

MINUTES OF MEETING
CAVE ROCK GENERAL IMPROVEMENT DISTRICT
Thursday, November 14, 2019

1. CALL TO ORDER: Meeting called to order by Chairman Ralph Miller at 1:00 at 275 Wren Circle, Cave Rock, NV.
2. ROLL CALL: Ralph Miller, Marge Hauge, Dick Dernbach, Joanne Zerg, Michael Rooney (by conference call)
GUESTS: Larry Walth, Joe Blackmer, Rich Beito, Steve McVicar, CPA, Karen Andrews, CPA Assistant
3. **PUBLIC COMMENT:** Joanne updated trustees on developments in AIRBnB-VHR's being ruled illegal and banned in many US cities & towns.
4. **APPROVAL OF AGENDA:** Dick moved to approve the agenda; Marge seconded, all ayes.
5. **APPROVAL OF MINUTES:** of May 28,2019: Dick moved to approve the minutes, Marge seconded, all ayes.
6. **FINANCIAL:** Steve McVicar, CPA, presented the 2019-2020 Petition & Resolution for Exemption. The state of Nevada has increased the yearly budget allowance for GID's from \$200,000.00 to \$300,00.00. Discussion followed. Marge moved to approve the Petition for Resolution & Exemption. Dick seconded, all ayes.
Financial statements (balance sheet and statement of expenditures) were presented by Steve McVicar. He noted the actual expenditures of the year to date are low compared to the budget. Marge moved to approve the financial statements as presented; Dick seconded, all ayes.
Steve will send Marge information on moving GID monies to banking institutions with 'better rates'. Steve and Marge discussed further refining the budget categories to better reflect expenses.
7. **SNOW REMOVAL CONTRACT:** Ralph asked Rory of Buckeye Construction to include the CRGID in their insurance policy and to not charge the CRGID on equipment that is stored here at Cave Rock. Rory made the changes. Dick motioned that Marge have the authority to sign the snow removal contract with the changes discussed. Joanne seconded, all ayes.
8. **ROAD WEAR ISSUES:** Resident Rich Beito questioned why the budget for road repair is \$80,500.00 and we have only spent \$2,700.00 this year, noting the roads are cracked and in need of repair. Marge noted that street sealing was done 5 years ago, and since then we have been deferring road repair expense because we have expected the roads would be torn up for water line replacement. We did not want to spend money only to have the repairs torn up. Per Marge, the CRGID has saved approximately \$600,000 for road repairs, and it took us 25 years to accumulate those funds. Resident Rich Beito stated deferred maintenance costs residents in the long run and asked that some streets be sealed immediately and that the GID not wait another 2-3 years. The

CRGID will consider a springtime bid to fill in some of the major cracks. Marge and fellow trustees will walk the neighborhood and identify the major roads cracks that need to be sealed immediately.

Resident Joe Blackmer noted the wooden retention wall on the bottom left side of Gull Ct is collapsing. The CRGID is aware of the problem and it will be repaired.

9. UPDATE: WATER REPLACEMENT LINES: The Cave Rock water lines replacement, a 3 year project, will begin May 2020. Douglas County will begin May 1 and end sometime in October for the next 3 years. Year 1 they will go from Hwy 50 up to Gull Ct.. Year two and three they will complete Winding Way, Chukkar and the cul de sacs. The dead end of Winding Way may not be included, as the water lines were replaced 5 years ago. The neighborhood will be involved in significant construction, including a 4' wide trench 48" deep. Douglas County will notify residents. Residents will be charged a connection fee of \$87.50 for a standard ¾" connection. There are 2 other rates: 1- inch connection is approximately \$100.00 and 2 -inch connection is approximately \$200.00. Each homeowner will make the decision as to the size connection they require. Dick suggested and Ralph agreed the GID should identify a plumbing company that would work with the homeowners on water line connections to the house and perhaps give a significant discount since they would be able to complete a number of connections in a day. Dick pointed out that Douglas Co will replace the fitting, the homeowner is responsible for the connection into the house. If the homeowner's connection size does not change, the homeowner will not have to employ a plumber to reconnect the lines. Dick also noted the county will put in a 'vault' box to meter water use in the future. It will not be activated at this time. During construction, metal plates will be laid over the trenches to allow for traffic. Water to homeowners will be limited, as the new lines will be a separate system. After completing the work, the county will patch and slurry coat the roads.

Ralph and Dick have been working with Southwest Gas (SWG) to have natural gas lines laid at the same time water lines are replaced. SWG has proposed to charge the homeowners elect to have natural gas an installation cost of \$67.00/mo. per homeowner for 4 years. SW Gas has a separate proposal for laying and installing the gas lines. All homeowners electing gas will be billed the \$67.00/mo. beginning in 2020, even if the gas lines to their homes might not be laid and activated for 2 years. Dick stated if Douglas Co. hires a 'common contractor' that can lay both water and gas lines, the cost would be greatly reduced. (The \$67.00/mo. is not a part of the cost of laying the gas lines.) The Public Works department of Douglas Co. claims they do not have the authority to do a joint project with Southwest Gas, and would require authorization from County commissioners. Subsequent to the meeting, Ralph contacted Barry Penzel, Chairman of the Douglas County Board of Commissioners, and he agreed to investigate how this might be moved forward.

Dick reported on 2 recent and significant road leaks that have caused parts of Chukkar and Lark to collapse. Ralph is asking Douglas Co to assume responsibility for the leaks and repair the collapsed road. He will ask Ron Roman the status of the repairs. Dick is also concerned that the county, leaving the old water pipes underground, will not see the soil voids that may exist due to years of leakage and cause new road erosion.

10. CHEAT GRASS ELLIMINATION REPORT: Joanne and Ralph are waiting for the first snowfall or rain to seed several sample plots in the neighborhood with our Cave Rock grass/flower and bush mix. These plots will be monitored in the spring and early summer to see if in fact they do grow and take root. She is also considering contracting Matthew Settai, a local horticulturist, to further test and suggest replacement vegetation, and maintain our common planted hills to insure successful vegetation growth. Matt is responsible for keeping things growing in Glenbrook and so has experience with our challenges. Per Dick, Matt has looked at our soil and believes our granite and rock soil is not good for seeding. His suggests planting bushes and grasses directly. Also, per Marge and resident Rich Beito, there are several areas in the neighborhood (including their backyards) that still require further cheat grass eradication. Ralph will check if those areas can be re-sprayed.
11. CRGID BY-LAWS: To be discussed at the next meeting.
12. FUTURE MEETINGS: To be determined
13. ADJOURNMENT: Joanne moved to adjourn the meeting at 2:31; Dick seconded, all ayes.