

**MINUTES OF MEETING - DRAFT
CAVE ROCK ESTATES GENERAL IMPROVEMENT
DISTRICT**

**Thursday, July 23, 2026
1:30pm**

This meeting of the Cave Rock Estates General Improvement District Board of Trustees was held Thursday, July 23, 2026 at 1:30 pm at 1317 Winding Way, Glenbrook NV 89413. The on line Teams login was:

[https:// teams.microsoft.com/meet/352609810669007?p=T8dSwFz044KrTLYGB7](https://teams.microsoft.com/meet/352609810669007?p=T8dSwFz044KrTLYGB7)
Meeting ID: 352 609 810 669 007
Passcode: Gf6fm7Js
Phone in: +1 213-282-5258; ID: 193574092#

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 could be found at <https://NoticeNV.gov> and <https://www.CaveRockGID.org>

1. **CALL TO ORDER:** Meeting called to order by Mark Holmlund at 1:30pm. There were no objections to recording the meeting.

2. ROLL CALL - Establish Quorum:

Present: Mike Smart, Norman Hauge, Richard Dernbach, Perry Muhr and Mark Holmlund

GUESTS: Marge Hauge and Jim McCanna (on line)

3. PUBLIC COMMENT

Marge noted that it may be appropriate to contact Rory (Buckeye Excavation) to prepare a bid on a project to be discussed later in the meeting.

Mark noted that the Douglas County Sheriff's office is aware of the issues of parking at the trailhead. Volunteers were assigned to issue citations. Richard Dernbach was removing graffiti and pointed out to the Volunteers that the tickets would need to be issued only if cars were parked in the red zone areas. Mike will notify the Sheriff's office to advise that the attention to the appropriate parking enforcement is appreciated.

Marge asked for clarification on the back flow issue. Richard assured the Trustees that it is scheduled to be completed as required.

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

4. Approval of Agenda

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

5. Approval of Minutes of Regular Meeting on May 27, 2026

Richard made the motion to approve the minutes of the regular meeting on May 27, 2026 with a second by Perry. All ayes.

6. Discussion and approval of road maintenance

Entrance gate update

Discussion:

Richard summarized a meeting with a TRPA representative who indicated that he would approve the installation of the entrance gate, but would need to speak with the Forest Service and NV Lands. No written approval has been received to date. An e-mail was received indicating that TRPA awaits notification from the Forest Service and NV Lands.

Summary and Action Steps:

A pre-application has been submitted, but a full application will now need to be prepared and submitted. There will be no additional coverage/impact at this point. Richard noted that one additional print will be needed to show the exchange of the 40 square feet of non-paved coverage near the parking area prior to submitting the full application. Richard noted that a fee is required to file the full application at a cost to be determined which could be \$2,500. Funding was previously approved to support this fee submission.

Drain cleaning

Discussion:

None

Summary and Action Steps:

None

Road erosion mitigation - Robin

Discussion:

Richard noted that this area continues to erode.

Summary and Action Steps:

Mark will follow up with Matt Hurst to pursue the installation of straw waddles, rocks, cement, and other possible products to keep the erosion from continuing to flow down the road on the lakeside.

Retaining walls - update bids

Discussion:

Perry summarized the estimates received by the CREGID. He noted that it is essential to work with an engineering firm to determine the necessary steps with specific details.

Summary and Action Steps:

Perry recommended getting the engineering report and building permit completed as a part of the planning prior to seeking bids. Estimates in the amount of \$318,000 for the four identified areas were received from Flipper Manchester (F & B Excavation) for the four identified areas. Some of these areas are located near private property and Forest Service lands. At this point, there are no sources of grant funds available.

Mark is pursuing additional information which will specifically identify that it is definitely the CREGID's responsibility to repair the retaining walls. Richard noted that since these are on the roadway right-of-ways, it would be the CREGID responsibility for the repairs, which have been repaired with grant funds in past years. There is a need for clarification regarding the responsibility for the maintenance following the completion of the project per grant requirements. Richard will pursue the documents that will contain the details and clarifications of the maintenance responsibilities. It was noted that if the project is in excess of \$99,000, a competitive bid process is required.

Mike made the motion to approve potential engineering services for the retaining walls at a cost not to exceed \$20,000 with a second by Richard. All ayes.

Chukkar road grate repair

Discussion:

Mark provided an update on the installation of the grate. He noted that the project has been partially completed and now requires concrete to complete the project. He noted that he is pleased with the project to date.

Summary and Action Steps:

The cost associated with the project was pre-approved by the Trustees.

Settling pond gate access

Discussion:

Richard noted that the hydrant is installed near the gate at the settling pond is being used for the NDOT Hwy 50 project. The gate is frequently left open and the crew who fills the water tanks causes water spillage and erosion of dirt and material on the roadway at times.

