

Minutes
Indian Hills General Improvement District
Board of Trustees Meeting
District Office
3394 James Lee Park Rd. #A
Carson City, NV 89705
June 26, 2024
Regular Board Meeting
6:00 P.M.

Trustees Present: Chairman Robert Stulac, Vice Chairman Garcia, Secretary/Treasurer Siegman, (arrived at the meeting late at 6:41) and Trustee Lufrano.

Trustees Absent: Trustee Dunham.

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

Others Present: District Counsel Chuck Zumpft, District Engineer Colin Surge, Residents Lynn Dement, Kathy Waters, Lorre St. Germaine, and Peter Beekhof with Westridge Homes.

6:00P.M. - Regular Meeting

1. Call to Order

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

2. Pledge of Allegiance: Led by Secretary/Treasurer Siegman

3. Public Interest Comment: Resident Lynn Dement stated she owes Chris, Brooke, and staff a huge bode of thanks for the work they put into the dog park, it is awesome. It is really beautiful, the care that went into installing it, so it is a true agility course. Lynn stated she thinks people who were resistant to it are using it, she can see footprints. If you haven't been over there you should go take a look, it is just beautiful. Thank you.

Resident Lorre St. Germain stated that she owns 3524 Silverado drive. She didn't see a point on the agenda of approving the minutes of last meeting. Chairman Stulac stated it is there, item 14. Lorree stated ok she wants to make corrections to those minutes before they are approved, there are some major inaccuracies she wants corrected before they are approved.

4. Approval of Agenda

Chairman Stulac stated absent objection he approves the agenda. No objection. Item passed, agenda approved.

5. Discussion and possible action to approve a renewal proposal from Nevada Public Agency Insurance Pool (POOL) and approval for payment from fiscal year 2024-2025 funds.

Jim Norton and Wayne Carlson introduced themselves to the board. Jim stated that most of you have heard about the chaos in the insurance industry that you read and hear from the news is not an exaggeration. He mentions this because this does not apply to the pool. This year Wayne negotiated the most favorable terms ever, the average increase was 9.2%. Indian Hills increase was 4.4%, you have been with them since 2001, your loss experience has been exemplary. If it weren't for the park, you would be perfect. Indian Hills has as much as any pool member use as much and very effectively as anyone

Wayne Carlson stated he is the Executive Director of the pool. In your packet is the proposal, he went over the coverages listed, property liability, environmental, cyber all remain the same no changes. On page 9 the chart shows and explains the risk and structure of the program. The comparative standpoint increase for you is 4.3%, if you look at the exposure increase in payroll liability, those exposures are what they rate us on and discount on experience. Which of yours is excellent, your rates are flat with modest exposure. The rest of the packet is about the services they offer but they have a team of risk management staff, they have committees, grant programs, training grants, cyber side is business email where they have the most problems. Wayne stated the e-learning program, you are utilizing in FY 21-22 you had twenty-five courses all completed, in FY 22-23, 38 courses enrolled and 34 completed 23-24 148 courses enrolled, 145 completed so far this year 45 users take courses that is 293 logins for those people. It is a very valuable tool for staff and the board. There is a ton of support for you.

Trustee Lufrano stated that she previously worked for a County in Nevada that used the services she would say that she very much liked and appreciated the programs provided. Trustee Lufrano stated as a board member she took part in the e-learning courses and found that valuable.

Secretary/Treasurer Siegman stated he thinks it is a great program.

Trustee Garcia stated to summarize there was no reduction in our coverage, we are taking full advantage of training, and our percentage increase is reasonable at 4.4%. It is an increase, but it is less than what you would expect on the open market. Trustee Garcia stated that he appreciates the relationship we have with Pool Pact.

Chairman Stulac stated he has one question on the law enforcement fire protection what is that.

Wayne Carlson stated it is for Cities and Counties with law enforcement agencies so that is focused on them.

Public comment: none.

Trustee Garcia motioned to approve renewal proposal from Nevada Public Agency Insurance Pool (POOL) and approval for payment in the amount of \$76,675.30 from fiscal year 2024-2025 funds. Trustee Lufrano seconded. Motion carried unanimously.

Minutes of the June 26, 2024, Regular Board of Trustees Meeting

6. Discussion and possible action to approve, approve with conditions or deny the request from Stanka Consulting LTD. regarding a 50-foot right-of-way associated with future development at 3282 Plymouth Drive.

