



Gardnerville Ranchos General Improvement District

Minutes of the Gardnerville Ranchos General Improvement District Board of Trustees meeting held Wednesday, May 28, 2025 @ 5 PM, 931 Mitch Drive

Board meeting May 28, 2025, Wednesday, 5:00 p.m., immediately followed by the Budget hearing which begins at 6:00 p.m. or upon the conclusion of the regular meeting.

Pledge of Allegiance: Led by Leann

Trustees Present: Susan Stonestreet, Leann Teter, Jim DeGraffenreid and John Sheridan. Dave Nelson was not in attendance.

Also Present: Greg Reed, David Rigdon, Jonathan Lesperance, Dawn Hinds and the public

Public Comment: none

Approval of the Agenda:

**Leann Teter motioned to approve the Agenda. John Sheridan
Seconded the motion. Four ayes. Motion passed.**

Public Comment: none

Old Business: none

New Business:

- I. Board discussion and possible action to approve the Nevada Pool liability insurance plan for 2025 / 2026 as proposed by Warren Reed Insurance. **Action Item** – District Manager and Alan Reed from Warren Reed Insurance (30 minutes)

Alan Reed from Warren Reed Insurance reviewed his Insurance Renewal plan for fiscal year 2025-2026.

Jim DeGraffenreid motioned to approve the Nevada Pool liability insurance plan for 2025-2026 as proposed by Warren Reed Insurance. Leann Teter seconded the motion. Four ayes. Motion passed

Public Comment: none

- II. Board discussion and possible action to authorize the District Manager to issue a Will Serve Letter for the property at 1135 Centerville Lane. **Action Item** – District Manager and District Engineer (30 minutes)

The Board discussed the will serve letter for the property at 1135 Centerville Lane. The three-acre property is located on Pleasantview Dr. and Centerville Lane. The property will require a lift station for sewer because of the location. In order for the project to move forward the County requires a will serve letter that states that the Gardnerville Ranchos GID will serve water for the project.

John Sheridan motioned to authorize the District Manager to issue a Will serve Letter to the owner of the property at 1135 Centerville Lane based on the condition the County approve the easement conditions. Jim DeGraffenreid seconded the motion. Four ayes. Motion passed.

Public Comment: none

- III. Board discussion and possible action to approve the health insurance plan for 2025 / 2026 as proposed by L/P Insurance. **Action Item** – District Manager (30 minutes)

Greg Reed discussed the Insurance renewal with the Board. The district is currently is with Hometown Health, however, when shopping other insurance companies, Anthem Chamber seems to have similar benefits and will cost the District less. The employees have all looked at the change and no one will be losing their current Doctor and may have more Doctor options now than with Hometown health. Jim DeGraffenreid stated the Anthem Plan is a good one and he believes the employees will be happier with Anthem because they will have more treatment choices as Anthem is a National Carrier.

Leann Teter motioned to renew health insurance with L/P Insurance, Option 5, Blue Secure 1 PPO, Anthem Chamber plan. Jim DeGraffenreid seconded the motion. Four ayes. Motion passed.

Public Comment: none

- IV. Board discussion and possible action to institute a merit increase for the District Manager for the 2025 / 2026 fiscal year. **Action Item** – District Manager Trustees (15 minutes)

Board discussion to grant the District Manager a merit increase for the 2025/2026.

John Sheridan motioned to grant Greg Reed a 3% merit increase for fiscal year 2025/2026. Jim DeGraffenreid seconded the motion. Four ayes. Motion passed.

Public Comment: none

Chair Susan Stonestreet announced she will combine items 5,6 and 7 for the Public Hearing for the final budget for fiscal year 2025/2026. David Rigdon mentioned that there are copies available to the public on the table in the back of the Board Room.

Jim DeGraffenreid motioned to open the Public Hearing for the 2025/2026 tentative Budget. Leann Teter seconded the motion. Four ayes. Motion passed.

- V. Board discussion and possible action to open a public hearing regarding the District's tentative budget for fiscal year 2025 / 2026. **Action Item** – District Manager (1 minute)
- VI. Board discussion and possible action to approve the 2025 / 2026 final budget. **Action Item** – District Manager (30 minutes)

VII. Board discussion and possible action to close the Public Hearing regarding the District's tentative budget for fiscal year 2022 / 2023. **Action Item** – District Manager (1 minute)

Greg Reed discussed the budget for fiscal year 2025/2026 with the board.

John Sheridan motioned to adopt the 2025/2026 Final Budget. Jim DeGraffenreid seconded the motion. Four ayes. Motion passed.

Public Comment: none

Leann Teter motioned to close the Public Hearing. Jim DeGraffenreid seconded the motion. Four ayes. Motion passed.

Public Comment: none

Consent Calendar: For Possible Action:

MINUTES:

For Possible Action: Board Action on Approval of the minutes of the May 7, 2025 regular meeting. Discussion and public comment.

Jim DeGraffenreid motioned to approve the Minutes from the May 7, 2025 meeting. Leann Teter seconded the motion. Four ayes. Motion passed.

Public Comment: none

CHECK SUMMARY:

For Possible Action: Board Action on Approval of the check summary for the month of April 2025. Discussion and public comment.

Leann Teter motioned to approve the check summary for the month of April 2025. Jim DeGraffenreid seconded the motion. Four ayes. Motion passed.

Public Comment: none

REPORTS:

District Engineer's Report: Jonathan Lesperance reviewed his Project Tracking Schedule for the Month of May 2025.

District Counsel's Report: David Rigdon told Susan that the all of the old District files that were stored in boxes have been digitized, scanned and organized on their server.

District Manager's Report: Greg reviewed his District Manager's report and fielded questions from the Board.

REPORTS:

Board of Trustees:

Susan Stonestreet suggested an item be added to a future agenda to discuss updating the Ranchos Community Master Plan.

PUBLIC COMMENT:

Jim McKalip thinks updating the Community Master Plan is a great idea.

ADJOURNMENT:

**Leann Teter motioned to adjourn the meeting. John Sheridan seconded
The motion. Four ayes. Motion passed.**

Meeting adjourned at 6:55 pm.

By

Dawn Hinds, Acting Secretary

Agendas are posted at the District Office, DCSO Substation Tillman Center, and on the World Wide Web at www.grgid.com. The amount of time given for each item on this agenda is approximate.