Well was the well located near the Sunridge Golf Course maintenance shop.
- Chris clarified that it was not the golf course maintenance shop well.
- The Browns Well is located near the ski ponds.

Key Takeaway

The district fulfilled its 10-year water rights agreement (2014–2024), confirmed compliance with District Counsel, and proceeded with relocating its water rights. Attempts to notify the property owner were unsuccessful because all mailed correspondence was returned as undeliverable.

Board Discussion – Amador Project Credit and Lead and Copper Rule

Amador Street Project – Final Cost and Credit

- Secretary/Treasurer Siegman asked about the anticipated credit to the district from the final project change order.
- District Engineer Collin Sturge estimated the credit would be approximately $5,000–$10,000.
- General Manager Chris Johnson clarified that the original project amount was approximately $4.1 million, with the final cost expected to be approximately $3.79 million.
- The project is therefore approximately $300,000 under budget.
- Board members expressed appreciation for the work completed and the successful project outcome.

Lead and Copper Rule – NDEP Correspondence

- Trustee Stulac requested a copy of the letter previously submitted to NDEP requesting approval of the district’s proposed approach to meeting Lead and Copper Rule requirements.
- He suggested that the district consider sending a follow-up letter around the beginning of the year if no response is received.
- He also suggested an approach of requesting a response within 90 days, indicating that the district would otherwise assume its proposed process was acceptable. This was offered as a possible strategy, not an approved action.
- Chris Johnson explained that the district is ahead of NDEP in completing its required work and has already identified the necessary information.
- Trustee Stulac clarified that the outstanding issue is obtaining NDEP's approval of the district’s proposed compliance approach, rather than completing the district’s work.

Service Line Records and Document Review

- Secretary/Treasurer Siegman asked whether the district had started reviewing documentation for the remaining service lines with questionable materials.
- Chris Johnson confirmed that the district had reviewed its records and identified approximately 493 homes where service line materials remained questionable.
- Collin clarified that the district had held off on conducting additional document reviews until NDEP responds to the previously submitted letter.
- The Board had hoped that reviewing historical documents, including as-built records, would be accepted by NDEP as sufficient evidence of service line materials.
- The district has not yet begun the additional document review process for those remaining properties because it is awaiting NDEP's guidance and approval.

Public comment: Resident Gennady Stolyarov II: I'll be brief. Thank you. So, we're off the second. I just wanted to make a positive comment as well for this board meeting, and that is to thank the General Manager and the staff for always being very transparent and proactive with how the district is being managed. And it was quite interesting and also pleasing to hear of the improvements that are being made. The Amador Reconstruction Project, the signs that have been put up, as well as the customer service portal. I think that's going to make a lot of positive difference for a lot of the residents to be able to pay their bills and see information about their accounts, so I'm looking forward to that. Thank you.

Resident Dallas Debatin: Resident Dallas Debatine 875 Amador Circle. I want to echo those remarks. I want to thank the board and Chris, especially for the management of how this worked. There were some glitches, but they were all jumped through. And anyway, it's not happy. Doesn't know what process is involved. So, thank you very much.

6. Discussion and possible action regarding James Lee Park tennis courts.

Tennis Court Reservation Policy – Board Discussion Summary

The Board discussed concerns raised by a resident regarding the extensive reservation of both Indian Hills tennis courts for commercial tennis lessons and the resulting impact on public access.

Resident Concerns and Reservation Practices

- Trustee Garcia introduced the discussion regarding a letter received from a resident alleging that the public availability of the tennis courts was being monopolized for commercial purposes.
- The concern was that both courts were frequently reserved during prime morning hours, limiting opportunities for other residents to use the facilities.
- Trustee Garcia acknowledged that the term "monopolization" may be strong because some openings existed in the reservation schedule.
- The concern was primarily about ensuring reasonable public access while allowing paid reservations.

Comparison with Other Recreation Departments

Trustee Garcia contacted Douglas County Recreation Department representatives to learn how they manage similar situations.

- Douglas County generally tries to leave at least one court available for public use when commercial reservations are made.
- This practice is handled administratively rather than being specifically required by written policy.
- Douglas County has more courts available, making it easier to accommodate both commercial reservations and public use.
- Trustee Garcia suggested Indian Hills consider a similar administrative approach without necessarily changing its existing policy.