Peter Beekhof with Westridge Homes stated this is asking for right of way, same as discussed at last month's meeting. This is reducing the right of way from sixty feet to fifty feet. Peter showed the board a larger map.

Trustee Garcia stated it is his understanding that the district engineer is recommending approval with conditions. District Engineer Collin Sturge stated that is correct subject to the tentative map approval.

Trustee Dunham stated this was approved not long ago for four lots.

Peter stated we had two five acres parcels; the County wanted them to pave tenant road, so they cut off one lot and removed one residence. The County adopted last year a new ordinance where they would have to wait a year to get another approved so they are doing it as a subdivision now so they can do the subdivision at one time, all is available at one time.

Trustee Dunham asked the General Manager what he feels the upside of approving this is.

General Manager Chris Johnson stated that they are already are annexed in.

Trustee Dunham stated he has been in the business his whole life.

General Manager Chris Johnson stated they are already annexed in.

Secretary/Treasurer Siegman stated this is just to approve the right of way correct.

Peter Beekhof stated yes that is correct.

Public comment: none.

Secretary/Treasurer Siegman asked Chris do you have any concerns with the roads as far as snow removal.

General Manager Chris Johnson stated no, Russ. Chris stated Dale the benefit it brings to us is that it is five more connections to the district.

Chairman Stulac stated looking at this it has already been annexed into the district, it is pretty straight forward in his eyes.

Trustee Garcia motioned to approve with conditions as stated in the District Engineer's letter the request from Stanka Consulting LTD. regarding a 50-foot right-of-way associated with future development at 3282 Plymouth Drive. Trustee Lufrano seconded. Motion carried unanimously.

7. **Discussion and possible action to approve, approve with conditions or deny the request from Stanka Consulting LTD. regarding Indian Hills GID's acceptance of ownership and maintenance of proposed utilities (water & Sewer) and/or proposed surface improvements (road, curb, and gutter) of the proposed roadway and future development at 3282 Plymouth Drive.**

Peter Beekhof stated this is the one where we had a lot of discussion last month. He hasn't figured out a way to get around the GID not taking care of the road maintenance for the five or six houses. Peter stated that he understands the board's blight on taking on more roads. The only benefit is you get those tax dollars for a few years until it needs maintenance. They have included the sidewalks the board has asked for, so they are kind of at a standstill.

Secretary/Treasurer Siegman stated we didn't ask for the sidewalks, we told you if you wanted us to consider owning it, we need it to be to our standards that was part of the conditions if we were to consider it.

Peter Beekhof stated that is why we included them.

Trustee Lufano stated that she has no questions. Vicky recapped what they talked about last month, she stated that they talked in great depth about it, we talked about receiving ad valorem taxes for the parcel, sidewalks wouldn't require maintenance for several years same with the streets. We have heard from others already about snow removal in the donut hole so there is nothing we can do about that. Peter talked about a HOA for six homes and how it just didn't make sense.

Trustee Garcia stated his concerns have been addressed, during the first vote the District Engineer and General Manager recommended not accepting. This time they both recommend accepting this. For him it has to do with the addition of sidewalk, curb, and gutter. What he didn't want was to set a precedent to go against our standards. Trustee Garcia stated that he has no concerns now that the General Manager and Engineer are recommending accepting it.

District Engineer Collin Sturge stated he is recommending acceptance with conditions.

Chairman Stulac stated thanks to Brooke she sent all the minutes from the last meeting this was discussed in November 2022, that helped him get the history, what stood out to him was what Chuck said which was historically we have approved these, especially once they have been annexed. If they meet our standards that made him feel good that they want to be consistent as a board, he likes consistency.

Public comment: Resident Lorree St. Germain stated she owns the property at 3524 Silverado she is having a hard time hearing them. On this project is he going to be required to pay for the infrastructure.

Chairman Stulac stated the developer is paying for those costs.

Resident Loree St. Germain stated she went back to 1973 when this organization was created and read seventy pages of development agreements it specified that Indian Hills was responsible for all the infrastructure including curb and sidewalks. Last year she had an issue

with her sidewalk, he ultimately did repair it, but it seems that he is giving people the statements that it is the owner's responsibility to repair the sidewalk she would like to clarify that because she does not think that is correct.

Trustee Garcia motioned to approve with conditions as stated in the District Engineer's letter the request from Stanka Consulting LTD. regarding Indian Hills GID's acceptance of ownership and maintenance of proposed utilities (water & Sewer) and/or proposed surface improvements (road, curb, and gutter) of the proposed roadway and future development at 3282 Plymouth Drive. Secretary/Treasurer Siegman seconded. Motion carried unanimously.

