MINUTES OF MEETING
CAVE ROCK ESTATES GENERAL IMPROVEMENT DISTRICT
Thursday, July 17, 2025
3:00pm

This meeting of the Cave Rock Estates General Improvement District Board of Trustees was held Thursday, July 17, 2025 at 3:00pm at 1317 Winding Way, Glenbrook NV 89413. The on line Teams login was:
https://teams.microsoft.com/dl/launcher/launcher.html?url=%2F_%23%2Fl%2Fmeetup-join%2F19%3Ameeting_ZGZjMWNkM2QtMTk5Yi00Y2YxLWIwZmEtYzE1ZjYyMDdhNGZl%40thread.v2%2F0%3Fcontext%3D%257b%2522Tid%2522%253a%2522f7e124e1-3cbb-4714-b90e-d08652874b65%2522%252c%2522Oid%2522%253a%25224fe9cf07-e903-465a-9024-0d13b2e6f3e2%2522%257d%26anon%3Dtrue&type=meetup-join&deeplinkId=4a8df050-56fc-4d60-8179-ea7e97499ed9&directDl=true&msLaunch=true&enableMobilePage=true&suppressPrompt=true
; Meeting ID: 324 193 765 555 4; Passcode: b6EM6JH6
Phone in: 213-282-5258,
ID: 790 138 987#
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 Cave Rock Villas, Cave Rock Winding Way street sign, and the street sign at the corner of Wren/Pheasant Lane and Winding Way. Electronic copies of the agenda can be found at https://NoticeNV.gov and https://www.CaveRockGID.org

1. **CALL TO ORDER**: Meeting called to order by Mark Holmlund at 3:00 pm. There were no objections to recording the meeting.

2. **ROLL CALL - Establish Quorum**: Mike Smart, Norman Hauge, Dick Dernbach, Perry Muhr and Mark Holmlund

GUESTS: Rory Keeney (exited meeting at 3:52pm), Marge Hauge, Jim McCanna and Nick Perlugy

3. **PUBLIC COMMENT** - None

DISCUSSION AND ACTION MAY TAKE PLACE ON ANY OF THE FOLLOWING ITEMS:

4. Approval of Agenda

Dick made the motion to approve the agenda with a second by Perry. All Ayes.

5. Approval of minutes of regular meeting on May 22, 2025

Dick made the motion to approve the minutes of the regular meeting on May 22, 2025 with a second by Perry. All ayes.

6. Discussion and approval of road maintenance
Entrance gate update and tribal conversations

Discussion: Rory Keeney, proprietor of Buckeye Excavation and the GID's service provider for snow plowing and crack sealing, met with the board at Mark's invitation to discuss a number of topics.

Regarding the installation of a gate at the foot of Cave Rock Drive, Rory recommends a single arm or vertical gate (prefers single arm). The gates are left open when snowing at most lake communities with gates. Dick noted that the best location would be just below the gated retention pond area. It could be advised that the gate apparatus would be removed in the winter months. Rory recommends that it is wireless and programmable. The plowing would include controlling the berm around the gate area.

Separately,, there is a recollection of a prior conversation with the Washoe Tribe supporting the installation of the gate, but there is nothing in writing to date. Mark met via Zoom with the Tribe's general counsel and confirmed its support. A written acknowledgement of this support is expected to be received via US Mail shortly.

An update on surveying for the gate which was approved by the trustees. A motion was made by Mike to authorize survey services not to exceed $9,000 related to the entrance gate with a second by Dick. Dick will work with the company to question the additional $650 bill that has been received to date. He has the authority to work on behalf of the board. All ayes.

It was noted that the surveyor's services will not be pursued for the bottom of Chukkar Drive, which was related to NDSL's requirement for a storage permit.

Regarding snow plowing in general, the current contract with the CREGID does not include the removal of berms in front of resident driveways. However, individual residents can contract for specific services including driveway and berm plowing at the owner expense. NDOT is allowed to push the snow onto CREGID property which requires that Buckeye remove the berm.

Summary and Action Steps: Mark will remind residents in a correspondence before the winter regarding individual plowing of berms.

NDSL snow storage permit

Discussion: NDSL met with Rory and Mark and a $250 per year fee for the permit is required. In addition, NDSL is requiring the GID to install straw waddle and signage in this area. It is unclear as to whether there would be any required payment for past fines due to the lack of a permit. The location is the cul-de-sac at the end of Chukkar - near the basketball hoop.

