

**Minutes of the
Gardnerville Ranchos General Improvement District
Board of trustees meeting, held @ 5 pm Wednesday, October 1, 2025 at
931 Mitch Dr. Gardnerville, NV 89460**

Pledge of Allegiance: Led by David Nelson

Trustees Present: John Sheridan, Dave Nelson, Jim DeGraffenreid, Leann Teter and Susan Stonestreet

Approval of the Agenda:

Leann Teter motioned to approve the Agenda. Dave Nelson seconded the Motion. All ayes. Motion passed.

Public Comment: none

Old Business:

- I Board discussion and possible action to authorize the District Manager to take action on the due diligence process for the purchase and sales agreement for the Bing Pit property.**

Discussion on water rights between the Board and staff. Greg reviewed some public feedback with the Board. David Rigdon has been working on the Water Rights Opinion Letter. Lumos will be taking core samples and water samples to be analyzed in the coming weeks.

No motion was needed; no motion was made.

Public Comment: Jim McKalip concerned about maintenance of the Bing Property, what would be the cost and what would be the demand for leasing the property.

John Sheridan left the video meeting.

Old Business:

- II Board discussion and possible action to schedule a special meeting for October 15, 2025. to approve a plan to finance the purchase of the Bing Pit property.**

The Board scheduled a special meeting to approve a plan to finance the purchase of the Bing Pit Property at 5 PM on October 15, 2025,

David Nelson motioned to schedule a special meeting for October 15, 2025 To discuss and approve a plan to finance the purchase of Bing Pit. Jim DeGraffenreid seconded the motion. Four ayes. Motion passed.

Public Comment: none

III Board discussion and possible action to authorize a traffic study for Springfield Dr.

The District received one petition for traffic calming measures this year. The board discussed and decided to complete a traffic study for Springfield Dr. Any recommended traffic calming measures will be determined at that time the study is completed.

Jim DeGraffenreid motioned to authorize a traffic study for Springfield Dr.

Dave Nelson seconded the motion. Four ayes. Motion passed.

Public Comment: None

IV Board discussion and possible action to authorize the District Manager to execute a contract with Lumos & Associates to update the District's wire to water study.

The wire to water study is an assessment program to better track the performance and efficiency of the wells and pumping systems. The October 2021 program created the baseline data set for comparing to future data sets for use in evaluating the timing for conducting well rehabilitation and/or pumping system replacements.

Jim DeGraffenreid motioned to authorize the District Manager to execute a Contract with Lumos & Associates to update the water to wire study. Leann

Teter seconded the motion. Four ayes. Motion passed.

Public Comment: none

V Board discussion and possible action to accept the Cedar Creek western drainage basin for maintenance.

The Cedar Creek Homeowners association has asked the District formally accept ownership and maintenance of the storm water retention basin on the west side of the Cedar Creek Subdivision. For years the District had no way to access the area with equipment for maintenance. Recently with the development of Dressler Flats next door a 15 foot right of way has been created for access to the water retention basin.

Dave Nelson motioned to accept responsibility for maintenance for the storm drain basin on the west side of the Cedar Creek Subdivision subject to legal counsel review of requirements. Jim DeGraffenreid seconded the motion.

Four ayes. Motion passed.

Public Comment: none

VI Board discussion and possible action to renew membership in the Nevada League of Cities.

Greg reviewed the history of the League of Cities with the Board and asked if they would like to renew the membership. Benefits of belonging to the League of Cities is not what is used to be.

Jim DeGraffenreid motioned not to renew the membership. Leann Teter seconded the motion. Four ayes. Motion passed.

Public Comment: Jim McKalip agreed with the Board not to renew membership.

Consent Calendar:

Minutes:

**Leann Teter motioned to approve the minutes with corrections. Dave Nelson
Seconded the motion. Four ayes. Motion passed.**

Public Comment: none

Check Summary:

**Leann motioned to approve the check summary and solve the question of the
Maps. Jim DeGraffenreid seconded the motion. Four ayes. Motion passed.**

Public Comment: none

Staff Reports:

District Engineer: Jonathan Lesperance reviewed the project tracking schedule for September 2025.

District Counsel: David Rigdon has been working on the Due Diligence and has nothing more to review.

District Manager: Greg Reed reviewed his Manager's report with the Board.

Trustee Reports:

None

Public Comment: none

Adjournment:

**Jim DeGraffenreid motioned to adjourn. Leann Teter seconded the motion.
Four ayes. Motion passed.**

Public Comment: none

Meeting adjourned at 6:30 pm.

By

Dawn Hinds
Acting Secretary