- 8. Discussion and possible action to approve, approve with conditions or deny the request from Stanka Consulting LTD. on a tentative subdivision map for 3282 Plymouth Drive.** Peter Beekhof stated this is the last of the three items, the tentative map, this is the final item. The final map will be presented to you later to make sure they meet all requirements set forth by the board.

Chairman Stulac stated the engineer is recommending approval given that the other two items were approved.

Trustee Lufrano stated last month we needed page one of two, so was this combined to be one now. Peter Beekhof stated yes.

Trustee Lufrano asked District Counsel Zumpft is this adequate for what you were looking for last month. District Counsel Zumpft stated yes.

Public comment: none.

Trustee Garcia motioned to approve with conditions as stated in the District Engineer's letter the request from Stanka Consulting LTD. on a tentative subdivision map for 3282 Plymouth Drive. Secretary/Treasurer Siegman seconded. Motion carried unanimously.

- 9. Presentation: Update on the Carson River Watershed 30-Year Regional Drought and Water Sustainability Plan.** Ed James, General Manager with Carson Water Sub Conservancy District introduced himself to the board. Ed went through the presentation provided in the board packet this is an update on the 30-year regional water plan.

Trustee Garcia stated mitigation opportunities and what influence does CWSD have over growth, like approving permits. Ed James stated that they have no regulatory authority. The hope to avoid any mitigation.

Trustee Dunham stated he is happy to be here listening to this. It makes us think and look at water getting more expensive. With the district and all the grass, we are watering what do we think about that.

General Manger Chris Johnson stated that is precisely why we want to put pickle ball courts out on the soccer field, where we can eliminate underutilized grass, we will.

Minutes of the June 26, 2024, Regular Board of Trustees Meeting

Chairman Stulac stated that he wants to mention a few things during his career at the state NDEP there were always a lot of issues with lawsuits, so he appreciates what CWSD is doing so we don't get to that point. Robert mentioned a while ago, doing conservation ideas of things to do around the district so we have discussed this before. Chairman Stulac stated thank you Ed for your presentation.

Public comment: none.

Recess 7:22PM

Reconvene 7:29PM

10. 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 report to the Board.

2. Water

General Manager Chris Johnson reviewed the report to the Board.

3. Wastewater

General Manager Chris Johnson reviewed the report to the Board.

b. District Accountant Report

General Manager Chris Johnson reviewed the report to the Board.

c. Engineer Report

District Engineer Colin Sturge stated that Chris touched on the Vista Grande extension project. He has been coordinating with Douglas County on the South Airport well study. He has submitted the North Tank project to NDEP for review. Once he gets that back, we will go out to bid.

d. Attorney Report District Counsel Chuck Zumpft stated he has nothing to report.

Public comment: Resident Lynn Dement stated that we really need to make sure there is a camera focused on the dog park. It is new and was expensive, so we want to make sure it doesn't get vandalized. Lynn stated the yard of the month was done to encourage people to keep their yard up, they love it, and she thinks it is serving a purpose.

11. Discussion and possible action to reduce the easement located at 3524 Silverado Drive.

Loree St. Germain owner of 3524 Silverado Drive went through the history of this property and what she has done for the last ten months regarding this. In September of 1993 Douglas County, Indian Hills and Mr. Serpa got together to do the development agreement of Valley Vista Estates. Subsequent to that there were 261 homes, subsequent to that the first thing that got recorded was on June 6, 1994 the phase A1 of the subdivision on that map it specified that her entire parcel was to be a water tank easement. To the best of her knowledge back in 1994 there was a 100-gallon water tank and maybe a well, well house. April of 1995 a permit was taken out to put in a booster station with that there was to be a 2-million-gallon water tank to sit where her house is now that tank was to facilitate the water for the subdivision that tank has never set site on the property. Then in August of 1995 the

