

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

Monday, November 4, 2024

1:30pm

This meeting of the Cave Rock Estates General Improvement District Board of Trustees was held on Monday, November 4, 2024 at 1:30 pm at 1317 Winding Way, Glenbrook NV 89413. The Zoom meeting Login was: <https://us06web.zoom.us/j/85958806155?pwd=JRjxyRAhRIxaDHOaRtYMGFkqgmkJjW.1> Meeting ID: 859 5880 6155 Passcode: 10573. 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. Electronic copies of the agenda can be found at <https://Notice.NV.gov> and <https://www.caverockgid.org>.

1. **CALL TO ORDER:** Meeting called to order by Chairperson Ralph Miller at 1:47pm
2. **ROLL CALL - Establish Quorum:** Ralph Miller, Norman Hauge, Dick Dernbach, Perry Muhr and Mark Holmlund

GUESTS: Marge Hauge and Steve McVicar

3. **PUBLIC COMMENT** - None

4. APPROVAL OF AGENDA

Mark moved to approve the Agenda, Perry seconded. All ayes.

5. Approval of Minutes of Regular Meeting on August 1, 2024

The motion was made by Dick to approve the Minutes of the Regular Meeting on August 1, 2024, with a second by Mark. All ayes.

6. Budget

Petition and Resolution for Exemption FY 25-26

Steve McVicar reviewed that this petition will avoid an audit, however, will ensure a compilation. The cost of the audit would be much higher and is not advised at this point given the finances of the CREGID and the oversight of Steve McVicar. This document will be filed with the State of Nevada.

The motion to approve the Petition and Resolution for Exemption was made by Mark with a second by Norm. All ayes. The petition as signed by Ralph Miller, Chairperson.

Compilation Report and Financial Statements FY 6/23-6/24

The current Balance Sheet was reviewed by Steve McVicar. The total liabilities and fund balance of \$499,872 were further explained and clarified. He explained the cash receipts

and the actual budgeted costs and the actual expenditures. The CREGID remains in a solid financial position.

Perry made the motion to approve the Compilation Report and Financial Statements FY 6/23-6/24 with a second by Mark. All ayes. The required report was signed by Ralph Miller, Chairperson.

Marge Hauge noted that this is due to cautious spending and serious savings. Dick noted that other future significant projects could be launched which will require additional funding. Additional support from the State may be possible. Draining and retaining walls were discussed with the Nevada State Lands to be discussed later in the meeting.

Financial Reports this fiscal year-to-date

Steve McVicar fully reviewed the fiscal report year to date and clarified the expenditures. Steve McVicar reviewed the Check Register to further clarify, answer questions from the Trustees and illustrate the expenses paid.

7. Discussion and Approval of Road Maintenance

Road Sweeping

The cost of the road sweeping service is \$6,260 provided by Bi-State Sweeping Service. Additional materials may be needed which would increase the cost once billed.

Mark made the motion to approve the cost of road sweeping by Bi-State Sweeping Service, not to exceed \$10,000, with a second by Perry. All ayes.

Retaining walls, Drain cleaning, Road runoff mitigation

Mark reported on the work done by GrayMar to date. He is confident that all areas have been addressed, except for Robin Lane. The approval was previously made for up to \$25,000. Mark addressed the need to dredge the retention pond at this point. The Trustees agreed to hold on this project.

Regarding the drainage, a bit of mitigation will be done along with temporary mitigation as the run-off is coming from the National Forest area. At this point, the Nevada State Lands will not take action except in the Robin area. Megan Kelly, NTCDD, will assist the GID with a grant process to address the issues of drainage, road repair and retaining walls. US Forest Service permits will be required which may take a year to receive. This will include engineering work as a part of the grant process. NCTD may be the initiator of the grant, the receiver and designated responsible agency to administer the grant.

Ralph noted that there is a requirement to have deflectors to address the melting situation. Nevada State Lands would seek the required permit from the National Forest area. This issue will be studied, which may eliminate the non-functional roads within the GID.

Entrance Gate

Mark reviewed the proposals received to date regarding gate designs, vertical pivot, bar and/or swing, and costs. Dick noted that nothing can be initiated without a building per-

mit. The process of using a civil engineer has not progressed after attempts to contact Anderson was consulted last week by Dick. The GID should be receiving an estimate for a proposal for a proposal for the permit for the entrance gate. The cost will be \$400 to move forward with a building permit. The costs have already been approved at past meetings. The second step would be to create the appropriate design for the entrance gate.

Snow Plowing Contract

The trustees reviewed the Snow Removal Contract with Buckeye Enterprises, LLC for the 2024-25 season. The monthly cost of the service is \$4,940 per month, billed November through April, for a six month period. Additional costs will be assessed on an hourly basis per the contract.

Dick made the motion to approve the Snow Removal Contract with Buckeye Enterprises, LLC with a second by Mark. All ayes. Marge noted that after \$2,000 of snow removal costs has been incurred for the Villas, the HOA is responsible to assume the costs incurred beyond \$2,000.

8. Grant Application Process - discussed earlier

Public Comment

Regarding the lighting of the tree near the monument, Mark and Perry continue to be interested in this project as supported by many owners. Marge suggested that the tree may need to be trimmed at the lower levels due to its blocking the monument. The electrical issues may be significant issues. Concentrated beam lights/flood lights may be one solution.

Marge reminded and suggested that the Board ask for additional quotes for excavation and retaining wall work. She suggested that Buckeye Excavation is consulted. Mark recommended that we continue to pursue grant funding for the necessary projects. NCTC, Megan Kelly, will be partners with the GID as we pursue every opportunity for funding.

The next meeting will be scheduled as needed.

9. ADJOURNMENT

The motion was made by Mark to adjourn the meeting with a second by Perry. All ayes. The meeting was adjourned at 3:09pm.

Respectfully submitted,

Dick Dernbach, Secretary
Cave Rock Estates General Improvement District