

**ZEPHYR KNOLLS GENERAL IMPROVEMENT DISTRICT
BOARD OF TRUSTEES
MINUTES OF PUBLIC MEETING**

April 3, 2023 – 11:00 AM

Video conference, Zephyr Cove, Douglas County, Nevada

Board Members Present:

- ✦ Ross Rittiman, Chair
- ✦ Shiralee (Sheri) Batten, Secretary
- ✦ Teresa Chavez
- ✦ Rich Kline
- ✦ Marit (Elle) Monsos

Others Present:

Steve McVicar, CPA
Cheryl Beraldi
Karen Andrews
Rollie Rohnow
Mark Edmundson

1. ACTION ITEM: Call meeting to order. Chairman Ross Ritman called the meeting to order at 11:01 A.M.
2. ACTION ITEM: Roll Call. (See above)
3. ACTION ITEM: Approval of Agenda. The agenda was unanimously approved with a motion made by Sheri Batten and seconded by Rich Kline.
4. PUBLIC COMMENT: None
5. ACTION ITEM: Approval of minutes of November 18, 2022 meeting. The reading of the minutes was waived and unanimously approved with a motion made by Rich Kline and seconded by Teresa Chavez.
6. ACTION ITEM: Review and approval of tentative budget for fiscal year ending June 30, 2024. Steve McVicar, CPA, presented the tentative budget. No comments made. Rich Kline made a motion to approve the tentative budget which was seconded by Sheri Batten. The vote was unanimous.
7. ACTION ITEM: Approval of disbursements to date. Steve presented the financial reports and disbursements which the board reviewed. Comments discussed by the board were:
 - a. Ross Rittman asked Teresa Chavez about when the last invoice was paid to Lopez Home Enterprises for snow removal. She replied that the GID was all paid up until the end of March.Rich Kline made a motion to approve which was seconded by Sheri Batten. The vote was unanimously approved.
8. ACTION ITEM: Update/ Discussion on street repairs. Presented by Ross Rittman
 - a. Light repair to entrance of GID has been completed.
 - b. Ross Rittman has been looking into crack sealing of all the roads in the Zephyr

Knolls GID and is using Google maps to show the length of road that is needing repair. Google maps indicates that the total is about 0.8 miles of road. At this time, road replacement is about \$1.3 million per mile or \$2 million if it has a curb according to the newspaper, with an approximate maintenance cost of \$50k - \$55k. Crack sealing is about 35 cents to \$1.00 per linear foot. Buckeye was able to provide a \$21k estimate for the small stretch of road the GID is looking at for repair.

- c. Rich Kline commented that there is a stop sign at the bottom of Lakeview that has been run over and needs repair. Ross Rittman suggested asking Rory about repair cost.
- d. Rollie Rohnow asked about the life expectancy of crack sealing. Ross Rittman commented that it is reported to last 5-8 years.
- e. Rich Kline asked what was done before and Ross Rittman commented that they had tried the road slurry repair and it only lasted about 2-3 months. He stated that it doesn't seem worth the money for the amount of time that it lasts.
- f. Sheri Batten asked if there was a way to repair roads street by street starting with the worst road. Ross Rittman replied that there is no budget for resurfacing at this time. The only option right now is crack sealing.
- g. Sheri Batten asked if they would be cleaning and peeling up the old stuff before putting in the new crack sealant. Ross replied that the roads would be cleaned but the old sealant would remain with new going on top of the old. Sheri Batten commented that during the heat of summer it looks like it just melts.
- h. Rollie Rohnow asked if the crack sealing includes potholes and Ross Rittman replied that no, it did not include pothole repairs. Teresa commented that there are a few potholes and that she would get back as to where and how many. Ross Rittman replied that he would get Buckeye to provide an estimate once she let him know where it was most needed.
- i. Sheri Batten also addressed that she is still waiting on an estimate for the retaining wall that needs repair. She will reach back out to see if it can be discussed at the next meeting.
- j. Sheri Batten asked if Rory had gotten back to Teresa about the NO PARKING signs that are missing. Teresa Chavez replied that she has not heard anything about it. She will contact to see about status on the signage.

Rich Kline made a motion to approve crack sealing this summer which was seconded by Sheri Batten; the vote was unanimously approved.

9. PUBLIC COMMENT:

- a. Cheryl Beraldi asked about who will be monitoring the GID general email as there have been emails that need to be addressed by the GID. Sheri Batten responded that she would take care of this. Cheryl Beraldi explained that McVicar Group CPA would handle any billing questions as needed but that the remaining emails should be addressed by the GID as they are more familiar with the happenings going on there.
- b. Karen Andrews added that there was an email in regards to the Financial Disclosure for the state that had not been completed by Elle Monsos. Elle Monsos replied that she had done it but had not received a response. Karen Andrews

Zephyr Knolls General Improvement District
Minutes
April 3, 2023

replied that she would need to reach out to the state for help with the issue and get it resolved as soon as possible. Elle Monsos replied that she would need the information again in order to get in contact with the state for this issue.

10. ADJOURNMENT: The meeting adjourned at 11:43 A.M. with a motion made by Ross Rittman seconded by Sheri Batten. The vote was unanimously approved.

Respectfully submitted:

Cheryl Beraldi