electric company and Mr. Serpa came in and put in a blanket electric easement over her entire parcel exactly like the water tank easement had been done. That easement required an indenture. Mr. Serpa did not perform his portions of that contract after the electricity company came in and did their work. She assumes it was for the booster station was installed, which she has yet to get an answer on what the booster station is for, what is has done since its installation. In 1999 there was a major function done was in the cul-de-sac where an altitude vault was installed. In 1999-2001 nothing seemed to occur. In 2001 Mr. Serpa requested an abandonment of the entire easement of the property there were two parts to that, one was the modification of the cul-de-sac because the vault put in cause and problem and a portion of the cul-de-sac had to be abandoned and taken out of her now parcel. There are no factual documents on that. Five weeks after the abandonment was approved by the Planning Commission and County Commission Mr. Serpa came in with a final subdivision map for phase 6, the last one. The only adjustment recorded was done on the subdivision map. There was no legal description, no size of the easement, no meets and bounds, no documents to show that process had taken place. Neither the original easement or the blanket utility or the abandonment appear on her title report, the electric blanket easement is still on there today. She does not know how Douglas County allowed a house to be put on this parcel that had a blanket easement on the entire parcel. So now she is in a situation where she has a cloud on her title and a blanket utility easement that should have been per the agreement with Mr. Serpa only a ten-foot easement with the electric company. Loree stated last week she had mark out people come to the property to mark out her inaccessible and unusable area by her for the last 20 years. She spoke with Mr. Johnson because she wanted to have any water lines identified whether in the area the booster station is or outside and if that was not done, she was quite disappointed. The only piping she can see in the plans. Now we have a situation where no pipes are coming to the north, the larger pipes are coming into the street. She has been in contact with NV energy to reduce the easement. She has repeatedly asked what the size of the easement is and keeps being told to go find out herself. The tank was removed in 2011 and there is nothing left on this parcel but the booster station and the generator, that booster station is 540 square feet. She proposes a reduction in easement to achieve what has been her land for the last 20 years that she has not had access to and possibly get another parcel out of it. What exactly is the necessity for your water distribution for that pump station and what exactly is it used for. Ironically this all happened because of the fence, Loree pointed it out on a map. Her fence fell down. She stated that she contacted Indian Hills asking if she could tie into our fence pole to replace her fence, Indian Hills GID said yes. Two days after she put that in Douglas County code enforcement came in contrary to minutes the fence is not eight feet it is six feet and told her it is not in compliance. It needs to be cut to four feet or she will be fined.

Chairman Stulac stated huh, I don't have a restriction on my fence.

Administrative Services Supervisor/ Human Resources Brooke Thompson stated yes you do for the front yard.

Chairman Stulac stated Loree can you clearly tell me what you want the size of the easement to be and what the size of the easement is now.

Property owner Loree St. Germain stated I don't know what the legal size of the easement is, I have asked three times for it. Her best estimation is 18,628 feet.

Trustee Dunham stated you bought a lot, and I don't see an official lot size.

Resident Loree stated the original square footage was 33,981 that has been amended since the adjustment of the cul-de-sac to 34,565.

Trustee Dunham stated that he is not sure what you are asking for, this is confusing. It is hard to get an easement abandoned. Easements are able to be abandoned but they don't have the information needed. You should find a real estate attorney to help you he can't say yeah or nah with this information.

Loree stated that abandonment and easement had nothing to do with her the county made the adjustment. That was not under her to have done.

General Manager Chris Johnson stated and showed the board the final map that was recorded in 2002 it does reflect the adjustment to the cul-de-sac. This is the final recorded map; it shows everything it should. The abandonment was because they initially proposed to put a 2-million-gallon water tank there and determined they didn't need the full-size easement and recorded the smaller existing easement.

Trustee Garcia stated that is Douglas County or our easement.

General Manager Chris Johnson stated no that is our easement. Chris stated that he has explained to Mrs. St. Germain what the easement is for, why and how it ties into the other pipes. He explained how the booster station brings the water up and that it feeds that entire upper section of the district.

Trustee Garcia stated ok so there is infrastructure there that is utilized and needed.

General Manager Chris Johnson stated absolutely.

Chairman Stulac stated so there are pipes coming out of that easement area. General Manager Chris Johnson stated yes.

Loree stated that is absolutely false, absolutely false, absolutely false let me read the statement to you, she read it. Loree stated guess I am not a member of public. That is why she had that place scanned who do mark outs there are no pipes on the north.

General Manager Chris Johnson stated the reason waterlines were not marked is because when someone calls 811 for digs, they request it for the project area, they did mark out her property but did not mark out what is on our easement. We are not going to mark out what is on our easement only on her usable property. It is not required for them to mark out what is on our easement.

Loree stated it is my usable property, it has been denied to her for 20 years.

