

MINUTES OF MEETING
CAVE ROCK GENERAL IMPROVEMENT DISTRICT
Wednesday, August 19, 2020

1. **CALL TO ORDER:** Meeting called to order by Chair Ralph Miller at 3:04 at 275 Wren Circle, Cave Rock, NV
2. **ROLL CALL:** Ralph Miller, Marge Hauge, Dick Dernbach, Joanne Zerg, Michael Rooney via phone
3. **PUBLIC COMMENT:** None
4. **APPROVAL OF AGENDA:** Marge moved to approve the agenda, Joanne seconded, all ayes.
5. **APPROVAL OF MINUTES** of May 21, 2020: Dick moved to approve the minutes; Marge seconded, all ayes.

6. Ralph reported that Reno Tahoe Construction, the company responsible for laying the new water pipe system in Cave Rock this summer, has agreed to a road repair contract with the CRGID at the same rate they gave Douglas County, \$9.00/sq. ft. The repair work can begin immediately.

Per Dick, the road repair will include replacing the existing "native fill" roadbed with a new and improved 5" deep roadbed below 5" of new asphalt. This construction will hold up better under heavy traffic. Per Ralph, a video was taken of the streets prior to commencing work, insuring any damage incurred by the construction company will be repaired by them at no expense to us. Also, Douglas County is looking at past water leak areas to assess their responsibility for some of these road repairs.

Per Ralph, Nevada Revised Statutes require any contract estimated at more than \$100,000 to be advertised prior to contracting. The current estimate is that CRGID's contract will be below this ceiling. Some of the damaged areas appear to be from historical water leaks, which would make them the responsibility of Douglas County. This has been reviewed with Rick Robillard, who will present this information to his superiors at Douglas County. If Douglas County accepts responsibility for their part of the repair cost, the estimated cost for the GID is \$99,873.00. Actual costs may vary as excavation begins, and the final cost will be based on the square feet of asphalt actually applied.

The Board agreed that this repair should be done at this time. The equipment is already on-site, so there is no mobilization or de-mobilization cost. The price is the same price given to the County by RTC in a competitively bid contract. Road maintenance has been deferred for several years due to uncertainty about the replacement of the water pipes, and the roads are incurring additional damage due to winter water damage in the broken areas. Time and circumstances favor doing this right now.

However, the Board recently amended the bylaws to provide bid limitations more stringent than NRS regulations. The Board unanimously agreed that, since it has the power to amend the bylaws, it would deem the bylaws to be amended for purposes of this single contract if there were any challenge to this action, and this language was added to the proposed resolution.

Discussion followed regarding road resurfacing, curbing, water damage, erosion and future plans and future budgets. Sierra Nevada Construction will continue the water line replacement work next summer, planning to complete the job by the end of the summer. At that time, road repair in the Phase II area will be needed. The Phase II repair should be less than the Phase I since there is far more road damage in the lower part of the roads. The total cost for all phases should be in the general area of \$200,000. Per Ralph, the GID has enjoyed surpluses averaging about \$25,000 per year for the past three years. At this rate, a \$200,000 expenditure would be recouped in 8 years, and there should be no major additional road maintenance for at least 8 years. So the GID can well afford a repair of this magnitude at this time.

Ralph's letter to Cameron at RTC, addressing the new contract, responsibility for road damage and the work to be done, was distributed to the trustees. Discussion followed. Ralph will give a copy of the letter to Rick Robillard at Douglas County, as it pertains to the County's cost responsibility for our road damage and repair.

Joanne moved to approve the Road Repair Resolution as written.

Dick seconded, all ayes.

Marge reported the bid from Buckeye Construction to crack seal all the roads above Gull & Winding Way is approximately \$17,000. Marge moved to approve up to \$20,000 dollars to have Buckeye Construction crack seal this fall. Ralph noted that RTC will crack seal the Phase I area (up to Gull Court) as part of the road repair, and Marge confirmed that the Buckeye bid was for the area above Gull Court. The Board voted unanimously to approve the motion.

12. FUTURE MEETINGS: None scheduled at this time

13. ADJOURNMENT: Joanne moved to adjourn the meeting at 4:00 Marge seconded.