

MINUTES OF MEETING
CAVE ROCK ESTATES GENERAL IMPROVEMENT DISTRICT
Thursday, July 18, 2024
10:00am

This meeting of the Cave Rock Estates General Improvement District Board of Trustees was held on Thursday, July 18 at 10:00 AM at 1317 Winding Way, Glenbrook NV 89413 with a Zoom meeting Login: (<https://us06web.zoom.us/j/84926305078> Meeting ID: 849 2630 5078). Copies of the agenda were posted at the following locations at least 3 business days prior to the meeting day: Cave Rock Drive street sign below the Villas, Cave Rock/Winding Way street sign, and at the Corner of Wren/Pheasant Lane and Winding Way, and were posted to the GID website at www.caverockgid.org.

1. **CALL TO ORDER:** Meeting called to order by Chairperson Ralph Miller at 10:25 am.

2. **ROLL CALL - Establish Quorum:** Ralph Miller, Norman Hauge, Dick Dernbach, Perry Muir and Mark Holmlund

GUESTS: Marge Hauge, Colin Dawson, Mike Smart

3. **PUBLIC COMMENT** - none

4. **APPROVAL OF AGENDA**

Dick made the motion to approve the Agenda, Mark seconded. All ayes.

5. **Approval of Minutes of Regular Meeting on May 23, 2024** Dick made the motion to approve the Minutes, Perry seconded. All ayes.

6. **Discussion and approval of road maintenance projects:**

Retaining Walls

Updated information was provided regarding this project by Dick. There may be funds available to assist the CREGID via the Nevada Department of State Lands. This will be an ongoing project on which Dick will follow-up and advise the Board.

Drain Cleaning

No discussion held

Road Runoff Mitigation

No discussion held

Entrance Gate

Ralph has spoken with several contractors, but has received only a single bid so far. The Board discussed the concept of creating a "Request for Proposals" for pursuing additional bids. Further contacts will be made to make certain we receive at least three bids.

Ralph described the issues with vertical vs. horizontal gates with respect to snow load conditions. The gate installation is more expensive than expected (in the range of \$150,000, which may not include the costs of electrical installation needs).

There was a discussion as to whether the gate should be closed at all times, or only at peak times for non-resident visitors at the Cave Rock Trail Head, which could include its use only during the summer months. Input from the snow removal contractor should be sought and considered. The Board agreed that two separate gates are necessary, the gate should be well designed and attractive, and the vertical (versus a swing gate) should be our main focus. The costs of the installation could include monitoring, clickers for the residents, lighting, sensors to allow the gate to open upon exit of cars. John Erb, Engineer for Douglas County Public Roads, needs to be consulted. The preliminary permitting process may require up to a year but may be reduced if NV Energy is not involved. TRPA may also need to be involved if tree and/or earth (soil) removal is required. There may be another need to move the gate that accesses the settling pond area from which the snow removal contractor accesses the equipment and gravel for servicing the roads in winter. The turnaround area was discussed as another issue to be reviewed. The Board agreed that more proposals are needed which will include possible draft proposals to possible recommendations and designs for Board consideration. Sealed bids may be required to pursue this project due to the expected costs of the project. Ralph recommended speaking with the condo association to determine the number of spaces that are allocated for the condo residents and to install a chain vs. a rope. It is suggested that the gate installer (once selected) should present the project scope to the Board prior to moving forward with the installation of the gate.

The GID has substantial funds set aside for eventual roadway replacement, but an expensive gate could increase the risk of needing a special assessment at some point in the future for road repair. This would need to be disclosed to each of the residents through communication and invitation to a special meeting of the Board where information will be shared. Other ongoing costs (such as internet access, electrical billings, monitoring, repairs, battery back -ups, other safety considerations, etc.) will need to be built into the budget and disclosed to the residents. The aesthetically pleasing appearance will be disclosed and described to the residents as a part of the progression of the project.

7. Grant Application Process

Nevada Grant Labs (non-profit based in Las Vegas) may be helpful in assisting the GID. IVGID hires a lobbyist to assist with grant writing. FEMA and the Department of Agriculture may be possible options for assistance. The Board will pursue other options.

8. Bank Account Charges

Marge Hauge, former Board Member and Treasurer, provided an update on the new systems at Wells Fargo Bank. At this point, the Board needs to take formal action to remove non-Trustees and add the names of the current Trustees to the account. An IRS form will also need to be filed. Another form noting the officer positions - without names attached - to certify in person at the bank. Once forms and letters are submitted and approved, funds can be moved from CDs. It appears that the CDs are not available for public agencies in the current form. It may be necessary to determine the offerings for CDs that would be appropriate for public agencies. The Board will update the records as soon as possible to bring the records current.

Bank of America will be contacted. CDs will be maturing next year. Marge/Norman will follow up to ensure that the Board is aware of the current percentage rate. Marge recommended that short-term CDs would yield the greatest level of interest.

There is also a state fund to which the GID could contribute. This was offered as information.

Ralph requested the presentation of a formal letter to the Board at the next meeting to be authorized by the Board, signed by Ralph, and presented to Wells Fargo Bank to amend the names of the current Trustees.

The next meeting is scheduled for August 1, 2024, at 1:30pm.

9. ADJOURNMENT

The motion was made by Dick to adjourn the meeting with a second by Perry. All ayes. The meeting was adjourned at 11:45am.

Respectfully submitted,

Dick Dernbach, Secretary
Cave Rock Estates General Improvement District