Minutes of the June 26, 2024, Regular Board of Trustees Meeting

General Manager Chris Johnson stated that the statement she read was made before the property it had a home on it. It is the developer's prerogative to do that.

District Counsel Chuck Zumpft stated he would like to know what the request is all he has heard is there is a request to reduce the easement, what does that mean. Does it mean to abandon the entire easement. Is that your request.

Loree stated my request is for your organization to tell her what the minimum size necessary for a 580 square foot building to pump water to wherever you need to, what does the district need.

District Counsel Chuck Zumpft stated why would we need to do that.

Loree stated because you don't need 18,000 square feet to do that.

District Counsel Chuck Zumpft stated we have 18,000 square feet. He is a little lost. Chuck stated the applicant shared some history about the property back to the early 1990's and throughout that presentation she referred to it as her property. It wasn't her property until 2004 when she acquired it. Chuck stated it is his belief that she purchased the property after the improvements located on the property were constructed those were there when she purchased with full knowledge that they were there. What he is hearing is the improvements are improperly placed there. Nevada supreme court has confirmed that governmental entities have the right to claim adverse possession of property. It is a 15-year term, you go back from the date of a lawsuit filed. There is no lawsuit so let's call it today, we go 15 years from today so starting 15 years ago that clock started to click. She allowed them to be there and continue to be there. He understands she is unhappy, but she hasn't filed an action to file a removal. Based on what he has heard tonight she could be right maybe those maps don't authorize those facilities but if we go to court, he is confident that the court would have no alternative but to find that we have established adverse possession of that property. In his world her shares maybe they deserve sympathy, but he does not believe she has any legal resources to demand this district to make any changes to those established facilities. That is his opinion. Easements can be created in many different ways maps, etc., including adverse possession, if the maps are wrong, he still thinks we have the right to maintain the facilities through adverse possession.

Trustee Garcia stated the complaint request is at our expense to find out through a survey and find out how much smaller we can make it.

District Counsel Chuck Zumpft stated we have zero obligation to do anything. You buy something and you see it is there on the property you have a duty to act at that time she waived that opportunity. That is his opinion.

Loree stated no it did not because it did not appear on the title report.

District Counsel Chuck Zumpft stated it appeared on the ground, it has been there for 20 years or more.

Loree stated the only way it surfaced was because of the fence.

District Counsel Chuck Zumpft stated he doesn't care about that.

Loree stated you can not give her justification for 18,000 square feet for a 540 square foot building.

District Counsel Chuck Zumpft stated we don't have to; we don't have to give you justification for anything.

Loree stated well you are going to see signs on that property like you have never seen.

General Manager Chris Johnson stated that does raise one concern Mrs. St. Germain rebuilt her fence she brought it straight across here now instead of where it was, so it is in the easement cuts it off.

Loree started yelling at Chris that's a lie, that's an absolute lie, absolute lie, you are a liar.

General Manager Chris Johnson stated this all came about because of the fence. Her neighbors complained to code, that is when it all started. County code told her to remove it.

Chairman Stulac stated Loree you stated that you never would have discovered this if the fence didn't blow down can you explain that. You knew that was an easement so the fence blowing down didn't have anything to do with it.

Loree stated don't know how it came about last September she wrote to Stewart title never heard from them, finally heard from someone in Texas claims office is in Colorado. She didn't have the information she now has, most of this information came from the District Attorney.

Chairman Stulac stated but you said fence blew over what does that have to do with the easement.

Loree stated she looked at the space that was between what was the fence and the perimeter fences and noticed lots of space. She has been here for 20 years and has land that she can't access or use it.

Trustee Garcia stated easements don't require that there be infrastructure on it to be an easement. The easement exists regardless.

Public comment: none

General Manager Chris Johnson stated that he did meet with her, and we have met the public records request. Her outburst tonight is why all conversations with her are recorded and Brooke is present with him. In her public records request she stated she wanted the documents mailed to her at her address in Coranado California, we sent them down there

and got it back today showing that she was not there to receive them, but we did meet the public records request.

Secretary/Treasurer Siegman stated it is an existing easement and there is no reason to change it and if we did entertain changing it, it would be at your cost not the districts. If you want that infrastructure moved it would be on you to pay for it.

Loree stated she already paid for the parcel.

Secretary/Treasurer Siegman stated that if you want the infrastructure moved to a different location it would be at your expense.

Loree stated I am not looking at moving infrastructure I am just looking for your organization to tell me the exact size of the easement you need to facilitate your booster station.