Summary and Action Steps:
The permit would allow the storage but the snow would need to be blown rather than pushed. Since the trustees have not seen the terms of the contract, there is a period until August, there will be a decision made at a later date. Rory clarified that there needs to be access for fire vehicles. The application will be submitted with a $250 fee to allow a review once received.

The motion to approve the expenditure of $250 with the required application was made by Dick with a second by Perry. All ayes.

Crack sealing recommendations

Discussion: Rory recommended that many of the roadways require crack sealing for the entire neighborhood. This is a result of the drainage work done in the past several years leaving many cracks. Rory clarified the process for ensuring success with the crack sealing which will last. It is anticipated that this will begin in August, with a cost estimate of $14,000 to be done this summer.

Summary and Action Steps: Rory will submit a cost proposal to be considered by the trustees. A motion was made by Mike to approve a contract with Buckeye not to exceed $18,000 for crack sealing with a second by Perry. All ayes.

Other discussion: Rory explained that he is accumulating sand for the winter due to the closing of one of the quarries which supplies the sand. CREGID's retention pond is one of two storage areas for the sand.

7. Update grant application

Discussion: Mark provided a status update on the grant application submitted by NTCD on behalf of the GID to NDSL. An invoice in the amount of $1493.21 was submitted by NTCD after payment of $2000 for previous work to define the grant parameters. The timeline for approval is expected to be at the end of July, 2025.

Summary and Action Steps: A request was made for the approval of expenditure of $1493.21 for current invoice. The motion was made to approve this expenditure by Dick with a second by Mike.

Further discussion: It was clarified that the full design fee would be about $86,000. An approval would include the $86,000 full design fee. If the costs exceed the $86,000, the CREGID is not obligated to move forward. It is possible that the work could not be initiated until the following year. Dick provided his opinion regarding moving forward with the design approval to move forward with the project should we receive a denial of the grant. It may be possible to determine the extent of funding to be provided.
All ayes.

8. CREGID bank account(s) - changes for increased returns and changes to signatories

Discussion: Mark provided an update regarding his being added as a signatory at Bank of America.. The $200,000 was invested in a CD paying interest until January 30, 2026. Mark recommended that $2,000 is transferred to Bank of America from the GID's Wells Fargo checking account to avoid a $10 per month service charge at Bank of America for the existing savings account that remains.

Regarding the GID's accounts at Wells Fargo, Marge noted a letter and a list of IRS documents that the the bank is requiring in order for the GID to invest in a CD. The GID's accountant will submit the GID's tax ID number and other requested documents to the bank.

Summary and Action Steps: Mark suggests that all bank statements are presented at upcoming meetings. Clarification is needed regarding the use of Bank of America (in Carson City) and Wells Fargo (Round Hill). Keeping the checking account at Wells Fargo is recommended. Mark will review a history of cash flow - income and expenditures.

The motion was made by Mark to transfer $2,000 from Wells Fargo savings account to the savings account at Bank of America with a second by Mike. All ayes.

Mike and Norm will work together to determine if another bank is needed in the future.

R**eplacement CREGID insurance carrier and policy**

Discussion: Marge provided information related to insurance coverage through the State Pool which assured the Board of appropriate coverage.

Summary and Action Steps: More discussion will take place at the next meeting.

9. Entrance tree and monument lighting

Discussion: Lighting is now shining on the stone monument. Lighting the tree would cost $9,600 for replacing the lights (not including the cost of the lights.) It is suggested that the tree needs to be lighted from the north side using spot lights rather than with light on the tree. The trustees have pre-approved the removal of the grass in this area. Dick suggested that true landscaping lights with higher lumens to be more sustainable to further illuminate the area.

Summary and Action Steps: Mark will contact Matt Hurst to indicate that the lights are not adequate - need brighter spotlights in this area.

10. General discussion not to be acted on
Mark noted that a Welcome Letter was received by residents from the CREGID. Mark will provide the letter to the Trustees for review. The next meeting will be tentatively scheduled October 7, 2025 at 1:30pm.

11. ADJOURNMENT
The motion was made by Norman to adjourn the meeting with a second by Perry. All ayes.
The meeting was adjourned at 4:47pm.

Respectfully submitted,

Dick Dernbach, Secretary
Cave Rock Estates General Improvement District