Reservation Revenue and Maintenance

- The district has collected approximately $4,200 in tennis court reservation fees during the current year.
- Brooke Thompson clarified that the entire $4,200 came from one individual reserving the courts; no other reservations had been made during the year.
- The reservation fee is $2.50 per hour per court.
- Trustee Garcia noted that the last tennis court resurfacing cost approximately $12,000 and that reservation revenue could help cover future resurfacing and maintenance expenses.
- He expressed support for retaining the current fee structure rather than increasing fees specifically for commercial users.

Discussion Regarding Public Access

- Trustee Stulac expressed concern that residents had been turned away when both courts were reserved, even when the courts appeared unoccupied.
- He described an incident in which he and others were told they could only play for 15 minutes because a reservation was scheduled.
- Brooke clarified that the reservations covered both courts and that the reservation holder was entitled to use the courts during the reserved time.
- Trustee Stulac felt that reserving both courts for extended periods was unfair to residents, particularly the senior women's tennis group.
- Trustee Garcia emphasized that the reservation schedule had openings and that the district should make reasonable efforts to preserve public access.
- Chris Johnson pointed out that the current policy operates on a first-come, first-served basis and that anyone has the opportunity to reserve the courts in advance by paying the required fee.

Current Reservation Procedures

Brooke Thompson explained the reservation process:

- Reservations cannot currently be made online.
- Residents contact the district by phone or come into the office.
- Brooke provides the reservation form by email.
- She verifies availability, communicates the applicable fees and deposit, collects payment, and adds the reservation to the calendar.
- The current policy does not establish a specific limit on how frequently or how many hours an individual may reserve the courts.

Discussion of Possible Policy Changes

Several approaches were discussed:
Trustee Garcia's recommendation:

- Avoid changing the existing policy at this time.
- Consider handling reservations administratively by encouraging users to leave gaps between extended reservations.
- Consider asking individuals reserving both courts whether they actually need both courts for the entire reserved period.
- Use Douglas County and Carson City's administrative practices as examples.

Trustee Jones' position:

- Expressed concern about asking staff to enforce informal practices that are not established in District policy.
- Recommended that if the Board believes a change is necessary, it should be addressed through a formal, transparent public policy process.
- Felt that clear written rules would provide consistency and prevent staff from being placed in an uncomfortable position.

Trustee Stulac's position:

- Supported changing the reservation policy to prevent excessive reservations that limit public access.
- Felt the current arrangement was unfair to residents, particularly those who regularly use the courts.
- Indicated he would bring the issue back as a formal agenda item at the following month's meeting if no action was taken.

Staff and Management Comments

- Brooke stated that she had not experienced prior complaints or pressure regarding tennis court reservations until recently.
- She questioned why staff should deny a reservation that complies with the existing policy when the individual has paid the required fees.
- Chris Johnson agreed that the current policy allows reservations and emphasized that the district receives revenue from the arrangements.
- Chris suggested that better communication between court users could help resolve misunderstandings when a reserved court is temporarily unoccupied.
- He also suggested that if a reservation holder does not use a court, the district could potentially refund the unused reservation time.

Trustee Stulac made a motion to consider addressing the tennis court reservation policy during the meeting.

Chairman Clark-Ross indicated that the Board would proceed with public comment and return to the discussion.

Public comment: none

Tennis Court Reservation Policy – Continued Discussion

- Trustee Stulac made a motion to authorize administrative staff to ask individuals requesting tennis court reservations to consider leaving a gap between reservations or reserving only one court, similar to the administrative practice used by Douglas County.
- Brooke Thompson asked how staff should proceed if a reservation requester declined these suggestions, specifically whether staff would be authorized to deny the reservation.
- General Manager Chris Johnson suggested that a formal motion was unnecessary and that the Board could simply provide administrative guidance.
- The motion received no second and therefore died for lack of a second. No administrative change or new restriction was approved.
- Secretary/Treasurer Siegman expressed that he did not see a problem with the current reservation process, noting that residents who wish to use the courts can call in advance to reserve them and that the $2.50 hourly fee was reasonable.
- Trustee Garcia stated that the Board had fulfilled its responsibility by bringing the resident's concern forward for discussion and that the matter had been sufficiently addressed.

Outcome: The Board took no formal action to change the tennis court reservation policy or authorize staff to limit reservations. The existing reservation process and fees remain in place.

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

Chairman Clark-Ross introduced the annual performance evaluation process and expressed her preference for a less formal approach, such as providing a written paragraph of feedback rather than completing the evaluation forms. She indicated that she personally did not intend to complete the formal evaluation but wanted to allow other Board members to provide their input.