Secretary/Treasurer Siegman stated that it.

Trustee Garcia stated that would be a burden on the district to go to that expense.

Loree stated that is an abuse of power, absolute abuse.

Secretary/Treasurer Siegman stated he defers to our District Counsel.

District Counsel Chuck Zumpft stated he is ok with that.

Loree stated your attorney is uh, I have some words for him.

Chairman Stulac stated like with a lot of things Loree, buyer beware, when you are buying things there is a responsibility to look into what is there and what you are getting into. Those questions should be asked when you are trying to purchase the property in the beginning. That was the time to raise these concerns, not now. He understands what she is trying to do, but in reality, it is not practical in his opinion.

Trustee Lufrano stated that she has nothing to add.

Trustee Garcia stated the easement exists and our attorney advised even if it was incorrect because it has been 15 years we have a right to it. Loree is asking for us to go at our expense and tell her how much land we need for the booster station and infrastructure, and we don't have that kind of money. We have no requirement or obligation to do this at all. He feels for Mrs. St. Germain. He does not think we can solve this issue.

General Manager Chris Johnson stated that we haven't heard from Collin on this, he was his first call. Chris stated one of our concerns is that we are limited in space, that is an aging booster station, and we need the space to work on it.

District Engineer Collin Sturge stated that the pump station needs to remain operational if we need to work on it or replace it with a new one.

District Counsel Chuck Zumpft stated he is going to bring up another concern that Chris shared a minute ago. The fence placement, what he shared about adverse possession goes back to England and the law is that citizenry cannot adversely possess the king's property, but the king can adversely possess the citizen property. It is one way street when the government is on the other side, if the maps as Mrs. St. Germain stated are right and the maps are not correct, we still have a right to be where we are by the fact that we are there. Chuck stated what he is seeing here is if the property on her side where she put the fence on the easement if she excludes us, it may effectively shrink our easement if it exists by adverse possession. We are entitled to continue to use what we use but if she excludes us, he doesn't know. If our easement is there and corrected based on the maps, then we can remove the fence at any time we may need to remove the fence that she put there. We may have a need to remove the fence that she improperly placed there.

Chairman Stulac stated at this point the fence goes through the easement you incorporated an area that isn't yours. Chairman Stulac stated Chuck Zumpft when and how do we address the fence.

District Counsel Chuck Zumpft stated he would want to talk to Chris and Collin about the fence issue.

Loree stated you keep forgetting about the blanket easement of the entire parcel from the electric company.

District Counsel Chuck Zumpft stated we have no control or say over the electric easement. You mentioned needing a motion, he doesn't think there is any action to be taken and he suggests no motion be made, unless a Trustee wants to make a motion.

General Manager Chris Johnson stated the fence and what Chuck is talking about is come the need for us to need to access that area that she has fenced in we will remove it if needed. For the record where the fence is now if we have an emergency, we will remove what is on that easement.

District Counsel Chuck Zumpft stated that is true and goes back to her belief that the maps are improper.

Secretary/Treasurer Siegman stated with her fence being on there and us doing nothing about it now does that give her approval or inferred abandonment of the easement.

District Counsel Chuck Zumpft stated that is why he raised the little story about the adversely possess the king's property. In this situation the district is the king.

Loree stated that she is going to hire someone because Mr. Johnson blatantly didn't have the pipes marked out so she will hire a private company and mark out the water lines that you refuse to do. She has schematics that show absolutely nothing coming out of the north.

General Manager Chris Johnson stated there are no lines to the north, they are to the east, west and south.

Chairman Stulac stated Loree he would like to remind you that when you worked with that realtor in the beginning you were made aware of the easement at that time.

No action was taken on this item.

12. Discussion and possible action regarding updating the District's Pavement Condition Index in its entirety or in sections.

General Manager Chris Johnson stated we are looking at is discussion on what the board wants to do for the PCI. Do we want to go the entire district or half of the district. Speaking with Collin tonight he originally intended to do the east side, the software that is addressed in here we have access to already. District Engineer Collin Sturge stated the proposal is on pages 108 and 109 included is quotes for half of the district or the entire district. The database that has year constructed of all roads, the stress index and maintenance we are doing, and it is constantly updating. We have access to that, and it will update as we go. Collin is recommending doing the full because of that and we will know what we have moving forward.

Chairman Stulac stated yes, he asked for a break down on the pricing.

District Engineer Collin Sturge went over the cost breakdown.