Summary and Action Steps:

Richard noted that the trucks are frequently on a blind corner which is not a safe location for filling the trucks. Rick Robillard at Douglas County could be contacted to determine if a certificate of insurance could be obtained. No further action was taken.

7. Cheat Grass Treatment

Discussion:

Mark reviewed several issues noted in meeting minutes beginning in October 17, 2017 which indicated that the CREGID was notified of the cheat grass abatement necessity. This was an anticipated two-step process in Fall and Spring. Although the project was to have proceeded into 2019, meeting minutes indicate that the project did not proceed past the two years of spraying.

Summary and Action Steps:

Mark summarized that the planting of grasses and flowers must be approved for the area. It is permissible to spray for cheat grass abatement. Dick noted that a coconut mat was placed at one time which did not prove to be effective. Mark contacted Keegan Schafer who noted that cheat grass abatement is available through Douglas County Weed Control. He spoke with Jeff Begovich, Weed Control Supervisor, who indicated that this will not be addressed until August. Mark recommends spraying at this point and will report back to the trustees at the board's next

meeting in September what Douglas County is recommending. The GID is open to paying for the cost of the weed mitigation, but only for private residents who do not opt out of the spraying.

Mike made the motion to approve a cost not to exceed \$15,000 for the cost of the materials required to spray the neighborhood in the Fall 2026 for cheat grass abatement. Perry seconded the motion. All ayes.

8. Graffiti Removal

Discussion:

Richard purchased supplies including paint stripper and voluntarily removed the graffiti on the CREGID signage. The cost was less than \$300. The graffiti has been removed, however the stickers on the signs remain.

Summary and Action Steps:

Mike made the motion to approve no more than \$300 to reimburse Richard Dernbach for the supplies. The second was made by Perry. All ayes. Richard will provide receipts for such reimbursement.

9. Update bank and brokerage accounts

Discussion:

Marge and Norm reported that the CD matures September 2, 2026 at Bank of America. Mark recommends moving all of the funds from Bank of America to Schwab. The accounts at Bank of America will be closed.

Summary and Action Steps:

The accounts will be closed with a check made payable to the CREGID to be deposited to the Wells Fargo account. On line transfers can then be made to the Schwab account. Marge and Norm will take care of the issue of the check with on-line transfers to be done following the closing of the accounts.

10. General discussion not to be acted on

Chairman's Remarks

Mark asked Steve McVicar for year-end financials following state approval in Fall. Rob will post the documents as soon as they are received. Net income of negative \$3,500 for the year. Accounting fees have increased over the past three years which is of concern to the GID trustees. This was discussed with Steve McVicar who will be looking for cost-saving measures. Mark reminded the trustees that access to the GID's financials is available via QuickBooks Online.

More discussion by the trustees is required related to the annual cost of maintaining the gate after the project is completed and the gate is operational. This will be an essential budget-related conversation for future meetings.

Firewise Application

Mary Banfield has done a very nice job in overseeing this project. The information has been distributed to all homeowners related their completion of documentation regarding their 2026 expenses. The GID's expenses will also be included in this calculation. The benefit for being "Firewise" includes increased safety, resident awareness, and possibly a reduction of insurance rates. A Block Party is scheduled for September 5th at which time a discussion of the Firewise

efforts could be highlighted. Mary would like to be replaced after this year's project has been completed. A CREGID resident volunteer is being pursued to fill this leadership role.

Snow Storage Permit

Mark contacted Blayne Osborn, State Legislator, related to the snow storage permit. Blayne is working with Charlie Donahue of NDSL in an attempt to mediate the issue. Donahue mistakenly thought that the CREGID had filed a lawsuit against NDSL regarding the snow storage permit issue. Mark had contacted the CREGID's insurance company, Nevada Pool/Pact, who indicated that they simply provided acknowledgment to NDSL of their concern over the snow storage permit issue on behalf of the CREGID.

Mark further stated that language was added to the snow removal contract with Buckeye Excavation acknowledging the snow storage permitting issue and specific area identification. This includes the cul-de-sac at the bottom of Chukkar Drive where Douglas County Lake Tahoe Sewer District maintains a sewage pump. Buckeye Excavation also has a contract with the sewer district to provide access to its equipment in winter. CREGID requires a certificate of insurance be obtained from Buckeye along with the signed snow storage contract each year.

11. ADJOURNMENT

The motion was made by Mike to adjourn the meeting with a second by Perry. All ayes.

The meeting was adjourned at 3:08pm.

Respectfully submitted,

Richard Dernbach, Secretary
Cave Rock Estates General Improvement District