General Manager Chris Johnson clarified that the evaluations were included in the packet in advance because the Board had previously requested time to review them before the annual evaluation. He also provided a summary of District accomplishments over the past five years in preparation for the upcoming evaluation and contract renewal.

Johnson advised that his employment contract expires in December. He requested that the five-year term be removed from the contract to avoid having to renew it every five years. He noted that the existing contract allows either party to terminate the agreement with 30 days' notice. No other contract changes were requested.

Brooke Thompson advised Board members that if they chose to complete the evaluation forms, she would need them by November 5 to compile the results before her scheduled time out of the office.

Trustee Stulac and Secretary/Treasurer Siegman supported retaining formal performance evaluations, explaining that they provide accountability, document accomplishments,

support compensation decisions, and help protect both the General Manager and the Board from questions about favoritism or the basis for employment decisions.

Trustee Stulac praised Johnson's performance, stating that he believed this was Johnson's strongest year during his four years serving on the Board. He emphasized that documented evaluations are standard practice in public agencies and provide a record of measurable accomplishments.

Trustee Garcia clarified that the evaluation forms were intended as a tool for the Board to use and referenced the prior understanding that the process was at the discretion of the Board Chair.

Trustee Stulac questioned whether the evaluation process had previously been formally adopted as a Board requirement rather than left to the discretion of each Chair.

District Counsel Chuck Zumpft advised that the prior Board minutes and motion would need to be reviewed to determine what action had been taken. Trustee Stulac agreed to locate the prior records and provide them to Counsel for review.

The Board did not reach a definitive resolution regarding whether formal evaluations are required or discretionary.

Chairman Clark-Ross stated that each Board member could decide how to provide feedback, while Trustee Stulac indicated he may bring the matter back as a future agenda item after reviewing the prior minutes.

Public comment: none

8. Discussion and possible action to approve Draft Minutes from the August 19, 2026, Board Meeting.

Public comment: none

Vice Chairman Jones motioned to approve Draft Minutes from the August 19, 2026, Board Meeting. Trustee Stulac seconded. Motion carried unanimously.

9. Discussion and possible action to approve Draft Minutes from the September 1, 2026, Special Board Meeting.

Public comment: none

Trustee Stulac motioned to Draft Minutes from the September 1, 2026, Special Board Meeting. Trustee Garcia seconded. Motion carried unanimously.

10. 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.

South Sunridge Wrought Iron Fence

- Vice Chairman Jones asked who was responsible for the wrought iron fence along South Sunridge, from Mica Drive toward the golf course.
- General Manager Chris Johnson clarified that the fence is the responsibility of the golf course and that the district has no enforcement authority over the matter.
- Johnson advised that he had spoken with Ken, who oversees facilities at the golf course. The golf course is hiring a welder and has ordered materials to make repairs.
- Trustee Stulac noted that the golf course had already completed several fence repairs over the previous six months.
- Johnson stated that residents may contact Code Enforcement if they wish to pursue the matter further.

Public Participation and Resident Concerns

- Chairman Clark-Ross shared concerns about a recent Young at Heart Board meeting where she accompanied North County representatives to present an issue. She stated that the group was limited to three minutes for the entire topic and that only one person was permitted to speak before the discussion was stopped.
- Clark-Ross expressed frustration with the restriction and emphasized her belief that residents should have an opportunity to be heard at District meetings, even if doing so requires additional time.
- Trustee Stulac explained the district's process for residents wishing to bring an issue forward for Board discussion. Residents may speak during the public comment period, which is limited to three minutes, but may also request that an item be placed on a future agenda by completing a short form through Brooke Thompson. This allows the Board to discuss the issue in greater detail and potentially act.
- Stulac emphasized that residents should understand the distinction between public comment and requesting a formal agenda item.

2007 Water and Sewer Bond

- Trustee Garcia announced that the final payment on the district's 2007 Water and Sewer Bond is expected to be made in November.
- Garcia stated that he would provide additional information and recognition of the milestone at the December meeting.
- General Manager Johnson noted that this would be the second bond paid off during the year. Board members expressed enthusiasm about the accomplishment.

11. Adjournment

Vice Chairman Jones motioned to adjourn the meeting. Secretary/Treasurer Siegman seconded. Motion carried unanimously.

Meeting adjourned at 7:29PM

FINAL APPROVED MINUTES AS PRESENTED

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Secretary/Treasurer
Russ Siegman