General Manager Chirs Johnson stated this data base will update automatically so we shouldn't have to do another PCI on our current roads only on new construction roads when we replace them.

Trustee Garcia stated is this the software we are buying.

General Manager Chris Johnson stated we will own a license for it, but he doesn't know if we will own the software, so we will need to renew it but not sure how often.

District Engineer Collin Sturge stated he is not sure if there is a license fee that we would need to maintain.

Trustee Garcia stated that would be important to know before deciding. We have a PCI that we have already done so we can't do or use this software with that PCI. Can we avoid making a new PCI.

District Engineer Collin Sturge stated that there are a lot of deficiencies, we still have to go through the effort of what the software is doing to get accurate information.

General Manager Chris Johnson stated no it would not replace a new PCI. We will not get that historical data off old information.

Trustee Garcia stated that it's useful data but doesn't replace a new PCI, can we do half and wait on the other so we can accrue more interest.

General Manager Chris Johnson stated when would we do the other half, we are saving money by doing it now. Chris stated his plan was and he didn't know we were going to look at the software thought it would be a static PCI that is why he looked at doing half of the district and then after road work do the rest. Now we don't have to do another PCI after a new road because with this it makes sense to do it now. Then when we do Amador, we just update it at that time.

Trustee Garcia stated there is no benefit to waiting and split it up.

District Engineer Collin Sturge stated yes it makes more sense to do it all now. Historically it was done in two because they were static PCI's it will take a few months, and we would start in the fall. In the spring will be a maintenance project based on the results of this PCI, it will lead to better care of the roads too.

Trustee Garcia stated and we have the funds.

General Manager Chris Johnson stated yes, we have \$480,000 in the roads project fund.

Chairman Stulac stated so if we were able to proceed with all would you still be able to proceed with Amador replacement.

Trustee Garcia stated the PCI will dictate what we do next.

District Engineer Collin Sturge stated yes, the PCI will dictate maintenance of roads to maintain and protect roads that are not as far gone as others like Amador.

Trustee Garcia stated the only missing piece of the puzzle for him now is the licensing cost.

Chairman Stulac stated what he envisioned is a rank system, will these be ranked in order.

District Engineer Collin Sturge stated it will provide a ranking to each road if we are maintaining our roads better then we don't get to the point like Amador is as quickly.

District General Manager Chris Johnson stated yes, we will see what roads are in the worst condition and can use that to decide on what the next road is for replacement or status of their road.

Secretary/Treasurer Siegman stated he wants to know if there is any ongoing cost, he imagines it is not going to be substantial.

Public comment: none

No action taken on this item; it will be brought back to the board.

13. Discussion and possible action to approve amendments to the District's Water Service Policy

General Manager Chris Johnson stated the biggest reason for this is the new State mandate, we need to specify where the districts responsibility ends and starts for the property owner, it wasn't in our policy, so we needed to add it. Chris stated one thing to point out is on page 117 it should say valve not value. The other change is removing all the excess language about leaks, leaving it at the board's discretion.

Chairman Stulac stated so this is a brand-new section.

General Manager Chris Johnson stated yes, the state says this needs to be done and spelled out.

Chairman Stulac stated on page 116 the cross pit he has one of those, he was needing to shut his water off and figured out his meter was crossed.

Administrative Services Supervisor/ Human Resources Brooke Thompson stated the meters are actually crossed going to wrong house and being billed incorrectly.

Trustee Lufrano stated you only go back six months.

Administrative Services Supervisor/ Human Resources Brooke Thompson stated yes and that was added in 2019 we didn't have anything before that, and we haven't had any of these come up in a while.

Public comment: none

Trustee Garcia motioned to approve amendments to the District's water service policy with one spelling correction under section 8 changing value to valve. Trustee Lufrano seconded. Motion carried unanimously.

14. Discussion and possible action to approve Draft Minutes from the May 22, 2024, Board meeting.

Trustee Lufrano stated on page 121 end of item 6 it should say Trustee Lufrano, not Trustee Garcia.

Public comment: Loree St. Germain stated that the minutes on page 128 general manager gave the board history this parcel used to be an easement. Then states she can tie in the fence shortly after she put in an eight-foot fence, no I did not put in an eight-foot fence I put in a six-foot fence, then it states one of her neighbors did like the fence, it should be did not like the fence. Page 129 code enforcement called and told her she can't have an eight-foot prison fence around her house. That

never ever happened. Chirs spoke to Mrs. St. Germain and told her we cannot reduce the easement because we have infrastructure, she seemed fine at the time. She doesn't think that was the case.

Administrative Services Supervisor/ Human Resources Brooke Thompson asked District Counsel Chuck Zumpft if these minutes are based off of what was actually said in the meeting, I listen to the recording while typing them. District Counsel Chuck Zumpft stated right, yes that is the function of the minutes, if what was said at the meeting was not accurate that is a different issue that doesn't change what was said or happened at the meeting. For today the minutes of this meeting will reflect that the public comment included some perceived errors, factual errors that occurred at the prior meeting, but you don't change the minutes.

Loree St. Germain unbelievable, just unbelievable. One more thing Chris stated that he explained to her several times that we have infrastructure on the easement, the bottom line is you bought a parcel with an easement on it and now 20 years later you want us to reduce it, we are not going to reduce it. Loree stated she thinks Mr. Johnson is expanding his bounds in making that comment, that is wrong it can only be adjudicated by this board here. He is taking a lot of authority on his shoulders that he doesn't have until it comes out of the mouths of all of you. Loree went on about her paying taxes on the entire parcel, you should check with the county assessor about what you say to people Mr. Zumpft that is not accurate.

District Counsel Chuck Zumpft stated thank you for the guidance.

Loree stated thank you all, it has been a very long night, she thought this would be more rewarding and now it has been confrontational, she thinks that is coming from Douglas County to Indian Hills, to Mr. Johnson to the board and down to her. She will be dealing with some civil engineers who she hopes are civil in their work and outcome.

Trustee Lufrano motioned to approve draft minutes with one correction on page 121. Trustee Garcia seconded. Motion carried unanimously.

15. 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.

Trustee Lufrano stated that she had a member of the public ask her a question regarding all along the trail, the exercise trail, all the houses back to the open land and would like to know if the district take care of any of the debris behind those fences, flat land, maybe a ditch and trial so does the district have a responsibility to do anything on those areas.

General Manager Chris Johnson stated that is our land I don't know whether we have a responsibility to do anything with that land. The NDF grants did take care of that oh a while ago when John was still the GM, they did clear that land. He can look into that.

Minutes of the June 26, 2024, Regular Board of Trustees Meeting

Trustee Lufrano stated so generally speaking it is not done on a regular basis just every so often the district might go through and clean it.

General Manager Chris Johnson stated he will look into what we have done historically, he knows the area well.

Trustee Garcia stated the ditches are part of the storm water management so those are maintained but not the surface area.

General Manager Chris Johnson stated yes but when we are talking about that and getting into maintained we are talking about qualitative not quantitative so maintain the flow of water compared to what someone thinks the property should look like are two different things.

Trustee Lufrano stated as you come around the office the ditch here by the office and a trail. She would see that as similar to what she is asking.

General Manager Chris Johnson stated that he will see what we have done historically.

Trustee Lufrano stated that she did see the dog park, it is really pretty cool. Great job on the summer kick off a lot of people are so thankful to have it many of them stated they didn't even know that this was thing which she finds fascinating.

Secretary/Treasurer Siegman stated several neighbors stopped by to tell him the dog park is way cool it, he stated it turned out really nice. When is the drinking fountain going to go in.

General Manager Chris Johnson stated they put a lot of work into the dog park, Steve worked really hard on it they did great, it is really nice. They will get that done when the weather cools off.

Secretary/Treasurer Siegman stated it turned out really nice. He noticed a kid out riding his motorcycle on the trails the last few days, he went through the gate.

Trustee Garcia stated some neighbors mentioned to him and he had a debate with a neighbor who has a higher ad valorem tax than Carson City and he told them that is unlikely because Carson is incorporated, and everything is higher. He is asking if we have others ad valorem rate to compare to.

Chairman Stulac stated Chris on the General Manager report when you are going through things is there any way, we can get an update or statement on grants that we find for road repairs. Can you include it monthly, that might be too much if so, maybe quarterly. Even just a statement that says no activity for that period or available at this time is great.

General Manager Chris Johnson stated rest assured Mr. Chairman if he finds a grant that we are eligible for, he will let you know but yes, he can do that.

16. Adjournment

Trustee Garcia motioned to adjourn the meeting. Secretary/Treasurer Siegman seconded. Motion carried unanimously.

Meeting adjourned at 10:00P.M.

FINAL APPROVED MINUTES AS PRESENTED

**Secretary/Treasurer
Russ Siegman**